FORSYTH CO,NC 3 FEE:$ 20.00
PRESENTED & RECORDED: 10/24/2003 08:09AM
DICKIE C. WOOD REGISTER OF DEEDS BY:NAVARR
STATE OF NC REAL ESTATE EXTX:$ 224.00
BK2416 P 7 - P 9

Excise Tax $_____ Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the ___ day of _____, 20____
by Mail TO Bill D Grantee
Box 79

Mail after recording to: **Steven C. Garland, Blanco Tackabery Combs & Matamoros, P.A. (BOX 52)**
P.O. Drawer 25008, Winston-Salem, NC 27114-2008
This instrument was prepared by: **Steven C. Garland**
NO TITLE SEARCH REQUESTED OR PERFORMED

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of October, 2003, by and between

GRANTOR	GRANTEE
V. Salem Homes, LLC **(formerly V. Salem Development, LLC)** **1314 Ashley Square** **Winston-Salem, NC 27103**	**Matthew Silmser** **1125 Hemlock Ridge Road** **Germanton, NC 27019**

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 all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina, more particularly described as follows:

See **EXHIBIT A** attached hereto and made a part hereof.

N.C. Bar Assoc. Form No. 3 © 1977
Printed by Agreement with the N.C. Bar Assoc.
#003 BTCM:231175.1

The above land was conveyed to Grantor by General Warranty Deed (see book number 2081, page 2953)

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, subject to the following exceptions:

a) 2003 and succeeding years' ad valorem taxes, not yet due and payable.
b) This conveyance is made expressly 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 a corporation, has caused this instrument to be signed in its corporate name by its duly-authorized officers and caused its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

V. SALEM HOMES, LLC (SEAL)
(formerly V. Salem Development, LLC)

By: _____
Vahid Salem-Naraghi, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Michael L Southern a Notary Public of the County and State aforesaid, certify that VAHID SALEM-NARAGHI personally appeared before me this day and acknowledged that)he is a Member/Manager of V. SALEM HOMES, LLC (formerly V. Salem Development, LLC), a North Carolina limited liability company, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by its Member/Manager, under seal.

WITNESS my hand and Notarial Seal or Stamp, this the 20 day of October, 2003.

_____
Notary Public

My Commission Expires: _____

[Notary Seal / Stamp]

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
MICHAEL L. SOUTHERN
My commission expires July 06, 2008

The foregoing Certificate(s) of Michael L Southern

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.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By _____
~~Deputy/Assistant~~-Register of Deeds.

DICKIE C. WOOD, REGISTER OF DEEDS

N.C. Bar Assoc. Form No. 3 © 1977
Printed by Agreement with the N.C. Bar Assoc.
#003 BTCM:231175.1

EXHIBIT A

LEGAL DESCRIPTION
TRACT "C"

All of that tract or parcel of land lying and being in Winston Township, City of Winston-Salem, Forsyth County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pin marking the intersection of the northern right of way of Long Drive and the eastern right of way of University Parkway (SR 4000), thence North 19 degrees 40 minutes 31 seconds West 101.94 feet to an iron pin set; thence North 77 degrees 54 minutes 31 seconds East 124.65 feet to an iron pin set; thence South 12 degrees 52 minutes 27 seconds East 100.15 feet to an iron pin set; thence South 77 degrees 26 minutes 43 seconds West 112.11 feet to the existing iron pin marking the point or place of BEGINNING.

Containing 0.27398 acres, more or less, all as more particularly shown as Tract "C" on that certain survey, reference to which is hereby made for a more accurate description, prepared for V. Salem Development by Thomas A. Riccio and Associates by Thomas A. Riccio, PLS L-2815, dated October 16, 2002, Drawing No. 02282 (the "Survey").

TOGETHER WITH an easement appurtenant for ingress, egress and driveway purposes in perpetuity across that portion of the southwesternmost corner of the real property conveyed by deed recorded at Book 2319, Page 3875, such easement area being a portion of the gravel driveway serving the home located on the within described tract all as more particularly shown on the Survey, reference to which is hereby made for a more accurate description.