

2024035468 00107

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED
 10/18/2024 01:36:26 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3831
PG: 3080 - 3083

GENERAL WARRANTY DEEDExcise Tax: **\$140.00**

Tax Parcel ID No. 6836-92-1638.000 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 18 day of October, 2024, by and between

GRANTOR: Barbara R. Benjamin (a/k/a Barbara Benjamin), unmarried
 whose mailing address is _____
 (herein referred to collectively as **Grantor**) and

GRANTEE: James Oakes
 whose mailing address is 268 Kiawah Island Drive, Winston-Salem, NC 27107
 (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 2025, Page 3701, 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: _____

Barbara Benjamin, by Petra Benjamin AIF (SEAL)
Barbara R. Benjamin, by Petra Benjamin AIF

By: _____
Print/Type Name & Title: _____

(SEAL)

By: _____
Print/Type Name & Title: _____

(SEAL)

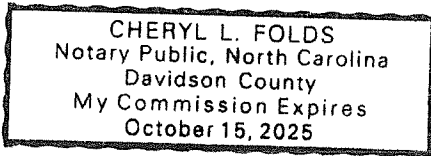
By: _____
Print/Type Name & Title: _____

(SEAL)

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Cheryl L Folds, a Notary Public of the aforesaid ^{Davidson} County and State, do hereby certify that Petra Benjamin, Attorney in Fact for Barbara Benjamin, personally appeared before me this day, and being duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of Barbara Benjamin that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3811 at Page 1044, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney; that the said Petra Benjamin, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Barbara Benjamin.

WITNESS my hand and official seal, this the 18 day of October, 2024.



Cheryl L Folds
Notary Public

My commission expires: 10-15-2025

"Exhibit A"

BEGINNING at a point 142 feet from the Northwest corner of Lot No. 9 as shown on the Plat of Charles S. Mickey Estate, Plat Book 9, Page 93 in the Office of the Register of Deeds of Forsyth County, North Carolina, said point being on the East margin of East 16th Street; running thence South 01 degrees 23 minutes East 145.10 feet to an iron stake; thence North 71 degrees 46 minutes West 54.23 feet along a new line to an iron stake; thence North 00 degrees 4 minutes East 131.55 feet to an iron stake in the margin of 16th Street; thence South 85 degrees 28 minutes East 48 feet to the place of Beginning. Being known and designated as part of Lot No. 7 on the aforesaid Map, to which Map reference is made for a more particular description.