2005014201 00158
FORSYTH CO, NC FEE $17.00
STATE OF NC REAL ESTATE EXTX
$812.00
PRESENTED & RECORDED:
03-08-2005 01:01 PM
DICKIE C WOOD
REGISTER OF DEEDS
By:PATSY RUTH DAVIS DPTY
BK:RE 2547
PG:158-159

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Tax Block 3471F, Lot 003

#9

Mail/Box to: (DEAL BOX) Grantee's Address: 4155 Holly Hill Lane
Winston-Salem, NC 27106

This instrument was prepared by: R. Brandt Deal

Brief description for the Index: Lot 3 Windsor Place

This Deed made this 23rd day of February, 2005, by and between

GRANTOR: V Salem Development Corporation

GRANTEE: Kamran Ashraf and wife, Fariba Fazaeli

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:

> BEING KNOWN AND DESIGNATED as Lot Number 3 as shown on the Map of WINDSOR PLACE, as recorded in Plat Book 38 at Page(s) 57 (Sheet 1 of 2) in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description.

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, the 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:

Easements and restrictions of record, if any.

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

V SALEM DEVELOPMENT CORPORATION

By: _____ (SEAL)

Vahid Salem-Naraghi

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Julie Hardison Parks a Notary Public of Forsyth County, North Carolina, do hereby certify that Vahid Salem-Naraghi, personally came before me this day and acknowledged that he/she is President (Title of Officer) of **V Salem Development Corporation**, a corporation, and that he/she as President (title of officer) being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official stamp or seal, this 23 day of February, 2005.

OFFICIAL SEAL
Notary Public, North Carolina
COUNTY OF FORSYTH
JULIE HARDISON PARKS
My Commission Expires 7/22/09

_____
Notary Public

My Commission Expires: 7/22/09

The foregoing Certificate of Julie Hardison Parks 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

DICKIE C. WOOD, REGISTER OF DEEDS
By: _____
Deputy/Assistant-Register of Deeds