

2004048636 00268

FORSYTH CO, NC FEE \$14.00  
STATE OF NC REAL ESTATE EXT

\$1256.00

PRESENTED &amp; RECORDED:

07-09-2004 04:32 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2486

PG: 4156-4156

Tax Lot 013A, Block 4634D

Mail After Recording to: Grantee - 5350 Mercia Ct. W SNE 27106

Prepared by: William L. Nelson

**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this the 7<sup>th</sup> day of July 2004 by and between:**GRANTORS**  
**N. RAHIMZADEH, INC.****GRANTEE**  
**BEHZAD TAGHIZADEH AND WIFE, ROYA**  
**SEFIDASHTY TAHMASEBY**

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, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 & OVC) to them 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, that certain lot or parcel of land, lying and being in Forsyth County, North Carolina; and being more particularly described as follows:

**BEING KNOWN AND DESIGNATED as Lot No. 13A, 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 of said property.**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the grantee in fee simple.

AND GRANTOR covenants with 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 exception.

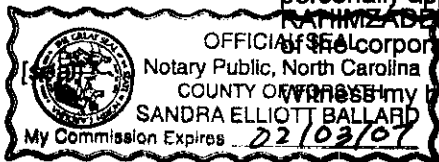
SUBJECT to all easements, rights of way and restrictive covenants of record, if any, and taxes for the year 2004, which have been prorated to date of closing.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

N. RAHIMZADEH, INC.

By: *N. Rahimzadeh, V.P.* (SEAL)  
TitleNORTH CAROLINA  
FORSYTH COUNTY

I, a Notary Public for *Forsyth* County, North Carolina, certify that N. Rahimzadeh, personally appeared before me this day and acknowledged that he is *Vice Pres.* of N. RAHIMZADEH, INC., a North Carolina corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its President.



Witness my hand and official seal, this the *8th* day of July 2004.

*Sandra Elliott Ballard*  
Notary Public

My Commission Expires: 02/03/07

STATE OF NORTH CAROLINA - FORSYTH COUNTY

The foregoing certificate of \_\_\_\_\_ Notary Public of \_\_\_\_\_ County, North Carolina is certified to be correct. This the \_\_\_\_\_ day of \_\_\_\_\_ 2004.

REGISTER OF DEEDS FORSYTH COUNTY, NC.

STATE OF NC - FORSYTH CO The foregoing certificate(s) of:

*Sandra Elliott Ballard* NP(s)

is certified to be correct at the date of recording shown on the first page thereof,  
Dickie C. Wood, Register of Deeds by: *[Signature]* Deputy/Asst.