2005001019 00128
FORSYTH CO, NC FEE $17.00
STATE OF NC REAL ESTATE EXTX
$460.00
PRESENTED & RECORDED:
01-06-2005 02:50 PM
DICKIE C WOOD
REGISTER OF DEEDS
By:E NAVARRO DPTY
BK:RE 2532
PG:2455-2456

Excise Tax **$460.00** Recording Time, Book and Page

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

Mail after recording to: **Blanco Tackabery Combs & Matamoros, P.A. Box #52**
This instrument was prepared by: **Amy C. Lanning, Esq.**

Brief Description for the index: Lot 4 -Partition of Lots 1, 102 and 103 First Street at Runnymede

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of January, 2005, by and between

GRANTOR	GRANTEE
INTERNATIONAL INVESTMENTS, INC. formerly INTERNATIONAL INVESTMENTS, LLC	**V. SALEM DEVELOPMENT CORPORATION** **275 Executive Park Boulevard** **Winston-Salem, NC 27103**

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(s) or parcel(s) of land situated in Winston Township, Forsyth County, North Carolina, more particularly described as follows:

Being Known and designated as Lot No. 4, as shown on a map entitled "Partition of Lots 1, 102, and 103", prepared for Dr. Blucher E. Taylor, by Phillip R. Ball, Registered Land Surveyor, being recorded in Plat Book 42, Page 158, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2326, Page 1680 of the Forsyth County Registry.

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) 2005 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, the day and year first above written.

INTERNATIONAL INVESTMENTS, INC.

By: _____ (SEAL)
Majid Salem-Naraghi, President

STATE OF California)
)
COUNTY OF Orange)

I, Mimi Ong, a Notary Public of said State and County, certify that Majid Salem-Naraghi, President of International Investments, Inc., personally appeared before me this day and acknowledged that he is the President of International Investments, Inc., a North Carolina Corporation, and that he, as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and Notarial Seal or Stamp, this the 4th day of January, 2005.

_____
Notary Public

MIMI ONG
COMM. #1467124
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My Comm Expires February 1, 2008

[Notarial Stamp/Seal]

My Commission Expires: Feb 01, 2008

The foregoing Certificate(s) _____
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 _____
COUNTY

By _____
Deputy/Assistant-Register of Deeds.

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