2005045718 00232
FORSYTH CO, NC FEE $17.00
STATE OF NC REAL ESTATE EXTX
$993.00
PRESENTED & RECORDED:
07-15-2005 02:09 PM
DICKIE C WOOD
REGISTER OF DEEDS
By:ROSALYN E MARSH DEPUTY
BK:RE 2583
PG:182-183

Do not write above this line

DRAFTED BY: William E. Rabil, Jr.	Tax Block-Lot: 6221 010	Parcel ID:
Mail after recording to: Boy 35 Grantees	Mail future tax bills to: Grantees	
~~109 Candlewyck Drive~~	109 Candlewyck Drive	
~~Winston-Salem NC 27104~~	Winston-Salem NC 27104	

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15 **day of** July **, 20** 05 **, by and between**

GRANTOR	GRANTEE
V. SALEM DEVELOPMENT CORPORATION	ROBERT E. SANDERS and wife, ANN G. SANDERS

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 & o.v.c. **)** Ten dollars and other valuable considerations to it **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,** _____ **Township, more particularly described as follows:**

BEING KNOWN AND DESIGNATED as Lot Number 10, as shown on the map of CANDLEWYCK-REVISION #2, as recorded in Plat Book 33, Page 184, in the Office of the Register of Deeds of Forsyth County, North Caroline, reference to which is hereby made for a more particular description.

Property Address: 109 Candlewyck Drive, Winston-Salem NC 27104

The above land was conveyed to Grantor by _____ **(see book** _____ **page** _____**)**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is 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:

IN WITNESS WHEREOF the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors the day and year first above written.

_____ (seal) _____ (seal)

_____ (seal) _____ (seal)

_____ (seal) _____ (seal)

V. SALEM DEVELOPMENT CORPORATION by: _____

Corporate Name VAHID SALEM _____ President

Seal/Stamp

MARY L. HUMBLE NOTARY PUBLIC My Comm. Exp. 10-26-2008 FORSYTH COUNTY, N. C.

STATE OF NORTH CAROLINA - Forsyth County

I, Mary L. Humble, a Notary Public of Forsyth County, NC do hereby certify that Vahid Salem personally came before me this day andacknowledged that he is President of V. Salem Development Corporation and acknowledged on behalf of the corporation, the due execution of the foregoing instrument. Witness my hand and notarial seal this the 15 day of July, 20 05.

My commission expires Oct 26, 20 08. Mary L. Humble Notary Public

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Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth 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___

My commission expires _____, 20____. _____ Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth 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___

My commission expires _____, 20____. _____ Notary Public

Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, _____, a Notary Public of Forsyth 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___

My commission expires _____, 20____. _____ Notary Public

The foregoing Certificate(s) of Mary L. Humble, NP

_____ is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds for Forsyth County by: _____ Deputy/Asst.