

2024004321 00109

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$620.00

PRESENTED & RECORDED
02/12/2024 03:11:39 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3792
PG: 3046 - 3048

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: *\$620.00*

Parcel Identifier No. 6804-39-5502.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 7 day of February, 2024 by and between

GRANTOR

**ERIC DEMARKO AND WIFE, LISA DEMARKO
1965 LAKE DRIVE, WINSTON-SALEM, NC 27127**

GRANTEE

**TINA MARIE UTT
4815 SOUTHWIN DRIVE, WINSTON-SALEM, NC 27104**

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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 3117, Page 2371, Forsyth County Registry.

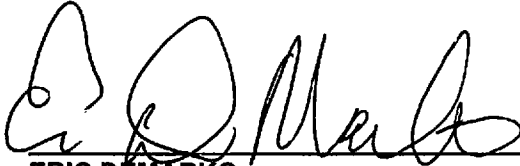
The above described property does does not include the primary residence of the Grantor.

submitted electronically by "Law Office of Clint Calaway"
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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.



ERIC DEMARKO (SEAL)

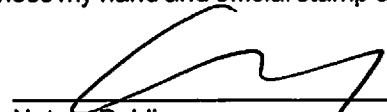


LISA DEMARKO (SEAL)

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **ERIC DEMARKO AND WIFE, LISA DEMARKO**. Witness my hand and official stamp or seal, this 7 day of February, 2024.

My Commission Expires: 4/30/28



Notary Public

Print Notary Name: Clinton Calaway

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028

EXHIBIT A

BEGINNING at an iron stake in the Eastern right-of-way line of Southwin Drive, said iron stake marking the Northwest corner of lot 41, in Block "B" of Westwin, Plat book 16, page 189, as recorded in the office of the Register of Deeds Forsyth County North Carolina; running thence on a curve to the right with the eastern right-of-way line of Southwin Drive, by chord measurement, North $15^{\circ}05'43''$ West 144.62 feet to an existing iron pin; running thence North $86^{\circ}06'30''$ East 253.05 feet to an existing iron stake in the western line of Lot 34 of the above referred Plat; running thence South $06^{\circ}43'29''$ East 47.95 feet to a point; running thence south $36^{\circ}40'47''$ East 15.74 feet to an iron stake, the Northeastern corner of Lot 41 of the above referred Plat; running thence with the Northern line of Lot 41, South $66^{\circ}09'58''$ West 238.97 feet to the Point and Place of BEGINNING, containing 0.57 acres more or less. Being part of Lot 39, and all of Lot 40 in Block "B" as shown on the map of Westwin as recorded in Plat book 16 page 189 in the office of the Register of Deed of Forsyth County of North Carolina. Being in accordance with a survey for "Gerald Michael Clowney" by Clinton S. Fisher R.L.S., Dated April 12, 1993. Also being that same property as described in Deed Book 1696 Page 2487, Forsyth County Registry.

PROPERTY ADDRESS: 4815 SOUTHWIN DRIVE, WINSTON SALEM, NC 27104

TAX PARCEL # 6804-39-5502.000