


2004084923 00178


 FORSYTH CO, NC FEE \$17.00  
 STATE OF NC REAL ESTATE EXT  
**\$679.00**  
 PRESENTED & RECORDED:  
 12-13-2004 02:43 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: PATSY RUTH DAVIS DPTY  
**BK:RE 2526**  
**PG:4156-4157**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \_\_\_\_\_

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantees, 4495 Greystone Place Court, Winston-Salem, NC 27106This instrument was prepared by: B. Jeffrey Wood, Attorney at Law

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 13<sup>th</sup> day of December, 2004 by and between

GRANTOR

N. Rahimzadeh, Inc.

GRANTEE

Nasser Rahimzadeh and wife,  
Noorassa Rahimzadeh

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 32, Greystone Place, Phase I, as recorded in Plat Book 46, page 100, 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 2448 page 1783.A map showing the above described property is recorded in Plat Book 46 page 100.

ENVELOPE

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: *Nader Rahimzadeh* \_\_\_\_\_ (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 N. Rahimzadeh, Inc.,  
a North Carolina ~~corporation~~ limited liability company ~~general partnership~~ limited  
~~partnership~~ (entity through which applicable), and that by authority duly given and as the act of each entity,  
he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and  
Notarial stamp or seal this 13 day of December, 2004  
My Commission Expires: 11/27/2008 *Karen Denise Hawn*  
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 *Karen Denise Hawn, NP* 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: *Dickie C. Wood* REGISTER OF DEEDS Register of Deeds for FORSYTH County  
Deputy/Assistant - Register of Deeds