



2010050910 00214

FORSYTH CO, NC FEE \$22.00
STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED:
12-29-2010 03:21:01 PM

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

BK: RE 2982
PG: 4131-4132

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 70.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6844-05-2625.00

Mail after recording to: BOX 24

This instrument was prepared by: The Law Office of Clint Calaway

THIS DEED made this 28 day of December, 2010 by and between

GRANTOR

ENTRUST CAROLINAS, LLC FBO JOHN MAJOR, JR—IRA #00164-05
137 Broad Street
Asheville, NC 28801

GRANTEE

ERIC DEMARKO
1965 Lake Drive
Winston-Salem, NC 27127

Property Address: 1016 E. Sprague Street Winston-Salem, NC 27107

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:

BEING KNOWN and DESIGNATED as Lot No. 5 on the Map of K.E. Shore Property recorded in Plat Book 3, Page 61 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2813, Page 3228, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 61, 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.

(Handwritten signature of James C. Hitt)

ENTRUST CAROLINAS, LLC FBO John Major, Jr. JEA #00164-05
By: JAMES C. HITT
Title: MANAGER

Traci M. Murdock (SEAL)

By: _____
Title: _____

(SEAL)

(SEAL)

(SEAL)

STATE OF NORTH CAROLINA
COUNTY OF McDowell

I, Traci M. Murdock, A NOTARY PUBLIC FOR THE COUNTY OF McDowell, STATE OF NORTH CAROLINA DO HEREBY CERTIFY THAT James C. Hitt, MEMBERS OF Entrust Carolinas LLC, A LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 28 DAY OF December, 2010.

Traci M. Murdock
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/17/2013

