



2015012872 00156

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$17.00PRESENTED & RECORDED  
04-16-2015 03:33:36 PMC. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: LORI HOLLOWAY  
DPTY

BK: RE 3225

PG: 3902-3903

NORTH CAROLINA  
GENERAL WARRANTY DEED

Excise Tax: \$17.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6836-85-4605.00

Mail after recording to: *Bolz*

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 16 day of APRIL, 2015 by and between

## GRANTOR

GAIL G. BAILEY, widow  
PO BOX 482  
LEWISVILLE, NC 27023

## GRANTEE

ERIC DEMARKO, married  
1965 LAKE DRIVE  
WINSTON SALEM, NC 27127  
PROPERTY ADDRESS: 1619 E. TWENTY FIFTH ST., WINSTON SALEM, NC 27103

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:

FRONTING 75 feet on the north side of East 25th Street, and being known and designated as Lot 20 and the western one-half of Lot 19 as shown on the Map of Alexander Heights, recorded in Plat Book 1, page 36 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1354, Page 62, 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:

**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)

Gail G. Bailey (SEAL)  
GAIL G. BAILEY

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

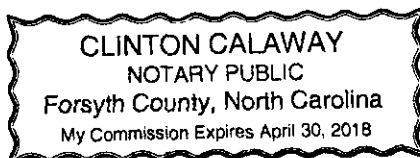
\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

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: GAIL G. BAILEY \_\_\_\_\_ Witness my hand and official stamp or seal, this the 16 day of April, 2015.

My Commission Expires: 4/30/18



[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: \_\_\_\_\_