

FORSYTH CO, NC **281** FEE: \$ 17.00
 PRESENTED & RECORDED: 02/26/2004 3:16PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: DAVIS
 STATE OF NC REAL ESTATE EXT: \$ 100.00
BK2448 P1804 - P1805

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: _____

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: _____ Grantee 2365 Loeschs Lane, Winston-Salem, NC 27106 *en*

This instrument was prepared by: _____ Warren E. Kasper

Brief description for the Index: _____

THIS DEED made this 26th day of February, 2004, by and between

GRANTOR

GRANTEE

GREYSTONE PLACE DEVELOPMENT COMPANY, LLC

N. RAHIMZADEH, INC.

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 the City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 44, GREYSTONE PLACE, PHASE I, as recorded in Plat Book 46, Page 100, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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 46 page 100.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GREYSTONE PLACE DEVELOPMENT COMPANY, LLC

(SEAL)

(Entity Name)

By: Ted B. Monk
Title: Manager, Ted B. Monk

USE BLACK INK ONLY

(SEAL)

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

USE BLACK INK ONLY State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Ted B. Monk personally came before me this day and acknowledged that he is the Manager of GREYSTONE PLACE DEVELOPMENT COMPANY, LLC, a limited liability company, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 26th day of February, 2004.

My Commission Expires: 3/8/2008
Kay F. Harper Notary Public



USE BLACK INK ONLY State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of Kay F. Harper is/are 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.

By: [Signature] Register of Deeds for FORSYTH County
Deputy/Assistant - Register of Deeds