

2022042516 00121FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$28.00PRESENTED & RECORDED
09/14/2022 02:43:22 PMLYNNE 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
<p data-bbox="261 1094 776 1150">JAMES EDWARD OAKES and wife, MAE OAKES</p> <p data-bbox="329 1188 708 1215">FORWARDING ADDRESS:</p> <p data-bbox="302 1251 735 1308"><u>268 KIAWAH ISLAND DRIVE WINSTON-SALEM, NC 27107</u></p> <p data-bbox="240 1373 792 1430">PROPERTY ADDRESS IS _____ IS NOT <u>X</u> GRANTOR'S PRIMARY RESIDENCE</p>	<p data-bbox="902 1094 1398 1182">ADEWALE ONIYIDE-OLAYINKA AND WIFE, BUKOLA ONIYIDE-OLAYINKA</p> <p data-bbox="987 1251 1317 1278">PROPERTY ADDRESS:</p> <p data-bbox="971 1314 1333 1371"><u>0 PINE STREET RURAL HALL, NC 27045</u></p>

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"**submitted electronically by "Heather Kiger 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.

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
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[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
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[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.