

FORSYTH CO, NC 245 FEE: \$ 17.00
PRESENTED & RECORDED: 12/27/2002 2:00PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
STATE OF NC REAL ESTATE EXTX: \$ 602.00
BK2309 P1490 - P1491

Excise Tax \$

Recording Time, Book and Page

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

Mail after recording to Grantee, P. O. Box 322, Bethania, NC 27010
This instrument was prepared by Donald M. VonCannon

Brief Description for the index

Lots 16 and 17 Crow Hill - Phase 2

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of December, 2002, by and between

GRANTOR

CROW HILL LAND COMPANY, L.L.C.

GRANTEE

N. RAHIMZADEH, Inc.

Address: P. O. Box 322
Bethania, NC 27010

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 Vienna Township, Forsyth County, North Carolina and
more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 16 and 17 as shown on the plat of CROW
HILL - PHASE 2 as recorded in Plat Book 43, Page 11, in the Office of the Register of Deeds
of Forsyth County, North Carolina, reference to which is hereby made for a more particular
description.

This conveyance is made subject to covenants and restrictions contained in the Declaration of
Covenants, Restrictions and Conditions recorded in Book 2118, Page 2127, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book ____, Page ____.

A map showing the above described property is recorded in Plat Book 43, Page 11.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to easements and restrictions of record, if any, and 2002 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and 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.

CROW HILL LAND COMPANY, L.L.C. (SEAL)

By: Karl Alexander Stimpson, Managing Member (SEAL)

Karl Alexander Stimpson, Managing Member

NORTH CAROLINA)

COUNTY OF FORSYTH)

I, Darlene James Yale, a Notary Public of Forsyth County, State of North Carolina, do hereby certify that Karl Alexander Stimpson, Managing Member of Crow Hill Land Company, L.L.C., personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 6th day of December, 2002.

Darlene James Yale
Notary Public

My commission Expires: June 23, 2004

OFFICIAL SEAL
DARLENE JAMES YALE
Notary Public - North Carolina
FORSYTH COUNTY
My Commission Expires
6-23-2004

The foregoing certificate of Darlene James Yale, NP is 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 of Forsyth County

Karl Stimpson, Asst.