

DRAFTED BY: ROBERT W. PORTER

BK1940 P3590

RECORDING TIME

FORSYTH CO, NC 251 FEE: \$ 10.00
PRESENTED & RECORDED: 04/01/1997 4:52PM
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON
STATE OF NC REAL ESTATE EXT: \$ 358.00

EXCISE TAX \$358.00

PROBATE AND FILING FEE \$ PAID

Tax Block: 4298 Lot: 128 Parcel Identifier No.:
Property Address: 100 McKnights Trace, Clemmons, NC 27012
Mail after recording to: JOHN P. YACOBI, 100 McKnights Trace, Clemmons, NC 27012
Mail future tax bills to: Same

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 1st day of April, 19 97, by and between

GRANTOR

ISMAIL SALEM-NARAGHI and wife,
KOBRA SALEM-NARAGHI, BY AND THROUGH
THEIR ATTORNEY IN FACT,
VAHID SALEM-NARAGHI

GRANTEE

JOHN P. YACOBI
and wife,
CARLENE K. YACOBI

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 (\$ 10.00 & O.V.C.), VALUABLE CONSIDERATIONS 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, all that certain lot or parcel of land in Forsyth County, North Carolina Clemmons Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot No. 128, as shown on the Plat of Asbury Place, Section One, as recorded in Plat Book 37, Page 186, 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 1899, Page 2194, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Lot 128, Block 4298, Clemmons Township, Forsyth County Tax Records.

The above land was conveyed to Grantor by (see book number page)
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, save and except easements and restrictions of record, if any, and 1997 ad valorem taxes, pro rated at closing.
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.
ISMAIL SALEM-NARAGHI and wife, KOBRA SALEM-NARAGHI, BY AND THROUGH THEIR ATTORNEY IN FACT, VAHID SALEM-NARAGHI (seal)

BY: Vahid Salem Naraghi (seal)
VAHID SALEM-NARAGHI, ATTORNEY IN FACT FOR ISMAIL SALEM-NARAGHI and wife,
KOBRA SALEM-NARAGHI
STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.
SEAL/STAMP My commission expires _____, 19____ Notary Public
STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the _____ day of _____, 19____.
SEAL/STAMP My commission expires _____, 19____ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.

This the _____ day of _____, 19____.

L.E. Spears, Register of Deeds for Forsyth County by:

Deputy/Assistant

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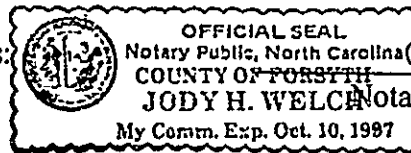
NORTH CAROLINA - COUNTY OF FORSYTH

I, JODY H. WELCH, a Notary Public of Forsyth County, North Carolina, do hereby certify that VAHID SALEM-NARAGHI, Attorney in Fact for ISMAIL SALEM-NARAGHI AND WIFE, KOBRA SALEM-NARAGHI, personally appeared before me this day and, being by me duly sworn, says that he executed the foregoing and annexed General Warranty Deed for and in behalf of ISMAIL SALEM-NARAGHI AND WIFE, KOBRA SALEM-NARAGHI, and that his authority to execute and acknowledge said instrument is contained in Two (2) instruments duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 1917, Page 1717, for ISMAIL SALEM-NARAGHI and in Book 1917, Page 1720, for KOBRA SALEM-NARAGHI, and that this instrument was executed under and by virtue of the authority given by said instruments, granting him power of attorney, and that said VAHID SALEM-NARAGHI acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed, for and in behalf of the said ISMAIL SALEM-NARAGHI AND WIFE, KOBRA SALEM-NARAGHI.

I do further certify that I am not a party to the attached instrument.

WITNESS my hand and notarial seal, this the 1st day of April, 1997.

My Commission Expires:
October 10, 1997



Jody H. Welch

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

The foregoing certificate of Jody H. Welch, Notary Public, Forsyth County, NC, is certified to be correct. This the 1st day of April, 1997.

DICKIE C. WOOD - REGISTER OF DEEDS

BY: *Dickie C. Wood*

~~DEPUTY REGISTER OF DEEDS~~