

FORSYTH CO, NC **302** FEE: \$ 17.00
 PRESENTED & RECORDED: 09/25/2003 3:53PM
 DICKIE C. WOOD REGISTER OF DEEDS BY: DAVIS
 STATE OF NC REAL ESTATE EXTX: \$ **160.00**
BK2406 P1370 - P1371

Mail after recording to: David Booe, 2060 Union Cross Road, Winston-Salem, NC 27107

Prepared by: N. Alan Bennett (Thomas and Bennett)
 116 S. Cherry Street, Kernersville, NC 27284
 (No title search or closing requested or performed by Drafting Attorney)

Excise Tax: \$ _____

Brief description: Lots 43 and 106, Oakmont East - Phase One

NORTH CAROLINA

GENERAL WARRANTY DEED

FORSYTH COUNTY

THIS DEED made this 6th day of August, 2003, by and between:

GRANTOR:

Calmit Properties, a North Carolina General Partnership

GRANTEE:

Irvin David Booe, Jr.
and
V & L Construction, Inc.

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

BEING KNOWN AND DESIGNATED as Lots 43 and 106 of Oakmont East - Phase One as shown on a map and plat of same which is recorded in Plat Book 46, Page 6 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 above-described property is part of Tax Lots 30M and 227 in Block 5346 on the Forsyth County Tax Maps.

This property is subject to the Plan of Development (and any amendments thereto) recorded in Book 2384, Page 4582, Forsyth County Registry.

Property Address: Lot 43: White Oak Court, Kernersville, NC 27284
 Lot 106: Willow Oak Drive, Kernersville, NC 27284

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

CALMIT PROPERTIES,
a North Carolina General Partnership

By *Leslie R. Mitchell* (SEAL)
Leslie R. Mitchell, General Partner

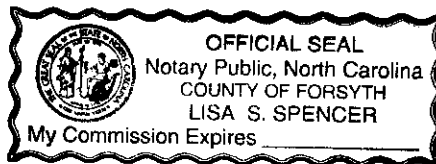
North Carolina, Forsyth County

I, Lisa S. Spencer, a Notary Public of Forsyth County, North Carolina, certify that Leslie R. Mitchell, General Partner in Calmit Properties, a North Carolina General Partnership personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 6th day of August, 2003.

Lisa S. Spencer
Notary Public

My Commission Expires: 11-30-2003



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Lisa S. Spencer

NP(s)

is certified to be correct at the date of recordation shown on the first page thereof,

Dickie C. Wood, Register of Deeds by: *[Signature]*

Deputy/Asst.

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.

Dickie C. Wood
Forsyth County Register of Deeds

By _____
Deputy/Assistant - Register of Deeds