2010038134 00022
FORSYTH CO, NC FEE $22.00
STATE OF NC REAL ESTATE EXTX
$54.00
PRESENTED & RECORDED:
10-06-2010 08:54:23 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
ASST
BK: RE 2967
PG: 3965-3966

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $ #76
Parcel Identifier No.: 6806-89-5346.00 (Block 3472, Lot 626A)

Return after recording to: Tornow & Kangur, LLP, 1340 Westgate Center Drive, Winston-Salem, NC 27103
Mail tax bills to Grantee: 4735 Merriweather Dr. Winston-Salem, NC 27107
This instrument was prepared by: Tornow & Kangur, LLP
Brief description for the Index: New Lot A V. Salem Development

THIS DEED made this 1st day of September, 2010, by and between,

GRANTOR	GRANTEE
V. SALEM DEVELOPMENT CORPORATION **A North Carolina Corporation** Mailing Address: 275 Executive Park Blvd. Winston-Salem, NC 27103	**GARY W. ELLIOTT CONSTRUCTION, CO., INC.** **A North Carolina Corporation** Mailing Address: 4735 Merriweather Dr. Winston-Salem, NC 27107

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:

BEING KNOWN AND DESIGNATED as New Lot A, as shown on the Map of V. Salem Development Corp. as recorded in Plat Book 52 at Page 44 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [ ], does not [X] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2750, Page 4448, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 52 , Page 44.

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: _____ (SEAL)
Vahid Salem-Naraghi, President

NORTH CAROLINA, Forsyth COUNTY

MONICA E. PUCKETT
Notary Public - North Carolina
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: **Vahid Salem-Naraghi, President of V. Salem Development Corporation,** a North Carolina Corporation, and that by authority duly given and as the act of the company, he signed the foregoing instrument in its name on its behalf as its act and deed.

Date: 9/23/10

Monica E Puckett
Notary Public

My Commission Expires: 7/28/11

Monica E. Puckett
printed or typed name of Notary Public

NORTH CAROLINA, _____ 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:

_____.

Date: _____

_____
Notary Public

My Commission Expires: _____

_____
printed or typed name of Notary Public
