

2022050575 00087

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$96.00

PRESENTED & RECORDED
11/09/2022 02:31:33 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3727

PG: 2421 - 2423

Prepared by: S. Smith

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$96.00

PIN: 6834-45-9652.000

Return after recording to: 5000 Riverside Drive, Building 5, Ste 100W, Irving, TX 75039

Mail tax bills to Grantee: 5000 Riverside Drive, Building 5, Ste 100 W, Irving, TX 75039

This instrument was prepared by: T. Dan Womble, Attorney at Law, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title search requested, none performed.

Brief description for the Index: Lot 6, Block 63 Plat of The Property of The Winston-Salem Land and Investment Co, DB 40, Page 395 & PB 4, Pg 147, Forsyth County Registry

THIS DEED made this 7th day of November 2022 by and between

GRANTOR	GRANTEE
<p>Eric DeMarko and wife, Lisa DeMarko 1965 Lake Drive Winston-Salem, NC 27127</p>	<p>Investcar, LLC a Texas limited liability company 5000 Riverside Drive, Building 5, Ste 100W Irving, TX 75039</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:

See Exhibit "A" Attached Hereto.

Property address: 2444 Lomond Street, Winton-Salem, NC 27127

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

Submitted electronically by "The Sperry Law Firm, PC"
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. 2022 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, Angela W. Campbell the undersigned Notary Public of the County of Forsyth 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 4th day of November, 2022.

My Commission Expires: 02-09-2027
(Affix Seal)

Angela W. Campbell
Notary Public
Notary's Printed or Typed Name

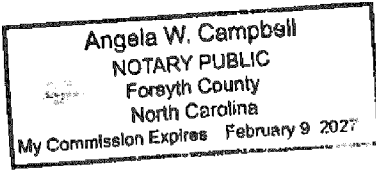


EXHIBIT "A"

BEGINNING at a point located in the western right of way line of Lomond Street, said point being located north 100 feet from the intersection of the western right of way line of Lomond Street with the northern right of way line of Brookline Street and running thence from the beginning point westwardly 150 feet to an alley; running thence north 50 feet to the southwest corner of Lot No. 8 as shown on the hereinbelow referenced plat; running thence east 150 feet to a point located in the western right of way line of Lomond Street; running thence south with the western right of way line of Lomond Street 50 feet to the point and place of the Beginning, and being known and designated as Lot No. 6, Block 63 as shown on the Plat Of The Property Of The Winston-Salem Land and Investment Co., as recorded in the Office of the Register of Deeds of Forsyth County, in Deed Book 40, Page 395, reference to which is hereby made for a more particular description. For further reference see Plat Book 4, Page 147, Forsyth County Registry.

And being all of and the same property as described in Book 1827, Page 2673, Forsyth County Registry in which William O. Clark, who was a Widower on June 13, 1994, conveyed the abovedescribed property to William Donn Clark. For further reference see Deed Book 525, Page 110, Forsyth County Registry.