

**2021046598 00102**

FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
08/27/2021 11:41:20 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3636**  
**PG: 1392 - 1394**

**NON-WARRANTY DEED**

Excise Tax: 0.00

Tax Parcel ID Number 6910-77-2837.000 & 6910-77-2932.000

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. No title exam requested or performed.

Brief description for the Index: Lot Bethania Township

THIS DEED, made this the 1 day of April, 2021, by and between

**GRANTOR:** Ralph Watson  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as **Grantor**) and

**GRANTEE:** James Edward Oakes  
**Property** address 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, quitclaims and conveys unto Grantee in fee simple the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See Exhibit A**

**The purpose of this deed is to release the Grantors marital interest.**

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple. Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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.

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.

(Entity Name)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Ralph Watson (SEAL)  
RALPH WATSON

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

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

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

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

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

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

State of North Carolina  
County of Johnston

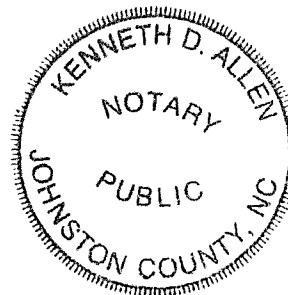
(Official/Notarial Seal)

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:

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

Date: 04/01/2021

Kenneth D Allen  
Kenneth D Allen Notary Public  
Notary's Printed or Typed Name



My Commission Expires:  
09-14-2024

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

(Official/Notarial Seal)

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:  
\_\_\_\_\_

**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.