2007054885 00275
FORSYTH CO, NC FEE $14.00
STATE OF NC REAL ESTATE EXTX
$266.00
PRESENTED & RECORDED:
09-17-2007 02:47 PM
DICKIE C WOOD
REGISTER OF DEEDS
By:PATSY RUTH DAVIS DPTY
BK:RE 2783
PG:3009-3009

ENVELOPE

MAIL AFTER RECORDING TO: GRANTEES, 275 Executive Park Blvd, Winston-Salem, NC 27103
THIS INSTRUMENT WAS PREPARED BY: Gilbert T. Davis, Jr.
MAIL FUTURE TAX BILLS TO: SAME AS ABOVE

NORTH CAROLINA)
)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 10 day of September, 2007, by and between SHALLOWFORD DEVELOPERS, LLC, GRANTOR; and V SALEM DEVELOPMENT CORPORATION, GRANTEE.

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

BEING KNOWN AND DESIGNATED as Lot No. Thirty-Six (36) and Lot No. Forty-Seven (47), as shown on the Plat of Covington Place I, said plat being recorded in Plat Book 52, page 146-148, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT TO the Restrictive Covenants recorded in Book 2773, page 385, Forsyth County Registry
Property address: 317 Hilly Creek Lane, Lewisville, NC 27023; Tax Block 4429E, Lot 36, Forsyth County Tax Maps.
5365 Hidden Stream Drive, Lewisville, NC 27023; Tax Block 4429E, Lot 47, Forsyth County Tax Maps.

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: None, except easements and restrictions of record.

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.

SHALLOWFORD DEVELOPERS, LLC

BY: _____
THIM SETTY, MEMBER MANAGER

NORTH CAROLINA
FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: THIM SETTY, MEMBER MANAGER OF SHALLOWFORD DEVELOPERS, LLC.

Date: 9/10/07

_____
Debra Secord, Notary Public

My commission expires:
7/17/2011

DEBRA SECORD
Notary Public - North Carolina
Davie County
My Commission Expires 7/17/2011