

ENVELOPE



2009018203 00147

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$960.00

PRESENTED & RECORDED:

04-30-2009 02:38 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: BETTY C CAMPBELL

DPT

BK: RE 2887

PG: 3434-3435

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 960.00

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

By: _____

Mail/Box to: GRANTEE @ 125 Holly Hill Ct. Winston Salem, NC 27106

This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY

Brief description for the Index: LT 7, WINDSOR PLACE

THIS DEED made this 20 day of April, 2009, by and between

GRANTOR

V. Salem Development Corporation

GRANTEE

BEN A. AMOSAH and wife,
NELLI S. AMOSAH
125 HOLLY HILL COURT
WINSTON-SALEM, NC 27106

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

BEING KNOWN AND DESIGNATED AS LOT 7 AS SHOWN ON THE MAP OF WINDSOR PLACE, AS RECORDED IN PLAT BOOK 38 AT PAGE 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2673 page 774.

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

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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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: Restrictive covenants recorded in Book 1870, Page 1461, FORSYTH County Registry.

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

V Salem Development Corporation

(SEAL)

(Entity Name)

By: [Signature]

(SEAL)

Title: President

By: _____

(SEAL)

Title: _____

By: _____

(SEAL)

Title: _____

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Vahid Salem Naraghi personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 20th day of April, 2009

My Commission Expires: 10-7-09

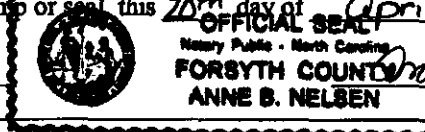


Anne B. Nelsen
Notary Public

State of North Carolina - County of FORSYTH

I, the undersigned Notary Public of the County and State aforesaid, certify that Vahid Salem Naraghi personally came before me this day and acknowledged that he is the President of V Salem Development Corporation, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 20th day of April, 2009

My Commission Expires: 10-7-09



Anne B. Nelsen
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____

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 _____ County

By: _____ Deputy/Assistant - Register of Deeds