

FORSYTH CO, NC 101 FEE: \$ 20.00  
PRESENTED & RECORDED: 02/06/2002 11:33AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: BOLES  
STATE OF NC REAL ESTATE EXTX: \$ 720.00  
BK2231 P1523 - P1525

*P. Boles*

Excise Tax \$

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2002  
by \_\_\_\_\_

Mail after recording to **Blanco Tackabery Combs & Matamoros, P.O. Drawer 25008, Winston-Salem, NC 27114-5008**  
This instrument was prepared by **Shireen Z. Wayne**

Brief Description for the index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30 day of January, 2002, by and between

GRANTOR

**V. SALEM DEVELOPMENT, LLC**

GRANTEE

**ROBERT SHANE AND JANICE R. AYERS  
3940 WINDSOR PLACE DRIVE  
WINSTON-SALEM, NC 27106**

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

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2121, Page 3463.

A map showing the above described property is recorded in Book 38, Page 58 .

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:

- 1) 2002 and succeeding years' ad valorem taxes, not yet due and payable.
- 2) 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 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.

**V. SALEM DEVELOPMENT, LLC**

By: [Signature] (SEAL)

\_\_\_\_\_  
(Corporate Name)

By: \_\_\_\_\_

President

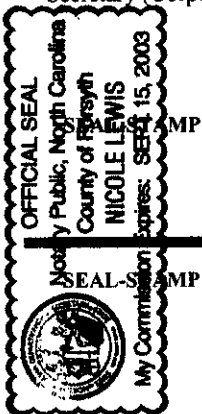
ATTEST:

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

Secretary (Corporate Seal)



NORTH CAROLINA, Forsyth County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this \_\_\_ day of \_\_\_, \_\_\_\_.

My commission expires: \_\_\_\_\_ Notary Public

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Vahid Salem, as Manager [or Managing Member] of **V. SALEM DEVELOPMENT, LLC**, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of said company.

Witness my hand and official stamp or seal, this 17<sup>th</sup> day of January, 20012

My commission expires: 9/15/03 Nicole Lewis Notary Public

The foregoing Certificate(s) of Nicole Lewis

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 [Signature] Deputy/Assistant-Register of Deeds.

**ATTACHMENT**

**EXHIBIT A**

**LYING AND BEING** in Forsyth County, North Carolina, and being more particularly described as follows:

**BEING KNOWN AND DESIGNATED** as Lot 17, as shown on the Map of Windsor Place, which map is recorded in Plat Book 38, Page 58, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.