

FORSYTH CO, NC FEE: \$ 17.00  
PRESENTED & RECORDED: 09/09/2002 08:25AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: NELSON  
NO TAXABLE CONSIDERATION

BK2278 P1606 - P1607

*[Handwritten signature]*

Recording information above this line

TAX LOT NO.	BLOCK	Parcel No.	Map No.
<b>Property Address:</b> 4740 Country Club Road			
<b>Mail after recording to:</b> Sapp Mast & Brown, PLLC Box #21			
<b>Mail future tax bills to:</b> Grantee			
<b>Drafted by:</b> D. P. Mast			
<b>Index description:</b>			

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

This Deed made this 26 day of August, 2002 by and between the Grantor and the Grantee named below:

Grantor	Grantee
Ali Nasser, formerly Ali N. Eafahani and wife, Zohreh H. Tehrani	Armin Nasser, a 20% Undivided Interest

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, feminine, masculine or neuter, person or entity as required by context.

**WITNESSETH**, that the Grantor, for Gift Deed and other 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, Twenty percent (20%) undivided interest** in that certain lot or parcel of land situated in the Township of Winston, Forsyth County, State of North Carolina and more particularly described as follows:

**See attached EXHIBIT "A" which is adopted and incorporated herein by reference**

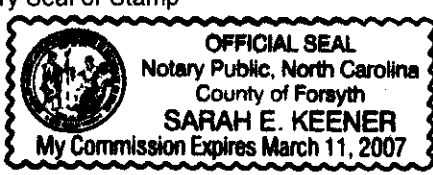
The above land was conveyed to Grantor by \_\_\_\_\_ (Deed book page \_\_\_\_\_).

**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 aforesaid **Twenty percent (20%) undivided interest** in the premises in fee simple, has the right to convey the same in fee simple, that the 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, except for the exceptions hereinafter stated.

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and his seal, and adopted the word (seal) as his seal, the day and year first above written.

*Ali Nasser* (seal) \_\_\_\_\_ (seal)  
 Ali Nasser,  
*Zohreh H. Tehrani* (seal) \_\_\_\_\_ (seal)  
 Zohreh H. Tehrani

Notary Seal or Stamp  
  
 North Carolina, Forsyth County  
 I, Sarah E. Keener, a Notary Public of the county and state aforesaid, certify that **Ali Nasser and Zohreh H. Tehrani** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 4th Day of September, 2002.  
 My commission expires: March 11, 2007  
*Sarah E. Keener*  
 Notary Public

The foregoing Certificate(s) of *Sarah E. Keener* is/are certified to be correct. This the 9 day of Sept, 2002

DICKIE C. WOOD, Register of Deeds for Forsyth County BY *[Signature]* Deputy/Assistant Register of Deeds

## EXHIBIT "A"

**PARCEL ONE:** BEING KNOWN AND DESIGNATED as Lots Nos. 21 & 22 and the following portion of Lot #20: BEGINNING at a point in the south side of Country Club Road, said point being 27.8 ft. West of the northeast corner of Lot No. 20, and moving in a southerly direction a distance of 345.5 ft.; thence continuing in a westerly direction 14.4 ft. to the southwest corner of Lot No. 20; thence in a northerly direction 348.1 ft. to the northwest corner of Lot No. 20; thence in an easterly direction 12.2 ft. to the point of beginning, as shown on the map of the Claude Davis Place as recorded in Plat Book 7, page 122, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

**PARCEL TWO:** BEGINNING in the South margin of Country Club Road, the Northwest corner of Lot No. 19 as shown on the map of the Claude Davis property, as recorded in Plat Book 7, page 122, Office of the Register of Deeds of Forsyth County, North Carolina, and running thence with the line of Lot No. 19 Southwardly 327.5 feet to an iron stake to the Southwest corner of Lot No. 19; running thence Westwardly with the rear property line of Lot No. 29, 23.2 feet to an iron stake; in the rear property line of Lot No. 29, Nichols corner; running thence with Nichols line Northwardly 345.5 feet to an iron stake in the South margin of Country Club Road; running thence with the South margin of Country Club Road 119.4 feet to the place of beginning and being known and designated as an unnumbered triangular lot between Lot No. 19 and Lot No. 20 and the East most 27.8 feet of Lot No. 20, as shown on the plat of the Claude Davis property as recorded in Plat Book 7, at page 122, office of the Register of Deeds of Forsyth County, North Carolina.