

**2022025000 00077**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$44.00**

PRESENTED &amp; RECORDED

05/25/2022 11:57:22 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3697

PG: 813 - 814

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$44.00**

Recording Time, Book and Page:

Tax Map No. **6836-92-9526.000**

Parcel Identifier No:

Mail after recording to: **Bynum Law Firm, PLLC, 2005 Boulevard St, Ste B, Greensboro, NC 27407**This instrument was prepared by: **Christie Bynum**THIS DEED made this 25th day of May, 2022 by and between

### GRANTOR

**Jalen Austin unmarried****Mailing Address: 931 South Ridge Court Winston-Salem NC 27107**

### GRANTEE

**Omar Hidais, unmarried****Property Address: 1475 Addison Avenue, Winston-Salem, NC 27105****Mailing Address: 1641 W. Northwest Blvd, Apt H 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:

**Being all of Lots 33 and 34 on Map of Dellabrook, recorded in the Office of the Register of Deeds in Plat Book 7, Page 108 and further displayed on the map of property of Mrs. Sudie Byerly Strafford, recorded in the Office of the Register of Deeds in Plat Book 13, Page 5 as Lots 33 and 34 of Dellabrook Development, and reference to said maps is hereby made for a full and complete description.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3597, Page 2595, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 13, Page 5, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee

Submitted electronically by "Bynum Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

**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 officer(s), the day and year first above written.**

\_\_\_\_\_  
(Entity Name)

Jalen Austin (SEAL)  
Jalen Austin

By: \_\_\_\_\_ (SEAL)

Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)

Title: \_\_\_\_\_

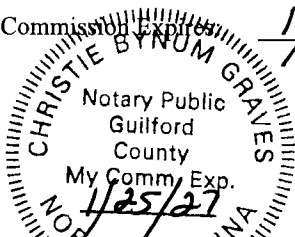
\_\_\_\_\_ (SEAL)

NORTH CAROLINA GUILFORD COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Jalen Austin unmarried. Witness my hand and official stamp or seal, this the 25 day of

May, 2022

My Commission Expires: 1/25/2027



Christie Bynum Graves  
Notary Public

Print Notary Name: Christie Bynum Graves

NORTH CAROLINA GUILFORD COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_, \_\_\_\_\_. Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_