

2024003327 00109

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$130.00

PRESENTED & RECORDED
02/02/2024 03:13:27 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3791
PG: 2343 - 2345

GENERAL WARRANTY DEED

Excise Tax: **\$130.00**

Tax Parcel ID No. **6837-45-0064.000** Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: **Grantee**

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:

THIS DEED, made this the **2nd** day of **February**, 20**24**, by and between

GRANTOR: Juanita D. Cannady, widow
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: James Edward Oakes
whose mailing address is 268 Kiawah Island Drive, Winston-Salem, NC 27107
Property Address: 4304 Mineral Ave., Winston-Salem, NC 27105
(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 2092, Page 161, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

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: _____
 Print/Type Name & Title: _____ Juanita D. Cannady (SEAL)

By: _____
 Print/Type Name & Title: _____ (SEAL)

By: _____
 Print/Type Name & Title: _____ (SEAL)

By: _____
 Print/Type Name & Title: _____ (SEAL)

State of NC
 County of FORSYTH

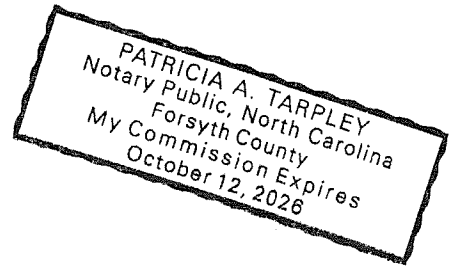
(Official/Notarial Seal)

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:

Juanita D. Cannady
 _____ [insert name(s) of principal(s)].

Date: 2-2-24

Patricia A. Tarpley
 Notary Public
 Notary's Printed or Typed Name



My Commission Expires:
10/12/2026

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

BEGINNING at an iron stake, a point in the western margin of the right of way line of Mineral Avenue, also being the northeast corner of Donald B. Coe, II, Olivia C. Mageau, and Stanley S. Coe property (Deed Book 1680, page 1294, and Deed Book 1680, page 3442, Forsyth County Registry); thence along Coe et al northern line North $83^{\circ} 22' 26''$ West 199.11 feet to an iron stake being a point in the line of Ali Leasing, Inc. (Deed Book 1532, page 434, Forsyth County Registry); thence along said line North $06^{\circ} 24' 33''$ East 49.78 feet to an iron stake; thence along said line North $06^{\circ} 24' 33''$ East 19.86 feet to an iron stake; thence continuing along said line North $06^{\circ} 24' 33''$ East 79.89 feet to an iron stake, a corner with Ali Leasing, Inc.; thence along a line with Ali Leasing, Inc. South $83^{\circ} 41' 35''$ East 190.86 feet to an iron stake; thence continuing along said line South $83^{\circ} 41' 35''$ East 9.37 feet to an iron stake a point in the western margin of the right of way line of Mineral Avenue; thence along said margin South $06^{\circ} 50' 00''$ West 80.18 feet to an iron stake; thence continuing along said line South $06^{\circ} 50' 00''$ West 20.07 feet; thence continuing along said line South $06^{\circ} 50' 00''$ West 50.39 feet to the point and place of BEGINNING, containing approximately 0.688 acres according to a survey prepared by Larry L. Callahan, R.L.S. dated April 25, 1991.

The above-described property is also known as Tax Lots 102, 103, 105A 105B, 313A and 313B, of Tax Block 1515, according to the Forsyth County Tax Maps.