

2007046141 00086

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXTX

\$392.00

PRESENTED & RECORDED:

08-03-2007 11:03 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK: RE 2774

PG: 227-229

Em NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No Block 4969 Verified by _____ County on the _____ day of _____, 20____
By: Lot 139LMail/Box to: Grantees, 1320 Ziglar Road, Winston-Salem, NC 27105This instrument was prepared by: B. Jeffrey Wood, Attorney at Law

Brief description for the Index: _____

THIS DEED made this 20th day of July, 2007, by and between

GRANTOR

N. Rahimzadeh, Inc.

GRANTEE

Tomas Luis Vasquez and Leonor
Manuel de Luis, wife

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:

See Exhibit "A" attached hereto for a complete description of subject property.

Property Address: 1320 Ziglar Road, Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2511 page 1517.

A map showing the above described property is recorded in Plat Book _____ page _____.

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.

N. Rahimzadeh, Inc.

(SEAL)

(Entity Name)

By:

Title: Vice President

USE BLACK INK ONLY

(SEAL)

By:

Title:

(SEAL)

By:

Title:

(SEAL)

SEAL-STAMP

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

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Nader Rahimzadeh personally came before me this day and acknowledged that he is the Vice President of N. Rahimzadeh, Inc., a North Carolina or _____ corporation/~~limited liability company/general partnership/limited partnership~~ (strike through the inapplicable), 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 20 day of July, 2007.

My Commission Expires: 02/03/2012

Notary Public

SEAL-STAMP

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 _____ 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: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

EXHIBIT "A"

**N. RAHIMZADEH, INC., GRANTOR
TO
TOMAS LUIS VASQUEZ and LEONOR MANUEL de LUIS, GRANTEES**

Beginning at a ½" existing iron pipe in the northeast corner of the Walker property, Deed Book 1995, page 115; and also located in the southern right-of-way line of Ziglar Road, SR 1669; and being the northwest corner of the property described in Deed Book 2571, page 1517, the N. Rahimzadeh, Inc. property; thence South 34 deg. 59' 47" East 112.45 feet along the southern right-of-way line of Ziglar Road, SR 1669 to a new ½" iron pipe; thence along a new line South 54 deg. 04' 40" West 200.35 feet to a new iron pipe located in the northern boundary line of the Blizzard property, Deed Book 2281, page 2350; thence North 35 deg. 11' 02" West 112.72 feet along the Blizzard property line to an existing iron pipe; thence North 54 deg. 09' 19" East 200.72 feet to an existing iron pipe, the point and place of beginning, containing .518 acres, more or less, according to a survey map prepared by Phillip R. Ball, PLS, dated June 17, 2005; and being the western portion of the property described in Book 2571, page 1517; and being the western portion of Tax Lot 139A, Tax Block 4969, as presently constituted.