

ENVELOPE

2004074285 00175

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

\$200.00

PRESENTED & RECORDED:

10-25-2004 02:32 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK: RE 2515

PG: 106-108

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. Block 6335 Lot 002 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: GRANTEE 208 Scottsdale Dr., Advance, NC 27006Mail Future Tax Bills to: Same as aboveThis instrument was prepared by: Tornow & Kangur, L.L.P.Brief description for the Index Lot 002 Willow WoodsTHIS DEED made this 21st day of October, 2004, by and between

GRANTOR

V. SALEM DEVELOPMENT CORPORATION
OR ASSIGNS

GRANTEE

DR. PIROUZ DAEIHAGH, unmarried

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1712 Page 1567.
A map showing the above described property is recorded in Plat Book 40 Page 52.

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, other than the following exceptions: **Subject to all easements, rights-of-way, and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

V. SALEM DEVELOPMENT CORPORATION OR ASSIGNS

By: [Signature] _____ (SEAL)

Title: President

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

Title: _____

State of _____ - County of _____

I, the undersigned Notary Public for the County and State aforesaid, certify that _____
acknowledged the due execution of the foregoing instrument for the purposes therein
expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 2004.

My Commission Expires: _____

Notary Public

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that _____
Vahid Salem Personally came before me this day and
acknowledged that he is the President of V. Salem Development Corporation or Assigns,
a North Carolina or corporation limited liability company/general partnership/limited
Partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity,
he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and
Notarial stamp or seal this 22 day of October, 2004.

My Commission Expires: 10-08-06

T Thomas Kangur Jr.
Notary Public

State of _____ - County of _____

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

Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Thomas Kangur Jr. JPP 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.
By: _____ Register of Deeds for Forsyth County
Deputy/Assistant - Register of Deeds

DICKIE C. WOOD, REGISTER OF DEEDS

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
T. THOMAS KANGUR, JR.

Exhibit A

BEING KNOWN AND DESIGNATED As Lot No. 002 as shown on the Plat Map entitled Willow Woods, as recorded in Plat Book 40 at Page 52, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.