

2024018038 00116

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$435.00

PRESENTED & RECORDED
 06/04/2024 02:57:42 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3809
PG: 3389 - 3393

submitted electronically by "orenstein 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$435.00

Parcel Identifier No. 6910-77-2930.000

Verified by _____ County on the ____ day of _____, 20__

By:

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney, for Atlas Orange

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: Lots 5-6, Bl 9, Z.B. Bitting, DB 89, PG 584

THIS DEED made the 29 day of May, 2024, by and between

GRANTOR	GRANTEE
<p>Adewale M. Oniyide Olayinka (a/k/a Adewale M. Oniyide-Olayinka) and spouse, Bukola Oniyide-Olayinka</p> <p>Grantor Address: 2670 Knob Hill Drive Clemmons, NC 27012</p>	<p>Joshua Paul Allan Addair and spouse, Maranda Addair</p> <p>Property Address: 7725 Pine Street Rural Hall, NC 27045</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 Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3717, Page 3513, Forsyth County Registry.

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 easements, rights of way, and other restrictions of record.

(signatures to follow)

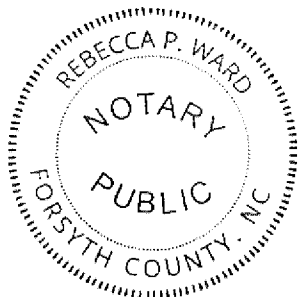
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

[Signature] (SEAL)
Bukola Oniyide-Olayinka

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Bukola Oniyide-Olayinka personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 29 day of May, 2024.



[Signature]
Rebecca P. Ward Notary Public

My commission expires: 02-24-2021

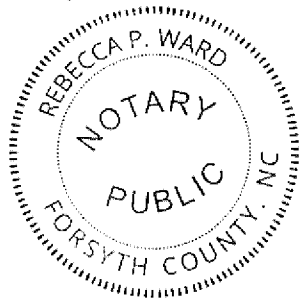
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Ade M. Oniyide (SEAL)
Adewale M. Oniyide Olayinka (a/k/a Adewale M. Oniyide-Olayinka)

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Adewale M. Oniyide Olayinka (a/k/a Adewale M. Oniyide-Olayinka) personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 29 day of May, 2024.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

Exhibit "A"

**Property of Joshua Paul Allan Addair and spouse, Maranda Addair
7725 Pine Street**

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 and in Plat Book 8, at Page 4.

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 and in Plat Book 8, at Page 4 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.

The subject property is the same as that property described in Deed Book 3717, Page 3513, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6910-77-2930.000 on the Forsyth County Tax Maps.