

2024038213 00206

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED
 11/08/2024 04:09:18 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3835
PG: 1556 - 1558

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$150**

Parcel Identifier No.: 6836-85-4605.000

Mail after recording to: iHome Realty LLC, 1214 Mosley Road, Greensboro, NC 27455

This instrument was prepared by: Goins Law, 2212 Eastchester Drive, High Point, NC 27265

This instrument prepared by Goins 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.

Brief Description from the Index:

Title Policy: Barristers Title Services, a Division of Fidelity National Title Company, LLC BA24057150R

THIS DEED made this 8th day of November, 2024, by and between

GRANTOR

Eric P. DeMarko and Lisa DeMarko, a married couple

1965 Lake Drive
 Winston-Salem, NC 27127

GRANTEE

iHome Realty LLC

Property Address:
 1619 East 25th Street
 Winston-Salem, NC 27101

Mailing Address:
 1214 Mosley Road
 Greensboro, NC 27455

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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described ☐ is or ☐ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3225, Page 3902, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 1, Page 36, and referenced within this instrument.

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

**Any easements, restrictions or rights of way of record.
2024 *ad valorem* taxes.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written

Eric P. DeMarko
Eric P DeMarko

Lisa DeMarko
Lisa DeMarko

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Renee L Shoenfelt, Notary Public, do hereby certify that Eric P. DeMarko and Lisa DeMarko personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 5 day of November, 2024.

Renee L Shoenfelt
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:
02/16/2026

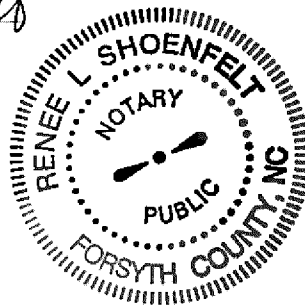


Exhibit "A"

FRONTING 75 feet on the north side of East 25th Street, and being known and designated as Lot 20 and the western one-half of Lot 19 as shown on the Map of Alexander Heights, recorded in Plat Book 1, page 36 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Tax Parcel Number: 6836-85-4605 000

Property Address: 1619 East Twenty-Fifth Street, Winston-Salem, NC 27105