

**2020040138 00224**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$8.00**  
 PRESENTED & RECORDED  
 09/10/2020 04:33:41 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK  
 DPTY

**BK: RE 3551****PG: 66 - 68****GENERAL WARRANTY DEED**Excise Tax: \$8.00

Tax Parcel ID No. 6910-77-2837.000 & 6910-77-2932.000 Verified by \_\_\_\_\_ County  
 on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to: Grantee: 268 Kiawah Island Dr., Winston-Salem, NC 27107

This instrument was prepared by: Thomas G. Jacobs, 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 for the Index: lot Bethania township

THIS DEED, made this the 3 day of August, 2020, by and between

**GRANTOR:** Grace M. Watson, unmarried  
 whose mailing address is \_\_\_\_\_  
 (herein referred to collectively as **Grantor**) and

**GRANTEE:** James Edward Oakes  
**Property** address is Lot 5 and 6, Pine Street, Rural Hall, NC 27045  
 (herein referred to collectively as **Grantee**) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1859 & 1407, Page 1743 & 1616, and being reflected on plat(s) recorded in Map/Plat Book 89, page/slide 584.

All or a portion of the property herein conveyed x includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Law Office of Thomas G. Jacobs"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Grace M. Watson

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_

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 he or she signed the foregoing document:

Grace M. Watson

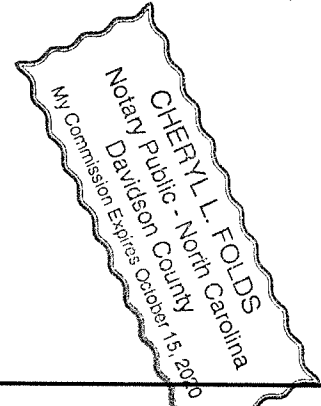
\_\_\_\_\_[insert name(s) of principal(s)].

Date: 9-3-2020

Cheryl L. Folds Notary Public  
 Notary's Printed or Typed Name

My Commission Expires:  
10-15-20

(Official/Notarial Seal)



State of \_\_\_\_\_  
 County of \_\_\_\_\_

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:

\_\_\_\_\_[insert name(s) of principal(s)].

Date: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

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

(Official/Notarial Seal)

### **Exhibit A**

**Tract 1:**

Lot No. 5 in Block 9 of the Z.B. Bitting property, described as: BEGINNING as a stake on Pine Street, running thence with said Pine Street 50 feet to a stake; thence 150 feet to a stake; thence 50 feet to a stake; thence 150 feet to the beginning, it being Lot No. 5 in Block 9 of the Z. B. Bitting property, Southeast Addition to Rural Hall, shown in map in Deed Book 89, Page 584. See Deed Book 625, Page 453, Forsyth County.

**Tract 2:**

Lying and being in Forsyth County, Bethania Township and in Southeast Addition to Rural Hall, N.C. and being Lot No. 6 in Block 9 on the plat of Z.B. Bitting Property, which is duly filed in the Office of the Register of Deeds of Forsyth County, North Carolina in Deed Book 89, Page 584 reference to which is hereby made for accurate description of said premises. Said lot fronting 50 feet on Pine Street and extending back 150 feet. See Deed Book 113, Page 144, Book 92, Page 267. See also deed made by the heirs of E. L. Kiser, dec. to the said E. L. Kiser Estate, Inc., Book 385, Page 215. For further reference see Deed Book 438, Page 223 and Book 571, Page 286.