

2005011113 00208

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

\$100.00

PRESENTED & RECORDED:

02-23-2005 04:36 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2543

PG: 1712-1713

Mail after recording to Grantee: BTCM Box #52

This instrument was prepared by Hinshaw, Jacobs & Thornton, LLP.

Brief description for the Index:

Lots 37, & 66 Windsor Place

Excise Tax : \$100.00**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this 19th day of January, 2005, by and between**GRANTOR(S)**
BOAN DEVELOPMENT COMPANY, INC.,
 formerly
BOAN & ISENHOUR DEVELOPMENT
COMPANY,
INC.
GRANTEE(S)**V. SALEM DEVELOPMENT CORPORATION**
252 Executive Park Boulevard
Winston-Salem, NC 27103

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

BEING KNOWN AND DESIGNATED as Lot Numbers 37, & 66 as shown on the Map of WINDSOR PLACE, as recorded in Plat Book 38 at Page(s) 57 (Sheet 1 of 2) 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 property hereinabove described was acquired by Grantor by instrument recorded in Book 1812 Page 2968.

A map showing the above described property is recorded in Plat Book 38 at Page(s) 57.

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Restrictions and easements of record, if any

IN WITNESS WHEREOF, the Grantor has hereunto set his 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.

BOAN DEVELOPMENT COMPANY, INC., formerly
BOAN & ISENHOUR DEVELOPMENT COMPANY, INC.

By: C. Noltan Boan, Jr.
C. Noltan Boan, Jr., President

SEAL-STAMP



NORTH CAROLINA, DAVIE County:

I, Cheryl L. Folds a Notary Public of the County and State aforesaid, certify that C. Noltan Boan, Jr. personally came before me this day and acknowledged that (s)he is President of Boan Development Company, Inc., formerly Boan & Isenhour Development Company, Inc., a North Carolina corporation, and that he/she, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

WITNESS my hand and official stamp or seal, this 19th day of January, 2005.

Cheryl L. Folds
Notary Public

My commission expires: 10-15-05

The foregoing Certificate(s) of Cheryl L. Folds
is/are certified to be correct.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY

By [Signature]
Deputy/Assistant - Register of Deeds