

2006073878 00003

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

11-27-2006 08:36 AM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK:RE 2711

PG:1514-1516

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. Tax Block 4969 Verified by _____ County on the _____ day of _____, 20____
 By: Part of Lot 139A

Mail/Box to: Grantee, P. O. Box 322, Bethania, NC 27010This instrument was prepared by: B. Jeffrey Wood, Attorney at Law

Brief description for the Index: _____

THIS DEED made this 22 day of November, 2006, by and between

GRANTOR

N. Rahimzadeh, Inc.

GRANTEE

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:

See Exhibit "A" attached hereto for a complete description of subject property.

The purpose of this Deed is to divide Tax Block 4969, Lot 139A, Ziglar Road. See Book 2571, page 1517 for prior Deed to Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2571 page 1517.

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.

N. Rahimzadeh, Inc.

(Entity Name)

(SEAL)

By:

Title: Vice President

USE BLACK INK ONLY

(SEAL)

By:

Title:

(SEAL)

By:

Title:

(SEAL)

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



State of North Carolina - County of Forsyth

USE BLACK INK ONLY

I, the undersigned Notary Public of the County and State aforesaid, certify that Nadeh 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/other~~

~~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 22 day of November, 2006

My Commission Expires: 11/22/2006

Karen Denise Haun

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 _____ 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.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

N. RAHIMZADEH, INC.

Beginning at a ½" existing iron pipe located at the northwest corner of the White property, Deed Book 1581, page 765, and said existing iron pipe located in the southern right-of-way line of Ziglar Road, SR 1669; and being the northeastern corner of the lot described in Deed Book 2571, page 1517, presently owned by N. Rahimzadeh, Inc.; then along the western boundary line of the White property South 54 deg. 00' 00" West 199.99 feet to an ½" existing iron pipe; thence North 35 deg. 11' 02" West 112.72 feet to a new iron pipe located in the northern boundary line of the Blizzard property, Deed Book 2281, page 2350; thence along a new line North 54 deg. 04' 40" East 200.35 feet to a new ½" iron pipe in the southern right-of-way line of Ziglar Road, SR 1669; thence South 34 deg. 59' 47" East 112.45 feet to an existing iron pipe, the point and place of beginning, containing .517 acres, more or less, according to a survey map prepared by Phillip R. Ball, PLS, dated June 17, 2005; and being the eastern portion of the property described in Deed Book 2571, page 1517, and the eastern portion of Tax Lot 139A, Tax Block 4969, as presently constituted.

MINOR SUBDIVISION
APPROVAL
[Signature] 11/20/06
Director, City-County Planning Board date