

**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

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

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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

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THIS DEED made this July 19, 2017 by and between

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**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

