

**2024017672 00143**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$400.00**

PRESENTED &amp; RECORDED

05/31/2024 02:35:32 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3809****PG: 1496 - 1498**Excise Tax: ~~\$410.00~~ \$400.00

Tax Info: PIN 6845-25-4810.00

Mail deed &amp; tax bills to: Grantee(s) @ 116 Hicks Street, Winston-Salem, NC 27101

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 21 of Property of Noah S. Myers

**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made the 17 day of April, 2024 by and between

GRANTOR	GRANTEE
<b>AMATESIRO DEDIARE and spouse, MOBOLAOLUWAD DEDIARE, AKA MOBOLAO DEDIARELUWADURO</b>  Grantor Address: 4749 Oak Ridge Drive Winston-Salem, NC 27105	<b>JIMMY LEE, JR. and JOSEPH AINSWORTH</b>  Grantee Address: 116 Hicks Street Winston-Salem, NC 27101

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 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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3336, Page 2158. A map showing the above described property is recorded in Plat Book 11, Page 236.

submitted electronically by "Schell Law Office, PA"  
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, other than the following exceptions: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed \_\_\_\_\_ does or X does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

*[Signature]*  
AMATESIRO DEDIARE

(SEAL)

*M.D. Dediare*  
MOBOLAOLUWAD DEDIARE,  
AKA MOBOLAO DEDIARELUWADURO

(SEAL)

SEAL-STAMP

**A. GREGORY SCHELL**  
NOTARY PUBLIC  
Forsyth County  
North Carolina

My Commission Expires February 18, 2029

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that they signed the foregoing document:  
AMATESIRO DEDIARE and MOBOLAOLUWAD DEDIARE

Date: 4/12/2024

*A. Gregory Schell*  
Notary Public Name: A. GREGORY SCHELL  
My Commission Expires: 2/18/2029

**EXHIBIT A**

**BEING KNOWN AND DESIGNATED as Lot 21 as shown on the map of the PROPERTY OF NOAH S. MYERS, as recorded in Plat Book 11, Page 236 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

**FOR FURTHER REFERENCE this is that same property described in deed recorded at Book 3336, Page 2158 in the office of the Register of Deeds of Forsyth County, North Carolina and is currently designated as PIN 6845-25-4810.00 in the office of the Forsyth County Tax Assessor.**

A.E

M.D