FORSYTH CO,NC 168 FEE:$ 20.00
PRESENTED & RECORDED: 02/03/2003 12:17PM
DICKIE C. WOOD REGISTER OF DEEDS BY:HOODVA
NO TAXABLE CONSIDERATION
BK2319 P1054 - P1056

SPECIAL WARRANTY DEED

Space at top of page left blank intentionally for recording purposes.

NORTH CAROLINA

FORSYTH COUNTY

Excise Tax: No taxable consideration

Prepared by and after recordation mail to:
Carey A. McAlister, Esq.
Carruthers & Roth, P.A.
Post Office Box 540
Greensboro, NC 27402
(Without title examination)

THIS DEED made this 20th day of June, 2003, by and between **MUNIR I. ZABANEH** (herein referred to as "Grantor"), whose address is 105 Ivorhing Court, Kernersville, North Carolina 27284, and **MARWAN M. ZABANEH and AMAL Z. WOOD** (herein referred to collectively as "Grantee"), whose address is c/o Munir Zabaneh, 105 Ivorhing Court, Kernersville, North Carolina 27284. 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 **MARWAN M. ZABANEH** a seven and one-eighth percent (7.125%) interest in fee simple, and unto **AMAL Z. WOOD** a seven and one-eighth percent (7.125%) interest in fee simple, being a portion of the Grantor's interest in that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

> BEING KNOWN AND DESIGNATED as Lot Number 484, as shown on a recorded Plat entitled ABINGTON, SECTION 12-B said plat being recorded in Plat Book 38, page 100, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

See also Deed Book 2315, Page 1195, Forsyth County Register.

TO HAVE AND TO HOLD the aforesaid **fourteen and one-fourth percent (14.25%) interest** in the 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 the Grantor has done nothing to impair such title as Grantor received, and the Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through the Grantor, except for exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, restrictions and other matters of record, if any, ad valorem taxes for the current year and to any outstanding deed of trust, lien or other encumbrance upon the above described property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed under seal the day and year first above written.

Munir Jabaneh (SEAL)
MUNIR I. ZABANEH

Elaine M. Zabaneh, spouse of Munir I. Zabaneh, is signing this deed for the sole purpose of releasing any inchoate marital rights she may have in the aforesaid property.

Elaine M. Zabaneh (SEAL)
ELAINE M. ZABANEH

* * * * * * * * * * * * *

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, M. Lynn Pound, a Notary Public of the County and State aforesaid, certify that MUNIR I. ZABANEH and wife, ELAINE M. ZABANEH, personally appeared before me this day and executed the foregoing and annexed instrument for the purposes therein expressed.

WITNESS my hand and official stamp or seal, this 20 day of January, 2003.

M. Lynn Pound
Notary Public

My commission expires: 7/25/2007

(SEAL)

M. LYNN POUND NOTARY PUBLIC GUILFORD COUNTY, NC

104737/19900 DOC # 00255916 CAK

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

M. Lynn Pound

NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by: Deputy/Asst