

2006057609 00249

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

\$1065.00

PRESENTED & RECORDED:

09-11-2006 02:48 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2692

PG: 3600-3601

ENVELOPE

Tax Lot 066 Block 3471FMail After Recording to: Grantees: 4230 Holly Hill Lane, Winston-Salem, NC 27106

Send Tax Bills to: Grantee - same address

Prepared by: William L. Nelson

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made this the 8th day of September, 2006 by
and between:

GRANTOR	GRANTEE
V. SALEM DEVELOPMENT CORPORATION	JAMES ROBERT PHELAN and wife, JEANETTE KNOWLES PHELAN

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, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 & OVC) to them 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 that certain lot or parcel of land lying and being in FORSYTH County, North Carolina, Winston township, and being more particularly described as follows:

Being known and designated as Lot no. 66 as shown on the Map of WINDSOR PLACE, which is recorded in Plat book 38 at page 57 (Sheet 1 of 2) in the office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

Property Address: 4230 Holly Hill Lane, Winston-Salem, NC 27106

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the grantee in fee simple.

AND GRANTOR covenants with 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:

SUBJECT to all easements, rights of way and restrictions of record, if any, and taxes for the year 2006.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written, 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.

_____(SEAL) _____(SEAL)

Corporate Name V. SALEM DEVELOPMENT CORPORATION

By: [Signature] President

NORTH CAROLINA
Forsyth COUNTY

I, [Signature] a Notary Public for and in the above named county and state do hereby certify that [Signature], Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the _____ day of _____.

My Commission Expires: _____

Notary Public

NORTH CAROLINA
Forsyth COUNTY

I, [Signature] a Notary Public for and in the above named county and state do hereby certify that [Signature] personally came before me this day and acknowledged that he is _____ President of V. SALEM DEVELOPMENT CORPORATION and acknowledged on behalf of the corporation, the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 11th day of September 2006.

[Signature]
Notary Public

My Commission Expires: _____

