



2024004208 00162

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$90.00

PRESENTED & RECORDED:
02-09-2024 04:32:03 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOLE, DPT Y

BK: RE 3792
PG: 2400-2403

NORTH CAROLINA GENERAL WARRANTY DEED

Drawn By & Mail to: DiamondStar Pro, Inc., 5811 Regents Park Road, Kernersville, NC, 27284
Excise Tax: \$90.00

**Statement from Grantor concerning Primary Residence: The property conveyed herein was not the
Primary Residence of the Grantor; by Signing this Deed, Grantor Verifies the Answer to this
Statement and the Amount of Excise Stamps**

Tax Identification Data: Tax Lot 402B (PIN 6834-96-8572.00), Block 1534

Envelope

Brief Description for the index .17 Ac Tct Bertha Ave.
NO TITLE SEARCH AND NONE REQUESTED

THIS DEED made this 9th day of February, 2024, by and between:

GRANTOR

GRANTEE

KAMERON J. OLIVER (Widow)

**DIAMONDSTAR PRO, INC., a North
Carolina Corporation**

Mailing Address:
3765 Wavebrook Ct.
Winston Salem, NC 2717

Property Address:
2106 Bertha St.
Winston-Salem, NC, 27107

Mailing Address:
C/o Dewayne L. Tillman
5811 Regents Park Road
Kernersville, NC, 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g.,
corporation or partnership.

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 Grantors, 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 **Winston Township, Forsyth County, North Carolina**, which is more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by the Grantor by instruments recorded in **Deed Book 3309 at Page 2494**. The foregoing instruments were to **Linwood F. Oliver and Kameron J. Oliver**. **Linwood F. Oliver** subsequently died as a resident of Forsyth County, North Carolina, in 2018, hence, Kameron J. Oliver became the sole owner of the Premises upon the death of her spouse, Linwood F. Oliver, as a tenant by the entireties.

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 the 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 the **Grantor will warrant and defend the title** against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Easements, restrictions, and rights-of-way of record, if any; and
2. *ad valorem* property taxes.

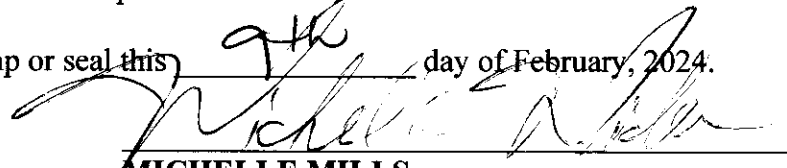
IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

 (SEAL)
KAMERON J. OLIVER
Grantor

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, **MICHELLE MILLS**, a Notary Public of Forsyth County, North Carolina, certify that **KAMERON J. OLIVER (Widow)**, Grantor, 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 9th day of February, 2024.



MICHELLE MILLS
Notary Public

[SEAL/STAMP] **MICHELLE MILLS**
NOTARY PUBLIC
Forsyth County, North Carolina
My Commission Expires 5-7-25
My Commission Expires
May 7, 2025

EXHIBIT A

Property Descriptions

(24-101/4848; Oliver to DiamondStar) Being a tract or parcel of real property together with all improvements thereon lying in **Winston Township, Forsyth County, North Carolina**, which is more particularly described as follows:

BEGINNING at a point In the west line of Bertha Avenue, said point being South 03 degrees 27 minutes West 163 feet South of the southwest intersection of said Bertha Avenue with Junia Avenue, being the southeast corner of a lot or tract described in the deed from Waldo Bryce Lambeth and wife, Willis J. Motsinger and wife recorded In deed book 952 page 441 in the office of the Register of Deeds of Forsyth County, North Carolina; running thence with the south line of said lot or tract, North 82 degrees 09 West 171.36 feet to an Iron stake, the southwest corner of the said lot or tract; thence on the west lines of the same, North 05 degrees 56 minutes 40 seconds East 34.86 feet to an Iron stake, the southwest corner of the Samuel J. Jones' lot (Lot 109 Block 1534); thence with Jones' south line, South 82 degrees 21 minutes East 50.09 feet to a point, Jones' southeast corner; thence North 07 degrees 34 minutes 35 seconds East 7.64 feet to an Iron; thence South 82 degrees 12 minutes 35 seconds East 37.51 feet to an Iron stake; thence North 62 degrees 12 minutes 25 seconds East 12.08 feet to an Iron stake; thence South 82 degrees 14minutes East 71.22 feet to an iron stake in the west right-of-way line of Bertha Avenue; thence with said line, South 03 degrees 21 minutes 15 seconds West 49.99 feet to the point and place of **BEGINNING**. Being all that parcel of land described in book 1112 page 458, Forsyth County Registry and also known as Lot402B, Block 1534, Forsyth County Tax Maps.

The above-described property is known on the Forsyth County Tax Maps as **Tax Lot 402B (PIN 6834-96-8572.000), Block 1534**, and are further the same property as that property described in **Book 3309 at Page 2494** of the Forsyth County, North Carolina, Registry, referenced to which is hereby made.

Property Address: 2106 Bertha Avenue, Winston- Salem, NC 27107