

ENVELOPE

2008022338 00191

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$416.00

PRESENTED & RECORDED:

04-30-2008 02:16 PM

KAREN GORDON

REGISTER OF DEEDS

BY: E NAVARRO

DPT

BK: RE 2828

PG: 4309-4310

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. Block 4631G Verified by _____ County on the _____ day of _____, 20____
By: Lot 015Mail/Box to: Grantees,This instrument was prepared by: B. Jeffrey Wood, Attorney at Law

Brief description for the Index: _____

THIS DEED made this 24 day of April, 2008 by and between

GRANTOR

N. Rahimzadeh, Inc.

GRANTEE

Mary E. Rubain and husband,
Sesil Wayne Rubain, tenants in
common without right of
survivorship 6419 Fairbanks St.
3857 Turnberry Park Drive
Pfafftown, NC 27040
New Carrollton, MD 20784-3345

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 _____, Vienna Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 15 of Crestview Place subdivision as the same is shown on a map thereof recorded in Map Book 43 at page 61 (a revision of Map Book 43 at page 48) in the Forsyth County Register of Deeds Office, reference to which map is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2656 page 2825.A map showing the above described property is recorded in Plat Book 43 page 61
(revision of map in Map Book 43, page 48)

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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: Nader Rahimzadeh _____ (SEAL)
 Title: Vice President
 By: _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____

USE BLACK INK ONLY

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

USE BLACK INK ONLY

State of North Carolina - County of Forsyth
 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/partnership~~ (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 24 day of April, 2008.
 My Commission Expires: 11/27/2008 Karen Denise Haun
 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