



2014011143 00031
 FORSYTH CO, NC FEE \$26.00

GIFT DEED
PRESENTED & RECORDED
04-01-2014 10:56:45 AM
 C. NORMAN HOLLEMAN
REGISTER OF DEEDS
 BY: RANDY L SMITH
DPTY
BK: RE 3172
PG: 2531-2537

Recording information above this line

TAX LOT	BLOCK	PIN No.	Map No.
020	3906		
PROPERTY ADDRESS: 4740 Country Club Road, Winston-Salem, NC 27104			
Mail after recording to: D.P. Mast (Box 162)			
Mail future tax bills to: Grantee c/o Ali Nasserri, 30372 Le Port, Laguna Miguel, CA 92677			
Drafted by: D. P. Mast – No Title Search Performed or Requested			
Index description: Lots 21 and 22 and tracts of Claude Davis Place, Plat Book 7, page 122			

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 17 day of February 2014, by and between the Grantor and the Grantee named below:

Grantor	Grantee
Ali Nasserri and Zohreh Tehrani, Trustees of The Nasserri Tehrani Trust Agreement dated April 7, 2009, twenty (20%) percent interest, Armin Nasserri, unmarried, thirty (30%) interest, Orang Nasserri, twenty-five (25%) percent interest and wife, Gordana Gehlhausen, Arash Nasserri, twenty-five (25%) percent interest, and wife Farnaz Arvin	ARASH NASSERI

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 valuable consideration GIFT DEED, 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, Forsyth County, State of **North Carolina**, more particularly described as follows:

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

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 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. **Title to**

the property herein described is subject to the following exceptions: Easements, restrictions of record and 2014 property tax.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and his seal, by adopting the word (seal) as his seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Individuals:)

Ali Nasser (Seal)
 Ali Nasser, Trustee of the Nasser Tehrani Trust
 Agreement dated April 7, 2009

Zohreh H. Tehrani (Seal)
 Zohreh Tehrani, Trustee of the Nasser Tehrani Trust
 Agreement dated April 7, 2009

Armin Nasser (Seal)
 Armin Nasser

Orang Nasser (Seal)
 Orang Nasser

Gordana Gehlhausen (Seal)
 Gordana Gehlhausen

Arash Nasser (Seal)
 Arash Nasser

Farnaz Arvin (Seal)
 Farnaz Arvin

California, County of _____

I, _____, a Notary Public of the state and county aforesaid, do hereby certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a limited liability company, and that he, as _____, being authorized to do so Executed the foregoing on behalf of the limited liability company.

WITNESS by hand and official seal, this _____ day of _____, 2014.

My commission Expires:

Notary Public

California, County of SAN DIEGO

I, ANIA MARIANSKA, a Notary Public of the county and state aforesaid, certify that Ali Nasser, Trustee, personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this the 8 day of MARCH, 2014.

My commission Expires:

JAN 16, 2015

Ania Marianska
Notary Public



California, County of SAN DIEGO

I, ANIA MARIANSKA, a Notary Public of the county and state aforesaid, certify that Zohreh Tehrani, Trustee, personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this the 8 day of MARCH, 2014.

My commission Expires:

JAN 16, 2015

Ania Marianska
Notary Public



California, County of _____

I, _____, a Notary Public of the county and state aforesaid, certify that Armin Nasser, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this the _____ day of _____ 2014.

My commission Expires:

Notary Public

California - County of _____

I, _____, a Notary Public of the county and state aforesaid, certify that Orang Nasser and wife, Gordana Gehthausen, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this the _____ day of _____ 2014.

My commission Expires:

See Attached
Notary Public

California - County of SAN DIEGO

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On March 11, 2014 before me, Octavio Gallardo, Notary Public

personally appeared Orang Nasser and Gordana Gehlhansen

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: [Handwritten Signature] Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Signer's Name:

Corporate Officer - Title(s): Corporate Officer - Title(s):

Individual Individual

Partner - Limited General Partner - Limited General

Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: Other:

Signer Is Representing: Signer Is Representing:



I, ANIA MARIANSKA, a Notary Public of the county and state aforesaid, certify that Arash Nasser and wife, Farnaz Arvin, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this the 8 day of MARCH, 2014.

My commission Expires:

JAN. 16, 2015

Ania Marianska
Notary Public



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On 3/11/14 before me, Matthew James Hickman, Notary Public

personally appeared Armin Nasser

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. Signature: [Handwritten Signature]

OPTIONAL Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document section with fields for Title or Type of Document, Document Date, Number of Pages, Signer(s) Other Than Named Above, Capacity(ies) Claimed by Signer(s), and Signer Is Representing.

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.