

2018008730 00126

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$231.00

PRESENTED & RECORDED

03/12/2018 12:35:13 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3394

PG: 891 - 892

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$231.00

Recording Time, Book and Page

Tax parcel: 6848-13-0659.000

Mail after recording to: Grantee

This instrument was prepared by: R. Dale Fussell, Attorney at Law (37760/Julie)

Brief description for index: Lots 65 - 70, Ferrell Heights

THIS DEED made this 5th day of March, 2018 by and between:

GRANTOR

Anthony D. Stewart (unmarried) and Matthew P. Ireland (unmarried)

Mailing Address:

315 Hillcrest Drive #6, Lexington, NC 27292

GRANTEE

William G. Moy, widowed man

Property Address:

4788 Ader Drive, Winston-Salem, NC, 27105

Mailing Address:

24 Jeans Drive, Jim Thorpe, PA 18229

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 located in **FORSYTH** County, North Carolina, and more particularly described as follows:

Being known and designated as Lots 65, 66, 67, 68, 69 and 70, as shown on the Map of FERRELL HEIGHTS, SECTION 1, which is recorded in Plat Book 16, Page 114, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

submitted electronically by "R. Dale Fussell, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Together with improvements located thereon; said property is commonly known as 4788 Ader Drive, Winston-Salem, North Carolina 27105.

Parcel ID# 6848-13-0659.000

Being the same property conveyed to Grantor herein by deed recorded in Book 3362 Page 1471.

A map showing the above described property is recorded in Plat Book 16 Page 114.

This property was not the primary residence of Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Easements, restrictions and conditions of record. Ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Anthony D. Stewart (SEAL)
Anthony D. Stewart

Matthew P. Ireland (SEAL)
Matthew P. Ireland

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, M. Lane Young, a Notary Public of the County and State aforesaid, certify that Anthony D. Stewart and Matthew P. Ireland, Signatory, personally known to me or proven by satisfactory evidence (said evidence being in the form of a current state or federal identification with the Signatory's photograph), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument in writing for the purposes therein expressed. Witness my hand and notarial seal this 8th day of March, 2018.

(NOTARY SEAL)

M Lane Young
Notary Public
My commission expires: November 16, 2021

