

FORSYTH CO, NC 180 FEE: \$ 17.00  
 PRESENTED & RECORDED: 08/04/2003 12:23PM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: NAVARR  
 STATE OF NC REAL ESTATE EXT: \$ 167.00  
 BK2384 P1331 - P1332

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, 2365 Loesche Lane, Winston-Salem, NC 27106  
 This instrument was prepared by Donald M. VonCannon

Brief Description for the index

Lot 13A Crow Hill - Phase 2

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14 day of July, 2003, by and between

GRANTOR

CROW HILL LAND COMPANY, L.L.C.

GRANTEE

N. RAHIMZADEH, INC.

Address: 2365 Loesche Lane  
Winston-Salem, NC 27106

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 Lot 13A 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 2003 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 (SEAL)  
Karl Alexander Stimpson, Managing Member

NORTH CAROLINA )

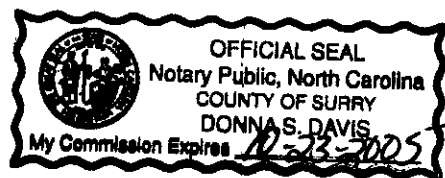
COUNTY OF FORSYTH )

I, Donna S. Davis, a Notary Public of Surry 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 14 day of July, 2003.

Donna S. Davis

Notary Public

My commission Expires: 10-23-2005



The foregoing certificate of Donna S. Davis RP Surry Co NC 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

Dickie C. Wood

Dickie C. Wood, Register of Deeds of Forsyth County