

2007008681 00097

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

\$650.00

PRESENTED & RECORDED:

02-15-2007 12:18 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: BETTY C CAMPBELL DPTY

BK:RE 2730

PG:1747-1748

ENVELOPE

Mail to: Grantee, 4249 Rolling Knoll, Winston Salem, NC 27105

This instrument was prepared by: Samuel M. Booth

Brief description for the Index: Lot 4 Rolling Knoll

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 13th day of February, 2007, by and between

GRANTOR

GRANTEE

SANTEE DEVELOPMENT COMPANY, LLC
a NC limited liability company

MELISSA L. BOOS, unmarried

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

BEING KNOWN AND DESIGNATED as Lot 4, as shown on the Plat of **ROLLING KNOLL**, as recorded in **Plat Book 47 page 27**, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants that Grantor is seized of said premises in fee simple, has the right to convey the same in fee simple free and clear of all encumbrances, and Grantor will warrant and defend the title against the lawful claims of all person whomsoever except for the following exceptions: restrictions of record, easements and rights of way of record, and current year ad valorem taxes to the prorated.

IN WITNESS WHEREOF, the Grantor by and through its authorized manager has hereto set his

hand and seal for and on behalf of the Grantor.

SANTEE DEVELOPMENT COMPANY, LLC (SEAL)

By: James W. Robertson, Jr.
James W. Robertson, Jr., Member-Manager

By: Gary W. Williard
Gary W. Williard, Member-Manager

NORTH CAROLINA - FORSYTH COUNTY

I, a Notary Public of the County of Surry and State aforesaid, certify that James W. Robertson, Jr. and Gary W. Williard, who are known to me, being by me duly sworn say that they are the Member- Managers of **SANTEE DEVELOPMENT COMPANY, LLC**, a North Carolina limited liability company, and that the foregoing instrument was voluntarily and duly executed by him for an on behalf of said limited liability company. WITNESS my hand and official stamp or seal, this 13 day of February, 2007.

My commission expires: 10-23-2010

Donna S. Davis
Print name: DONNA S. DAVIS Notary Public

