

FORSYTH CO, NC **140** FEE: \$ 20.00
 PRESENTED & RECORDED: 01/09/2004 2:19PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
 STATE OF NC REAL ESTATE EXT: \$ **1200.00**
BK2437 P 792 - P 794

This instrument drafted by: John A. Richardson, III
 No Title Search Performed nor Requested

After recording, mail to: David M. Fitzgerald and wife, Laurie W. Fitzgerald
 5345 Mercia Court
 Winston-Salem, NC 27106

After recording, send tax bills to: David M. Fitzgerald and wife, Laurie W. Fitzgerald
 5345 Mercia Court
 Winston-Salem, NC 27106

Tax Block: 4634D Tax Lot: 016

North Carolina)
)
 Forsyth County)

GENERAL WARRANTY DEED

This deed, made this the 9th day of January, 2004, by N. Rahimzadeh, Inc., a North Carolina corporation
 ["Grantor"] headquartered in Forsyth County, North Carolina to David M. Fitzgerald and wife, Laurie W. Fitzgerald
 ["Grantees"] of Forsyth County, North Carolina;

WITNESSETH:

That the said Grantor in consideration of Ten Dollars (\$10.00) and other valuable consideration to them paid by the
 said Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents do bargain, sell,
 and convey unto the said Grantees, his/her/their heirs and assigns, a tract or parcel of land in the County of Forsyth, and
 State of North Carolina, in the _____ Township, and described as:

SEE ATTACHED EXHIBIT A

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to
 the said Grantees and its assigns and successors-in-interest forever.

And the said Grantor does covenant that it is seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that it will warrant and defend the said title to the same against the lawful claims of all persons whatsoever.

In Testimony Whereof, the said Grantor has hereunto set its hand and seal the day and year first above written as a duly authorized act of the corporation.

N. Rahimzadeh, Inc.

By: *Nader Rahimzadeh* (SEAL)
President

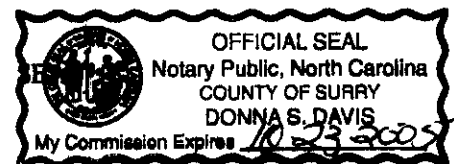
North Carolina
 Forsyth County

I, *Donna S. Davis*, a Notary Public in and for *Surry*
 County, State of North Carolina, do hereby certify that *Nader Rahimzadeh*
President of N. Rahimzadeh, Inc.

[a North Carolina corporation] personally appeared before me this day and acknowledged the execution of the foregoing General Warranty Deed as a duly authorized act of the corporation. Witness my hand and Notarial Seal, this the *9th* day of *January*, 2004.

Donna S. Davis (seal)
 Notary Public

My Commission Expires: *10-23-2005*



The foregoing certificate(s) of *Donna S. Davis*
 is/are certified to be correct. This the *9* day of *January*, 2004.

Dickie C. Wood, Register of Deeds for Forsyth County, North Carolina by: *Dickie C. Wood*

EXHIBIT A

Being Known and Designated as Lot No. 16 on the Map of Crow Hill, Phase 2, as recorded in Plat Book 43, Page 011 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

Being the same property described in Deed Book 2309, Page 1490; Forsyth County Registry.