



2011017675 00182

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXTX
\$45.00

PRESENTED & RECORDED:
05-10-2011 04:30:05 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: A GORDON
DPTY

BK: RE 3001
PG: 2291-2293

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 45.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6834-45-9652.00

Mail after recording to: BOX 24

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

THIS DEED made this 9 day of May, 2011 by and between

GRANTOR

JIMMY R. CARPENTER, SR and wife, SHIRLEY H. CARPENTER
300 Redbird Lane
Lexington, NC 27295

GRANTEE

ERIC DEMARKO
1965 Lake Drive
Winston-Salem, NC 27127

Property Address: 2444 Lomond Street Winston-Salem, NC 27127

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 2057, Page 3120, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book , Page , 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: Subject to That certain Deed of Trust recorded in Book 2261, Page 3596, Forsyth County Registry, which Grantee hereby agrees to pay as the same becomes

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this due & instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above payable. written.

(ENTITY NAME)

Jimmy R. Carpenter, Sr. (SEAL)
JIMMY R. CARPENTER, SR.

By: _____
Title: _____

SHIRLEY H. CARPENTER (SEAL)

By: _____
Title: _____

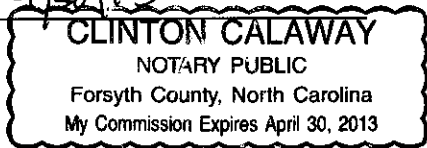
Shirley H. Carpenter (SEAL)

(SEAL)

STATE OF NK COUNTY OF Fosnk

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: JIMMY R. CARPENTER, SR. and wife, SHIRLEY H. CARPENTER Witness my hand and official stamp or seal, this the 5 day of May, 2011.

My Commission Expires: 4/30/13



Notary Public

Print Notary Name: _____

STATE OF _____ COUNTY OF _____

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: _____

EXHIBIT "A"

BEGINNING at a point located in the western right of way line of Lomond Street, said point being located north 100 feet from the intersection of the western right of way line of Lomond Street with the northern right of way line of Brookline Street and running thence from the beginning point westwardly 150 feet to an alley; running thence north 50 feet to the southwest corner of Lot No. 8 as shown on the hereinbelow referenced plat; running thence east 150 feet to a point located in the western right of way line of Lomond Street; running thence south with the western right of way line of Lomond Street 50 feet to the point and place of the Beginning, and being known and designated as Lot No. 6, Block 63 as shown on the Plat Of The Property Of The Winston-Salem Land and Investment Co., as recorded in the Office of the Register of Deeds of Forsyth County, in Deed Book 40, Page 395, reference to which is hereby made for a more particular description. For further reference see Plat Book 4, Page 147, Forsyth County Registry.

And being all of and the same property as described in Book 1827, Page 2673, Forsyth County Registry in which William O. Clark, who was a Widower on June 13, 1994, conveyed the abovedescribed property to William Donn Clark. For further reference see Deed Book 525, Page 110, Forsyth County Registry.