

2004036927 00247



FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT

\$46.00

PRESENTED & RECORDED:

05-25-2004 03:06 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: R MARSH DPTY

BK:RE 2473

PG:4385-4387

Excise Tax \$ \_\_\_\_\_

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_

ENVELOPE

Mail after recording to: **Grantee: 2030 Jefferson Oaks Dr., Rural Hall, NC, 27045**  
~~H. Dwight Nelson, Esq., PO Box 902, Rural Hall, NC 27045 (Box #79)~~

This instrument was prepared by: **Steven C. Garland, Esq.**

**NO TITLE SEARCH REQUESTED OR PERFORMED**

Brief Description for the index



**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 19 day of May, 2004, by and between

GRANTOR	GRANTEE
<b>V. Salem Homes, LLC</b> (formerly V. Salem Development, LLC) c/o Mark P. Sink, CPA 275 Executive Park Blvd. Winston-Salem, NC 27103	<b>Matthew Silmsr</b> 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.

The above land was conveyed to Grantor by General Warranty Deed (see book number 2319, page 3869)

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) 2004 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*  
Vahid Salem-Naraghi, Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

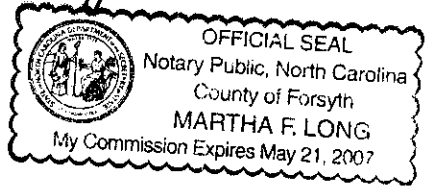
*Martha F. Long* a Notary Public of the County and State aforesaid, certify that VAHID SALEM-NARAGHI personally appeared before me this 19 day of May, 2004, and acknowledged that he is a Member/Manager of V. SALEM HOMES, LLC (formerly V. Salem Development, LLC), a North Carolina limited liability company, 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 19 day of May, 2004.

*Martha F. Long*  
Notary Public

My Commission Expires: May 21, 2007

[Notary Seal / Stamp]



The foregoing Certificate(s) of *Martha F. Long*

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: *Dickie C. Wood*  
~~Deputy/Assistant~~ Register of Deeds.

**DICKIE C. WOOD, REGISTER OF DEEDS**

**EXHIBIT A****LEGAL DESCRIPTION  
TRACT "A"**

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 a concrete monument, said concrete monument being the following course and distance from 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): North 19 degrees 40 minutes 31 seconds West 252.94 feet to the concrete monument marking the point or place of BEGINNING, thence with the southern boundary line of Calista H. McLane, now or formerly (DB 1626, PG 1597) North 77 degrees 54 minutes 31 seconds East 172.14 feet to an existing iron pin; thence with the western boundary of Robbin Lynn Saunders et ux, now or formerly (DB 1723, PG 2140) South 12 degrees 23 minutes 38 seconds East 49.98 feet to an existing iron pin; thence leaving said boundary South 12 degrees 23 minutes 38 seconds East 24.86 feet to an iron pin set; thence South 77 degrees 54 minutes 31 seconds West 162.57 feet to an iron pin set in the eastern boundary of University Parkway; thence with said boundary North 19 degrees 40 minutes 31 seconds West 75.50 feet to the concrete monument marking the point or place of BEGINNING.

Containing 0.28754 acres, more or less, all as more particularly shown as Tract "A" 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.