

FORSYTH CO, NC 7 FEE: \$ 10.00
PRESENTED & RECORDED: 06/03/1999 09:26AM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
NO TAXABLE CONSIDERATION
BK2071 P 20 - P 21

Handwritten signature

Excise Tax NO TAXABLE
CONSIDERATION

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
Verified by County on the day of , 19
by

Mail after recording to BLANCO BOX #52

This instrument was prepared by Steven C. Garland, Esq.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24 day of May, 1999, by and between

GRANTOR

GRANTEE

VAHID SALEM and wife,
BITA SERESHKI

V. SALEM DEVELOPMENT, LLC

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 , Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 33, as shown on the plat of Brooks Landing, Section One, as recorded in Plat Book 39, Page 156, 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 property hereinabove described was acquired by Grantor by instrument recorded in
Book 2045, Page 3787, Forsyth County Registry.....

A map showing the above described property is recorded in Plat Book39..... page.....156.....

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- A. Subject to taxes for the year 1999 and subsequent years.
- B. Subject to easements, restrictions and reservations of records, if any.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....
(Corporate Name)

By:

..... President

ATTEST:

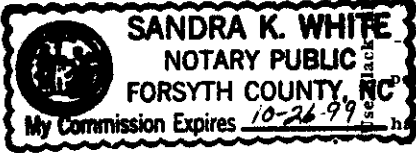
.....

..... Secretary (Corporate Seal)

USE BLACK INK ONLY

..... (SEAL)
Vahid Salem
..... (SEAL)
Bita A. Sershki
Bita A. Sershki
..... (SEAL)
..... (SEAL)
..... (SEAL)

SEAL-STAMP NORTH CAROLINA,Forsyth..... County.



I, a Notary Public of the County and State aforesaid, certify that
Vahid Salem and wife, Bita A. Sershki Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 24th day of May, 1999.
My commission expires: Oct-26, 1999 Sandra K. White Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
..... a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of, 19.....
My commission expires: Notary Public

The foregoing Certificate(s) of
Sandra K. White, NP

is/are 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.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By Deputy/Assistant - Register of Deeds