

**2024009296 00074**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$400.00**PRESENTED & RECORDED  
03/26/2024 12:57:10 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3798**  
**PG: 3422 - 3424****NORTH CAROLINA  
GENERAL WARRANTY DEED****Excise Tax: \$400.00****Parcel Identifier No.: 6817-66-0107.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: **4505 Old Town Drive, Winston Salem, NC 27106**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 21<sup>st</sup> day of March, 2024 by and between**GRANTOR:****AARON GERSONDE and wife, KERRY  
GERSONDE**Address: 192 Cherrybrook Lane  
Boone, NC 286007**GRANTEE:****J. DAKOTA SAWYER (unmarried)**Address: 4505 Old Town Drive  
Winston Salem, NC 27106

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 **FORSYTH** County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 3593, Page 4452, Forsyth County Registry.**

"This instrument prepared by: PATTI D. DOBBINS, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 14, Page 15, and referenced within this instrument.

Does the above described property include the primary residence?  YES  NO

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:

- Easements, restrictions, rights of way and declarations of record, if any.
- Ad valorem taxes hereafter becoming due and payable.

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 by authority of its Board of Directors, the day and year first above written.

By: *Aaron Gersonde* (SEAL)  
AARON GERSONDE

STATE OF North Carolina COUNTY OF Watauga  
Benjamin M. Dickerson, a Notary Public of Watauga County of the State of North Carolina, do hereby certify that AARON GERSONDE personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21<sup>st</sup> day of March, 2024.  
 My Commission Expires: 11-27-2026 *B. M. Dickerson* Notary Public

**BENJAMIN M. DICKERSON**  
 SEAL-STAMP  
 NOTARY PUBLIC  
 WATAUGA COUNTY, NC

By: *Kerry Gersonde* (SEAL)  
KERRY GERSONDE

STATE OF North Carolina COUNTY OF Watauga  
Benjamin M. Dickerson, a Notary Public of Watauga County of the State of North Carolina, do hereby certify that KERRY GERSONDE personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21<sup>st</sup> day of March, 2024.  
 My Commission Expires: 11-27-2026 *B. M. Dickerson* Notary Public

**BENJAMIN M. DICKERSON**  
 SEAL-STAMP  
 NOTARY PUBLIC  
 WATAUGA COUNTY, NC

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

**BEGINNING** at a point in the east line of Old Town Drive, the southwest corner of Lot No. 39, and running thence southwardly along the east line of said drive a distance of 170.5 feet to the northeast corner of the intersection of said drive and a road leading northeastwardly to Old Town Cemetery; thence northeastwardly along the north line of said road a distance of 242.3 feet to a point where the south line of Lot no. 39 intersects with said road; thence westwardly along the south line of Lot 39 a distance of 176.3 feet to the place of **BEGINNING**, and being known and designated as parts of Lots no. 35 & 37 as shown on the plat of the property of George Hodgin Estate as recorded in Plat Book 14, at Page 15 in the Office of the Register of Deeds of Forsyth County, North Carolina.

**PROPERTY ADDRESS: 4505 OLD TOWN DRIVE, WINSTON SALEM, NC 27106**  
**PARCEL ID #: 6817-66-0107.000**