

2005035565 00339

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

\$40.00

PRESENTED & RECORDED:

06-03-2005 04:03 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: S L POINDEXTER DPTY

BK:RE 2571

PG:1517-1519

NORTH CAROLINA GENERAL WARRANTY DEED

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

Mail/Box to: ~~Grantee~~ PO Box 322, Bethania, NC 27010

This instrument was prepared by: T. Lawson Newton *Box 108*

Brief description for the Index: Lot 139A Ziglar Road

THIS DEED made this 3rd day of June, 2005, by and between

GRANTOR

CALVARY BAPTIST CHURCH
OF WINSTON-SALEM, INC.

GRANTEE

N. RAHIMZADEH, INC.

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 _____, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

See the attached Exhibit A

Informally known as Tax Lot 139A, Tax Block 4969

SUBJECT TO conditions, restrictions, and easements of record, if any, and 2004 ad valorem taxes which have been prorated as of the date of closing.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2112 page 136.

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

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.

Calvary Baptist Church of Winston-Salem, Inc. _____
(Entity Name)

(SEAL)

By: Allen M. Fausch _____
Title: Asst. Sec. / Treas.

(SEAL)

By: _____
Title: _____

(SEAL)

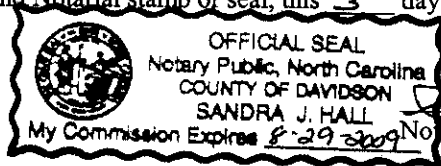
By: _____
Title: _____

(SEAL)

State of North Carolina - County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that Allen M. Fausch personally came before me this day and acknowledged that he is the Asst. Sec. / Treas. of CALVARY BAPTIST CHURCH OF WINSTON-SALEM INC., a North Carolina corporation, 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 3rd day of June, 2005.

My Commission Expires: 8-29-2009



Sandra J. Hall
Notary Public

The foregoing Certificate(s) of Sandra J Hall 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: A. Suggs

Deputy/Assistant - Register of Deeds

EXHIBIT A

Beginning at an iron stake in the West line of Ziglar Road, said iron stake being South 36 degrees 0' East 1360.35 feet from the southwest intersection of Ziglar Road and N.C. Highway 65, said iron stake being the northeast corner of Harold J. Combs property, as described in deed recorded in Book 930, Page 262, Forsyth County Registry; running thence South 54 degrees West 200 feet to an iron stake, the southeast corner of Combs property; thence along a new line South 36 degrees 0' East 224 feet to an iron stake, the southwest corner of Ralph E. Branscomb property; thence along the western line of Branscomb property North 54 degrees 00' East 200 feet to an iron stake in the west line of Ziglar Road; running thence with the west line of said Ziglar Road North 36 degrees West 224 feet to the place of Beginning.