

2005008725 00219
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$98.00
 PRESENTED & RECORDED:
 02-11-2005 04:23 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: SHANNON BOSTIC-GRIFFITH DPTY
BK:RE 2540
PG:4045-4046

Book 45
NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: _____

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee: _____

This instrument was prepared by: Warren E. Kasper, P.A.

Brief description for the Index: Lot 7, Greystone Place, Phase II

THIS DEED made this 25th day of January, 2005, by and between

GRANTOR

GRANTEE

GREYSTONE PLACE DEVELOPMENT COMPANY, LLC

N. RAHIMZADEH, INC.

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

BEING KNOWN AND DESIGNATED as LOT 7, GREYSTONE PLACE, PHASE II, as recorded in Plat Book 47, Page 97, 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 property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book 47 page 97.

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.

GREYSTONE PLACE DEVELOPMENT COMPANY, LLC

(Entity Name)

By: Ted B. Monk
Title: Ted B. Monk, Manager

(SEAL)

(SEAL)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

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

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that TED B. MONK personally came before me this day and acknowledged that he is the Manager of Greystone Place Development Company, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such 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 9th day of February, 2005.

My Commission Expires: April 8, 2006

Donna M. Billings
Notary Public

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 Lisa M Billings 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.

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