



2013017112 00045

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$134.00

PRESENTED & RECORDED:

04-17-2013 10:34:15 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3117

PG: 2371-2373

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$134.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6804-39-5502.00

Mail after recording to: 30224

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 17 day of APRIL, 2013 by and between

GRANTOR

GERALD MICHAEL CLOWNEY AND WIFE, TRACI J. CLOWNEY
3220 MEADOW STONE CT.
CHARLOTTE, NC 28273

GRANTEE

ERIC DEMARKO
1965 LAKE DRIVE
WINSTON SALEM, NC ~~XXXX~~ 27127
PROPERTY ADDRESS: 4815 SOUTHWIN DRIVE, WINSTON SALEM, NC 27104

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 1776, Page 3572, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 16, Page 189, 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:

DEED OF TRUST RECORDED 11/12/03 IN BOOK 2421, PAGE 3141, FORSYTH COUNTY REGISTRY/

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)

Gerald M. Clowney (SEAL)
GERALD MICHAEL CLOWNEY

By: _____
Title: _____

Traci J. Clowney (SEAL)
TRACI J. CLOWNEY

By: _____
Title: _____

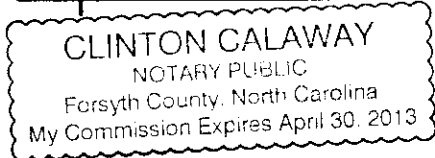
(SEAL)

(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: GERALD MICHAEL CLOWNEY AND TRACI J. CLOWNEY_ Witness my hand and official stamp or seal, this the 17 day of April, 2013.

My Commission Expires: 4/30/13



[Signature]
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: _____

EXHIBIT A

BEGINNING at an iron stake in the Eastern right-of-way line of Southwin Drive, said iron stake marking the Northwest corner of lot 41, in Block "B" of Westwin, Plat book 16, page 189, as recorded in the office of the Register of Deeds Forsyth County North Carolina; running thence on a curve to the right with the eastern right-of-way line of Southwin Drive, by chord measurement, North 15°05'43" West 144.62 feet to an existing iron pin; running thence North 86°06'30" East 253.05 feet to an existing iron stake in the western line of Lot 34 of the above referred Plat; running thence South 06°43'29" East 47.95 feet to a point; running thence south 36°40'47" East 15.74 feet to an iron stake, the Northeastern corner of Lot 41 of the above referred Plat; running thence with the Northern line of Lot 41, South 66°09'58" West 238.97 feet to the Point and Place of BEGINNING, containing 0.57 acres more or less. Being part of Lot 39, and all of Lot 40 in Block "B" as shown on the map of Westwin as recorded in Plat book 16 page 189 in the office of the Register of Deed of Forsyth County of North Carolina. Being in accordance with a survey for "Gerald Michael Clowney" by Clinton S. Fisher R.L.S., Dated April 12, 1993. Also being that same property as described in Deed Book 1696 Page 2487, Forsyth County Registry.