

ENVELOPE

2005039502 00221



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

\$578.00

PRESENTED & RECORDED:

06-21-2005 02:30 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: E NAVARRO DPTY

BK:RE 2575

PG:3298-3300

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:

Parcel Identifier No. 5439 106 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee: 5976 Willow Oak Court, Kernersville, N C 27284

This instrument was prepared by: Philip E. Searcy-No Title Search Requested-None Performed

Brief description for the Index: **Lot 106, Oakmont East, Phase One**

THIS DEED made this 15th day of June, 2005, by and between

GRANTOR	GRANTEE
<p><b>IRVIN DAVID BOOE, JR. AND WIFE, CAROL BOOE AND V &amp; L CONSTRUCTION, INC.</b></p>	<p><b>KEITH A. SHAW AND WIFE, ANGELA B. SHAW</b></p>

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

**BEING KNOWN AND DESIGNATED as Lot Number 106, as shown on the plat entitled OAKMONT EAST, PHASE ONE, as 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 property hereinabove described was acquired by Grantor by instrument recorded in Book 2406, page 1370.

A map showing the above described property is recorded in Plat Book 46, page 6.

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:

Save and except easements and restrictions of record and 2005 ad-valorem taxes to be prorated at closing.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

V & L CONSTRUCTION, INC.  
(Entity Name)

Irvin David Booe Jr. (SEAL)  
IRVIN DAVID BOOE, JR.

By: John L. Klasis  
Title: President

Carol Booe (SEAL)  
CAROL BOOE

By: \_\_\_\_\_  
Title: \_\_\_\_\_

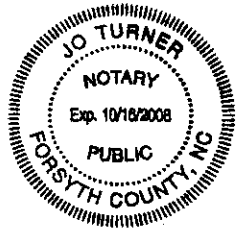
\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

SEAL-STAMP

State of North Carolina - County of Forsyth



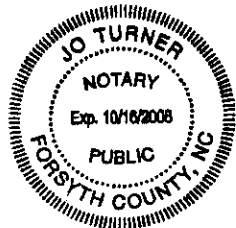
I, the undersigned Notary Public of the County and State aforesaid, certify that IRVIN DAVID BOOE, JR. AND WIFE, CAROL BOOE personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16th day of June, 2005.

My Commission Expires: 10.16.05

Jo Turner  
Notary Public

SEAL-STAMP

State of North Carolina - County of Forsyth



I, the undersigned Notary Public of the County and State aforesaid, certify that John Klasis personally came before me this day and acknowledged that he is the said President of V & L CONSTRUCTION, INC., a North Carolina ~~corporation~~ ~~partnership~~ ~~limited liability company~~ ~~general partnership~~ ~~limited partnership~~ (strike through the inapplicable), and that by authority duly given and as the act of such 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 \_\_\_\_\_ day of June, 2005.

My Commission Expires: 10.16.08

Jo Turner  
Notary Public

SEAL-STAMP

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 Jo Turner  
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, REGISTER OF DEEDS**

Register of Deeds for **FORSYTH** County

By: *[Signature]* Deputy/Assistant - Register of Deeds