

2004074208 00128

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

10-25-2004 12:25 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: S L POINDEXTER DPTY

BK: RE 2514

PG: 4389-4390

Excise Tax **\$No Taxable Consideration**

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
 Verified by _____ County on the _____ day of _____, 20____
 by _____

Mail after recording to: **Blanco Tackabery Combs & Matamoros, PA - Box 25008, Winston-Salem, NC 27114-5008**

This instrument was prepared by: **Andrew J. Rogers**

Brief Description for the index

LOT 6-Willow Woods

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of October, 2004, by and between

GRANTOR

V. SALEM DEVELOPMENT CORPORATION

GRANTEE

**VAHID SALEM-NARAGHI and wife
BITA SALEM-NARAGHI**

**1455 Willow Woods Way
Winston-Salem, NC 27104**

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 all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 Winston-Salem, Forsyth County, North Carolina, more particularly described as follows:

Being known and designated as Lot No. 6, as shown on the plat entitled Willow Woods as recorded in Plat Book 40, Page 52, 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 Deed Book 2216, Page 2011 of the Forsyth County Registry.

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, subject to the following exceptions:

- a) 2005 and succeeding years' ad valorem taxes, not yet due and payable.
- b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record.

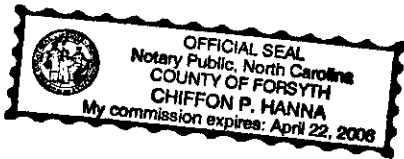
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or, if a corporation, has caused this instrument to be signed in its corporate name by its duly-authorized officers and caused its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

V. SALEM DEVELOPMENT CORPORATION
 By: [Signature] (SEAL)
 Vahid Salem-Naraghi, President
 By: _____ (SEAL)

STATE OF North Carolina)
 COUNTY OF Forsyth)
 I, Chiffon P. Hanna, a Notary Public of said State and County, certify that Vahid Salem-Naraghi, President of V. Salem Development Corporation, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said corporation.

WITNESS my hand and Notarial Seal or Stamp, this the 20th day of October, 2004.
Chiffon P. Hanna
 Notary Public

[Notarial Stamp/Seal]



My Commission Expires: 04-22-2008

STATE OF _____)
 COUNTY OF _____)
 I, _____, a Notary Public of said State and County, certify that _____, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal or Stamp, this the _____ day of _____, _____.

 Notary Public

[Notarial Stamp/Seal]

My Commission Expires: _____

The foregoing Certificate(s) Chiffon P. Hanna 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.

REGISTER OF DEEDS FOR FORSYTH COUNTY
 By [Signature]
 Deputy/Assistant-Register of Deeds.

DICKIE C. WOOD, REGISTER OF DEEDS