FORSYTH CO,NC 262 FEE:$ 17.00
PRESENTED & RECORDED: 06/11/2003 3:31PM
DICKIE C. WOOD REGISTER OF DEEDS BY:THOMAS
STATE OF NC REAL ESTATE EXTX:$ 340.00
BK2361 PG3931 - PG3932

Drafted By: Bryan C. Thompson, Esq. RECORDING TIME

EXCISE TAX PROBATE AND FILING FEE $_____PAID

Tax Block: 6288 Lot: 061 Parcel Identifier No.:
Property Address: 115 Westcliff Court, Winston-Salem, NC 27103.
Mail after recording to: Grantee at property address.
Mail future tax bills to: Grantee at property address.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 11 day of June, 2003, by and between

GRANTOR	GRANTEE
V. Salem Development Corporation	Khanh Tuan Le and, Nga My Huynh **joint with right of survivorship**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, in consideration of ten dollars and other valuable consideration ($10.00 and o.v.c.) to them paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the grantee in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 61, as shown on the map of HARWICK PLACE, which map is recorded in Plat Book 38, Pages 103 and 104, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above land was conveyed to Grantor by Isenhour & Hubbard, Inc., a North Carolina Corporation (see Book 2255, Page 1333)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2003 city-county ad valorem property taxes, prorated between the parties as of the date of delivery of this deed.

IN WITNESS WHEREOF the Grantor has set their hand and seal the day and year first above written.

V. Salem Development Corporation

By: _____(seal)

Vahid Salem, President

STATE OF NORTH CAROLINA - Forsyth County

I, Amanda H. Jones, a Notary Public of Davidson County, North Carolina, do hereby certify that Vahid Salem personally appeared before me this day and acknowledged that he/she is President of V. Salem Development Corporation and further acknowledged, after first being duly authorized to do so, the due execution of this instrument on behalf of said corporation.

Witness my hand and notarial seal this the 10th day of June, 2003.

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF DAVIDSON
AMANDA H. JONES
My Commission Expires 10-8-2006

Seal/Stamp

Amanda H. Jones
Notary Public

My commission expires October 8, 2006.

The foregoing Certificate(s) of Amanda H. Jones is/are certified to be correct.

This the 11 day of June, 2003.

Dickie C. Wood, Register of Deeds for Forsyth County by:

Deputy/Assistant