

2004040399 00078

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$1262.00

PRESENTED & RECORDED:

06-08-2004 11:03 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: S L POINDEXTER DPTY

BK:RE 2478

PG:456-457

Do not write above this line

DRAFTED BY: ROBERT W. PORTER	Tax Block-Lot: 4634D-17	Parcel ID:
Mail after recording to:	Mail future tax bills to:	
5335 Mercia Court,	5335 Mercia Court,	
Winston-Salem, NC 27106	Winston-Salem, NC 27106	

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this 7th day of June, 20 04, by and between**GRANTOR**

N. Rahimzadeh, Inc.

GRANTEEMary A. Leyendecker and Husband,
John R. Leyendecker

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 & O.V.C. to Them 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, Vienna Township, more particularly described as follows:

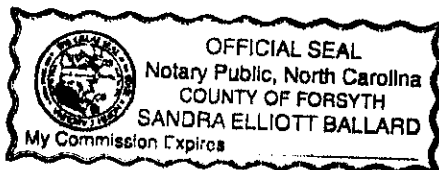
BEING KNOWN AND DESIGNATED as Lot No. 17, as shown on the plat of CROW HILL-PHASE 2, as recorded in Plat Book 43, Page 11, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 5335 Mercia Court, Winston-Salem, NC 27106The above land was conveyed to Grantor by _____ (see book 2309 page 1490)

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: SAVE AND EXCEPT EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND 2004 AD VALOREM TAXES PRORATED TO DATE OF CLOSING.

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)
 N. Rahimzadeh, Inc. by: Nash Rahimzadeh
 Corporate Name President



Seal/Stamp

STATE OF NORTH CAROLINA - Forsyth County

I, Sandra Elliott Ballard Notary Public of Forsyth County, NC
 do hereby certify that N. Rahimzadeh personally came before
 me this day and acknowledged that he is _____ President of _____
 N. Rahimzadeh, Inc. and acknowledged
 on behalf of the corporation, the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 7 day of June, 2004.
Sandra Elliott Ballard Notary Public

My commission expires 02/03, 2007.

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 _____

STATE OF NC - FORSYTH CO.

The foregoing certificate(s) of:

Dickie C. Wood, Register

Sandra Elliott Ballard NP(s)
 is certified to be correct at the date of recording shown on the first page thereof,
 Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst.

own on the first page thereof.

Deputy/Asst.