2004036622 00312
FORSYTH CO, NC FEE $17.00
STATE OF NC REAL ESTATE EXTX
$315.00
PRESENTED & RECORDED:
05-24-2004 04:33 PM
DICKIE C WOOD
REGISTER OF DEEDS
By: R MARSH DPTY
BK:RE 2473
PG:2802-2803

DRAFTED BY: R. Michael Wells
Attorney at Law

RECORDING TIME

EXCISE TAX

PROBATE AND FILING FEE $_____ PAID

Tax Block: 6288 Lot: 060 Parcel Identifier No.: 6804736317
Property Address: 125 Westcliff Court Winston-Salem, NC 27103
Mail after recording to: Grantees 125 Westcliff Court Winston-Salem, NC 27103
Mail future tax bills to: Grantees 125 Westcliff Court Winston-Salem, NC 27103

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13 day of May, 2004, by and between

GRANTOR	GRANTEE
V. Salem Development Corp.	Bruce A. Quigley and wife, Ashley M. Quigley

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, in consideration of ($10.00&OVC) $10.00 & OVC to him 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 Forsyth County, North Carolina Winston Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED As Lot No. 60, as shown on the Map of HARWICK PLACE, which map is recorded in Plat Book 38 at Pages 103 and 104, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT TO EASEMENTS and restrictions of record, if any and 2004 ad valorem taxes prorated to date of closing.

The above land was conveyed to Grantor by Isenhour & Hubbard (Deed Book 2255 at Page 1333)
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.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

V. SALEM ~~DEVELOPMENT~~ CORP.

BY: _____
President

STATE OF NORTH CAROLINA - FORSYTH

I, CAROLYN D. DALTON, a Notary Public of ~~Forsyth~~ Stokes County, NC, certify that VAHID SALEM NIKRAGH (official) personally came before me this day and acknowledged that he/~~she~~ is PRESIDENT (title) of V. Salem Development Corp. and that he/~~she~~ as PRESIDENT (title) being authorized to do so, executed the foregoing on behalf of the Corporation

Witness my hand and notarial seal this the 13 day of May, 2004.

SEAL/STAMP My commission expires Nov 2, 2004. Carolyn D. Dalton Notary Public

STATE OF NORTH CAROLINA - _____

I, _____, a Notary Public of _____ County, NC, do hereby certify that _____ personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the _____ day of _____, 20_____.

SEAL/STAMP My commission expires _____, 20____. _____ Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.

This the _____ day of _____, 20_____

Register of Deeds for Forsyth County by:

_____ Deputy/Assistant

STATE OF NC - FORSYTH CO The foregoing certificate(s) of: Carolyn D. Dalton NP(S) is certified to be correct at the date of recordation shown on the first page thereon, Dickie C. Wood, Register of Deeds by: _____ Deputy/Asst.