

2017032138 00022

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$14.00

PRESENTED & RECORDED

08/14/2017 08:23:53 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3362

PG: 2847 - 2848

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$14.00

Parcel Identifier Number: 6844-03-7414 Tax ID or Block & Lot: 1928 028

Mail/Box to: Grantee at P.O. Box 812, Welcome, NC 27374

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 28, Green Park

THIS DEED made this July 19, 2017 by and between

GRANTOR

Eric P De Marko
and spouse,
Lisa E De Marko

Grantor Address:

1965 Lake Drive
Winston Salem, NC 27127

GRANTEE

Piedmont Property Investors LLC

Buyer Address:

P.O. Box 812
Welcome, NC 27374

Property Address:

2831 Thomasville Road
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 situated in or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Lot Number 28 as shown on the Map of Property of Green Park, Inc. recorded in Plat Book 14, page 5 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3225, Page 3915.

A map showing the above described property is recorded in Plat Book 14, Page 5.

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: 2017 Ad Valorem Taxes not yet due and payable

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) Eric P De Marko (SEAL)

By: _____ Lisa E DeMarko (SEAL)
Lisa E De Marko

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Eric P De Marko and spouse, Lisa E De Marko personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 19 day of July, 2017.

Brian H. Elam
Brian H. Elam, Notary Public
My Commission Expires: 10/3/17

