

2004067000 00090

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT

\$1198.00

PRESENTED & RECORDED:

09-24-2004 11:53 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2506

PG: 3957-3959

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: Box 36This instrument was prepared by: Gregory D. Henshaw, Attorney

Brief description for the Index: _____

THIS DEED made this _____ day of September, 20 04 by and between

GRANTOR

GRANTEE

N. Rahimzadeh, Inc.

August Joseph Borschke and wife,
Susan Stone BorschkeProperty Address: 5325 Mercia Court
Winston-Salem, NC 27106

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 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, Vienna Township, Forsyth County, North Carolina and more particularly described as follows:

See Attachment

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2384 page 1338.A map showing the above described property is recorded in Plat Book 43 page 11.

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, other than the following exceptions:

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

N. Rahimzadeh, Inc. (SEAL)
(Entity Name)

By: _____ (SEAL)
Title: Vice President

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

USE BLACK INK ONLY

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

SEAL-STAMP

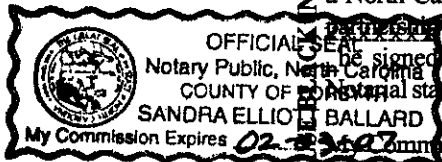
USE BLACK INK ONLY

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Nader Rahimzadeh personally came before me this day and acknowledged that he is the Vice President of N. Rahimzadeh, Inc., a North Carolina or _____ corporation/~~limited liability company/general partnership/limited liability partnership~~ (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 23rd day of September, 2004.

My Commission Expires: 02-03-07

Sandra Elliott Ballard
Notary Public



SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Sandra Elliott Ballard is/are certified to be correct. This instrument was registered at the date and time and in the Book and Page shown on the first page hereof.

DICKIE C. WOOD, REGISTER OF DEEDS
By: Shannon Datta Griffith Register of Deeds for FORSYTH County
Deputy/Assistant - Register of Deeds

ATTACHMENT

BEING KNOWN AND DESIGNATED as Lot 18 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.

This conveyance is made subject to covenants and restrictions contained in the Declaration of Covenants, Restrictions and Conditions recorded in Book 2118, Page 2127, Forsyth County Registry.

Tax Block 4636D, Lot 018

Property Address: 5325 Mercia Court, Winston-Salem, NC 27106