



2014038121 00166

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$790.00

PRESENTED & RECORDED
10-20-2014 02:56:25 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3201
PG: 3046-3047

Excise tax paid: \$790.00

Parcel Identifier No. 5883-17-4569.00

Mail after recording/future tax bills to: Grantee

This instrument was prepared by: Brant H. Godfrey *Box 90*

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the *20th* day of October, 2014, by and between

GRANTOR	GRANTEE
GRANT A. GUSTAFSON and wife, JOAN D. GUSTAFSON	SHADI A. QASEM and wife, ZIYAN T. SALIH
Address: 298 Beresford Creek Street Charleston, SC 29492	Address: 2101 Waterford Village Drive Clemmons, NC 27012

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 or near the City of Clemmons, FORSYTH County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No.12 as shown on the Map of WATERFORD VILLAGE, PHASE I, as recorded in Plat Book 43, Page 135, 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 above-described property includes the primary residence of the Grantor.

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 except for the exceptions

hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this the 20 day of October, 2014.

[Signature] (SEAL)
GRANT A. GUSTAFSON

[Signature] (SEAL)
JOAN D. GUSTAFSON

STATE OF North Carolina - Forsyth COUNTY

I certify that the following persons personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said persons, and that each acknowledged to me that he and she signed the foregoing document: GRANT A. GUSTAFSON and JOAN D. GUSTAFSON, Grantors.

Date: 10/20/14
[Stamp or Seal]

[Signature]
Signature of Notary
VIRGINIA M NIXON
Typed or Printed Name of Notary

Notary Public
Forsyth County, NC
VIRGINIA M. NIXON

My Commission expires: 6/28/17