

2025014867 00142

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$392.00

PRESENTED & RECORDED
 05/05/2025 03:27:31 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3861
PG: 3372 - 3376

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$392.00

Parcel Identifier No. 6836-92-1638.000

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

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: Lot 7, Charles S. Mickey Estate, PB 9, PG 93

THIS DEED made the 29th day of April, 2025, by and between

GRANTOR	GRANTEE
James Oakes and spouse, Mae Oakes	Johnny Knotts (unmarried)
Grantor Address: 268 Kiawah Island Drive Winston-Salem, NC 27107	Property Address: 1918 East 16th Street Winston-Salem, NC 27105

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 3831, Page 3080, Forsyth County Registry.

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.

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.

Mae A. Oakes (SEAL)
Mae Oakes

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Mae Oakes 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 April, 2025.

Landis Hinnant
Landis Hinnant Notary Public

My commission expires: Jan 25 2026

LANDIS HINNANT
Notary Public, North Carolina
Guilford County
My Commission Expires
January 25, 2026

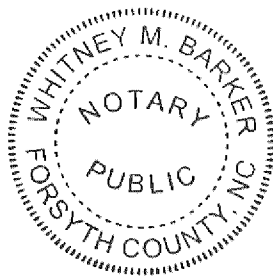
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

James E Oakes (SEAL)
James Oakes

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that James Oakes 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 28 day of April, 2025.



Whitney M. Barker Notary Public
My commission expires: Feb. 17, 2030

Exhibit "A"
Property of Johnny Knotts (unmarried)
1918 East 16th Street

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.

The subject property is the same as that property described in Deed Book 3831, Page 3080, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-92-1638.000 on the Forsyth County Tax Maps.