



2013003272 00169
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 01-23-2013 03:22:43 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: PATSY RUTH DAVIS
 DPTY

BK: RE 3102
 PG: 3663-3664

PIN 6804-49-2573.00

Mail After Recording return to: Grantee - 4738 Eastwin Dr. Winston Salem, NC 27104

Send Tax Bills to: Grantee : Same

Prepared by: William L. Nelson (3214) *WLN*

Stamps \$0.00

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 18th day of January 2013 by and between:

| GRANTOR | GRANTEE |
|---|---|
| MPHIAP Y (AKA MPHIAP BUJRI) AND HONH H. (AKA HONH BUJRI) 4738 EASTWIN DR WINSTON SALEM, NC 27104 | MPHIAP BUJRI AND WIFE, HONH BURJI Property address: 4738 Eastwin Dr. Winston Salem, NC 27104 Mailing address: Same |

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, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 & OVC) to them 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, in all that certain lot or parcel of land lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

See attached Exhibit "A" which is incorporated herein by reference.

As attested by their signatures hereto, the Grantors certify that the property conveyed hereby does include the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the grantee in fee simple.

AND GRANTOR covenants with 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:

SUBJECT to all easements, rights of way and restrictions of record, if any, and taxes for the year 2013 which have been prorated to date of closing.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its

Mphiap Y (SEAL) *Honh H* (SEAL)
 Mphiap Y Honh H

STATE OF NORTH CAROLINA, FORSYTH COUNTY

I, a Notary Public of Forsyth County, NC certifies that MPHIAP Y (AKA MPHIAP BURJI) AND HONH H (AKA HONH MURJI), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this the 18 day of January 2013.

My Commission Expires: 10-26-2014 *Georgia C Wood* Notary Public

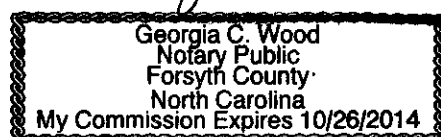


Exhibit A

BEING KNOWN AND DESIGNATED As Lots 21 and 22 as shown on the Map 3 of Westwin, Block B, as recorded in Plat Book 16 at Page 189, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference see Deed Book 2483, Page 2035, Forsyth County Registry.