FORSYTH CO,NC 283 FEE:$ 17.00
PRESENTED & RECORDED: 02/01/2002 4:36PM
DICKIE C. WOOD REGISTER OF DEEDS BY:WILLIA
STATE OF NC REAL ESTATE EXTX:$ 344.00
BK2230 P3692 - P3693

Excise Tax | Recording Time, Book and Page

Tax Lot No. 35, Block 6288 Parcel Identifier No. .....
Verified by ..... County on the ..... day of .....,.....
by .....

Mail after recording to GRANTEE, 2910 Stonekirk Court, Winston-Salem, NC 27103

This instrument was prepared by Blanco Tackabery Combs & Matamoros, P.A.,

Brief description for the Index: LT 35, BLK 6288, Harwick Place

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 24th day of January, 2002, by and between

GRANTOR	GRANTEE
V. Salem Development Corp. 1314-4B Ashely Square Winston-Salem, NC 27104	Hoi P. Hoang and wife, Huyen Hoang and Ha To Dam and wife, Nguyet Pham

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

BEING KNOWN AND DESIGNATED as Lot 35 Harwick Place, as shown on plat recorded at Plat Book 38, Page 103-104, in the Office of the Register of Deeds, Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in : Deed Book 2153, Page 2788

A map showing the above described property is recorded in Plat Book 36 page 103.

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:

a) Ad valorem taxes for the year 2002, and subsequent years.
b) Any and all restrictions, easements, and rights-of-way 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 Corp. (Corporate Name)

By: Vahid Salem-Narghi

President

ATTEST:

Secretary (Corporate Seal)

SEAL-STAMP

OFFICIAL SEAL
Notary Public, North Carolina
County of Forsyth
NICOLE LEWIS
My Commission Expires: SEPT. 15, 2003

USE BLACK INK ONLY

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Use Black Ink

NORTH CAROLINA, Forsyth County.

I, a Notary Public of the County and State aforesaid, certify that Vahid Salem-Narghi Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24th day of January, 2002

that he as president of V. Salem Development Corp being authorized to do so on behalf of the corporation

My commission expires: 9-15-03 Notary Public

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, Forsyth County.

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

personally came before me this day and acknowledged that ____ he is _____ of _____ a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President

Witness my hand and official stamp or seal, this _____ day of _____,_____.

My commission expires: _____ 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 _____ Assistant - Register of Deeds