2006013658 00204
FORSYTH CO, NC FEE $17.00
STATE OF NC REAL ESTATE EXTX
$60.00
PRESENTED & RECORDED:
03-07-2006 01:08 PM
DICKIE C WOOD
REGISTER OF DEEDS
By:SHANNON BOSTIC-GRIFFITH DPTY
BK:RE 2643
PG:4419-4420

ENVELOPE

DRAFTED BY: T. Lawson Newton Attorney at Law	**RECORDING TIME**
EXCISE TAX: $60.00	**PROBATE AND FILING FEE $_____ PAID**

Tax Block: 6581 Lot: 001 Parcel Identifier No. _____
Property Address: 686 Peace Haven Road, Winston-Salem, NC 27103
Mail after recording to: Grantee @ 2201 Brookwood Trail Sanford NC 27330
Mail future tax bills to: Grantee @ " " "

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of March, 2006, by and between

GRANTOR	GRANTEE
V. Salem Development Corp.	Andrew Harold Ausley, Sr.

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 ($10.00&OVC) $10.00 & OVC to him 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 No. 1 as shown on the Map of the Property of J.H. Phillips recorded in Plat Book 49, at Page 124, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

SUBJECT TO EASEMENTS and restrictions of record, if any and 2006 ad valorem taxes, prorated to date of closing.

The above land was conveyed to Grantor by R.B. Kerner, IV and Wife Norma E. Kerner (Deed Book 2564 at Page 3157)

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.

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

V.SALEM DEVELOPMENT CORP.

BY: _____
President/Vice-President

STATE OF NORTH CAROLINA -
COUNTY OF FORSYTH

I Jody H. Welch, a Notary Public of the Davie County and State aforesaid, certify that Vahid Salem, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that (s)he is President/~~Vice-President~~ of V. Salem Development Corp., a North Carolina Corporation, and that (s)he, as President/~~Vice-President~~ being authorized to do so, voluntarily executed the foregoing on behalf of the corporation for the purposes stated therein.

WITNESS my hand and official stamp or seal, this 6th day of March, 2006.

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF DAVIE
JODY H. WELCH
My Commission Expires October 10, 2007

(Official Seal) _____ Notary Public

Jody H. Welch
Printed or Typed Name of Notary Public

My commission expires October 10, 2007.