

2007068994 00326

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT**\$660.00**

PRESENTED & RECORDED:

12-03-2007 04:35 PM

KAREN GORDON

REGISTER OF DEEDS
BY: LORA SMALL
DPT**BK: RE 2799****PG: 1680-1681**

ENVELOPE

Tax Block 44040, Lot 23

Parcel Identifier No.

Mail after recording/future tax bills to: Grantee, 8370 SW 65th Ave. Apt 8, Miami, FL 33143

This instrument was prepared by: Brant H. Godfrey (no title search requested or performed)

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 14th day of November, 2007, by and between

GRANTOR

GRANTEE

Samnaz, Inc.
A North Carolina Corporation

Christopher Yabut and wife, Joreen Yabut

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 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 Lewisville Township, Forsyth County, North Carolina, and more particularly described as follows:

Being known and designated as Lot 23 in Springfield Forest, Section IV, as recorded in Plat Book 50, Page 169, Forsyth County Registry, reference being thereto for a more particular description.

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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by a duly authorized officer by authority of its Board of Directors, the day and year first above written.

Samnaz, Inc.

By: _____

Vice President

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said person(s), and that each acknowledged to me that he and/or she signed the foregoing document: MEHDI KAUSSARI, _____ President of Samnaz, Inc., Grantor.

Date: 11/20/07

[Stamp or Seal]

Signature of Notary

Typed or Printed Name of Notary

My Commission expires: 7-23-2011

BRIAN POMANTE
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires 7-23-2011