

**2022042516 00121**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$28.00**

PRESENTED & RECORDED  
 09/14/2022 02:43:22 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

BK: RE 3717  
 PG: 3513 - 3515

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$28.00

Parcel Identifier No. 6910-77-2930.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 3436 Tinley Park Dr, Winston Salem, NC 27107

& Tax Bills

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lots 5 & 6, Z.B. Biting Property, Block 9, DB 89, PG 584, Forsyth County, North Carolina.

THIS DEED made this 13 day of September, 2022, by and between

GRANTOR	GRANTEE
<b>JAMES EDWARD OAKES and wife,            MAE OAKES</b>	<b>ADEWALE ONIYIDE-OLAYINKA            AND WIFE,            BUKOLA ONIYIDE-OLAYINKA</b>
FORWARDING ADDRESS:  <b><u>268 KIAWAH ISLAND DRIVE</u>  <u>WINSTON-SALEM, NC 27107</u></b>	PROPERTY ADDRESS:  <b><u>0 PINE STREET</u>  <u>RURAL HALL, NC 27045</u></b>
PROPERTY ADDRESS IS _____ IS NOT <u>X</u> GRANTOR'S PRIMARY RESIDENCE	

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 ATTACHED EXHIBIT "A"**

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2022 and subsequent years.

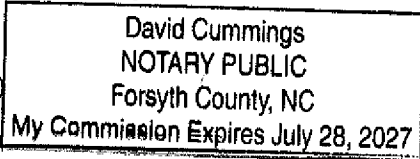
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

James Edward Oakes (SEAL)  
**JAMES EDWARD OAKES**  
Maie Oakes (SEAL)  
**MAE OAKES**

State of NORTH CAROLINA - County of FORSYTH

I, DAVID CUMMINGS, a Notary Public of FORSYTH County, State of NORTH CAROLINA, certify that **JAMES EDWARD OAKES** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 13 day of SEPTEMBER, 2022.

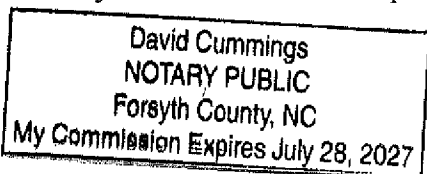
(SEAL)   
 David Cummings  
 NOTARY PUBLIC  
 Forsyth County, NC  
 My Commission Expires July 28, 2027

[Signature] Notary Public  
 My Commission Expires: 07/28/2027

State of NORTH CAROLINA - County of FORSYTH

I, DAVID CUMMINGS, a Notary Public of FORSYTH County, State of NORTH CAROLINA, certify that **MAE OAKES** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 13 day of SEPTEMBER, 2022.

(SEAL)   
 David Cummings  
 NOTARY PUBLIC  
 Forsyth County, NC  
 My Commission Expires July 28, 2027

[Signature] Notary Public  
 My Commission Expires: 07/28/2027

**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 begin 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.

**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.