

2020036160 00029

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$32.00

PRESENTED & RECORDED
 08/19/2020 09:35:51 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3545
PG: 3466 - 3467

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$32.00

PIN: 6878-97-7724.00

Mail/Box to: Grantee: 1986 Cartwright Drive, Kernersville, NC 27284

This instrument was prepared by: T. Dan Womble, Attorney at Law – no title search

Brief description for the index: Lot 22, Tipton Estates, PB 25, PG 92

THIS DEED made this 18 day of August, 2020 by and between

| GRANTOR | GRANTEE |
|--|--|
| <p>Eric DeMarko and wife, Lisa DeMarko 1965 Lake Drive Winston-Salem, NC 27127</p> | <p>Gary Vogt 1986 Cartwright Drive Kernersville, NC 27284</p> |

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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot No. 22 as shown on the map of Tipton Estates, Section 2, a plat of which is recorded in Plat Book 25, Page 92, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property address: 1986 Cartwright Drive, Kernersville, NC 27284

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2971, Page 3942, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a Grantor.

Submitted electronically by "T Dan Womble Attorney"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions: easements and restrictions of record, if any; violated zoning ordinances, if any. 2020 taxes are to be pro-rated.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument as of the day and year first above written.

Eric DeMarko (SEAL)
Eric DeMarko

Lisa DeMarko (SEAL)
Lisa DeMarko

State of North Carolina - County of Forsyth

I, T. Daniel Womble the undersigned Notary Public of the County of Davie and State aforesaid, certify that Eric DeMarko and wife, Lisa DeMarko personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 18 day of August, 2020.

My Commission Expires: _____
(Affix Seal)

T. DANIEL WOMBLE
NOTARY PUBLIC
Davie County
North Carolina
My Commission Expires August 5, 2023

T. Daniel Womble
Notary Public
Notary's Printed or Typed Name