V

ENVELOPE

2006055500 00375
FORSYTH CO, NC FEE $20.00
STATE OF NC REAL ESTATE EXTX
$1000.00
PRESENTED & RECORDED:
08-31-2006 04:31 PM
DICKIE C WOOD
REGISTER OF DEEDS
By:ROSALYN E MARSH DEPUTY
BK:RE 2690
PG:3486-3488

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $ _____
Parcel Identifier No Block 3471F Lot 037 Verified by_____ County on the_____ day of _____, 20____
By: _____

Return after recording to Grantee: 4100 Birch Creek Trail Winston-Salem, NC 27106
Mail tax bills to Grantee: same as above
This instrument was prepared by: Tornow & Kangur, L.L.P.
Brief description for the Index: Lot 37 Windsor Place

THIS DEED made this 18th day of August, 20 06, by and between

GRANTOR	GRANTEE
V. SALEM DEVELOPMENT CORPORATION	**DEREK L. JOHNSON and wife KRISTINE M. WELLMAN**

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, for a valuable consideration 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 situated in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2543 Page 1712 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 38, Page 57.

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 and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

V. SALEM DEVELOPMENT CORPORATION

By: _____

Title: President

North Carolina State)
Forsyth County)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated : Majid Salem, President of **V. Salem Development Corporation**, a North Carolina corporation, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 08/30/06

Jamye T. Martin, Notary Public

My Commission Expires: 11/21/2008

Notary Public
North Carolina
COUNTY OF STOKES
JAMYE T. MARTIN

The foregoing Certificate(s) of _____ is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County, North Carolina.

By: _____ Deputy/Assistant - Register of Deeds

Exhibit A

BEING KNOWN AND DESIGNATED As Lot 37, WINDSOR PLACE, as recorded in Plat Book 38 at Page(s) 57 (Sheet 1 of 2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.