



2010030856 00171

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$156.00

PRESENTED & RECORDED:
08-17-2010 04:43:00 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPT

BK: RE 2959
PG: 2610-2612

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$156.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6888-07-1756.00

Mail after recording to: BOX 24

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 17 day of AUGUST, 2010 by and between

GRANTOR

ERIC DEMARKO AND WIFE, LISA E. DEMARKO
1965 LAKE DRIVE
WINSTON SALEM, NC 27127

GRANTEE

ROGER A. HUNT, single and
TAMMY H. HARDY, single
1999 CARTWRIGHT DRIVE
KERNERSVILLE, NC 27284

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 and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2924, Page 945, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 25, Page 92, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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:

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 officer(s), the day and year first above written.

(ENTITY NAME)

Eric Demarko (SEAL)
ERIC DEMARKO

By: _____
Title: _____

Lisa E. Demarko (SEAL)
LISA E. DEMARKO

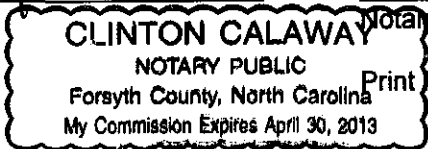
By: _____
Title: _____

(SEAL)

NORTH CAROLINA Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: ERIC DEMARKO AND LISA E. DEMARKO Witness my hand and official stamp or seal, this the 17 day of August, 2010.

My Commission Expires: 4/30/13



Notary Public
Print Notary Name: _____

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public
Print Notary Name: _____

ATTACHMENT

BEING KNOWN AND DESIGNATED as Lot 27, as shown on the Plat of TIPTON ESTATES, Section No. 2, recorded in Plat Book 25, Page 92 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description..

TOGETHER with a permanent, non-exclusive easement for the maintenance, operation or replacement of a water line extending to a well located on Lot 26, Tipton Estates, as said water line now exists on the property, and also together with the right to use water from said well for all reasonable household purposes. This right and easement is appurtenant to and runs with the title to Lot 27.

HUNT-HARDY

1999 CARTWRIGHT DRIVE, KERNERSVILLE, NC 27284