



2024021907 00084

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

07-03-2024 12:44:00 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3814

PG: 2861-2863

NON-WARRANTY DEED

Excise Tax: 0.00

Tax Parcel ID Number 6837-45-0059.000

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.

No title exam requested or performed.

Brief description for the Index:

THIS DEED, made this the 3 day of JULY, 2024, by and between

GRANTOR: James Edward Oakes and wife, Mae Oakes

whose mailing address is 268 Kiawah Island Drive, Winston-Salem, NC 27107

(herein referred to collectively as **Grantor**) and

GRANTEE: Juanita D. Cannady, widow

whose mailing address 4308 Mineral Avenue, 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, 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 Attached Exhibit A

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.

Original to: Tom Jacobs

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

(Entity Name)

By: James Edward Oakes (SEAL)
 Print/Type Name & Title: James Edward Oakes

By: Mae A. Oakes (SEAL)
 Print/Type Name & Title: Mae Oakes

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

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

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:

James Edward Oakes and Mae Oakes

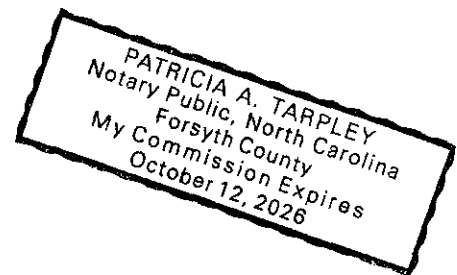
_____[insert name(s) of principal(s)].

Date: 7-3-24

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

Commencing at an EIP on the western right of way line of Mineral Avenue (40' right of way) and corner with David J. Cannady and Juanita D. Cannady, and being N 5°19'39" E, a distance of 992.39' from the intersection with Ontario Street, said point being the POINT OF BEGINNING; thence new line with said Cannady, N 83°36'22" W, a distance of 199.79' to an existing iron pipe and corner with Chamption Industries, Inc.; thence with said Chamption Industries, Inc. the following two courses: N 6°29'54" E, a distance of 79.92' to an existing iron pipe; thence S 83°41'18" E, a distance of 190.94' to an existing iron pipe marking the 60.00' right of way line of Mineral Avenue; thence S 83°41'18" E, a distance of 9.30' to an existing iron pipe in the 40.00' right of way line of Mineral Avenue; thence with the western right of way line of said street S 6°49'34" W, a distance of 80.21' to the POINT OF BEGINNING; said described tract containing 0.37 Acres (16,013.66 sq. ft.), more or less as shown on survey by Clay V. Fulton dated December 11, 2004 and shown as Job No. 04-043.