

2024026409 00117

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$402.00

PRESENTED & RECORDED

08/07/2024 02:31:10 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3820

PG: 1316 - 1320

 Drawn by: David W. Bailey, Jr., Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102

NO TITLE SEARCH REQUESTED OR PERFORMED

Mail After Recording To: Grantee at address below

Revenue Stamps \$402.00

GRANTOR DID NOT RESIDE IN THIS PROPERTY.

WARRANTY DEED

 THIS DEED made this 6th day of August, 2024 by and between

GRANTOR

**Amy Cairy as Administrator of the
 Estate of William Gene Moy**

163 Town Farm Road
 Monson, MA 01057; and

Amy Cairy and husband Jeffrey Cairy

163 Town Farm Road
 Monson, MA 01057; and

Leland Moy, legally separated

4788 Ader Drive
 Winston-Salem, NC 27105; and

Adam Moy, unmarried

5 North Pepperell Road
 Hollis, NH 03049

GRANTEE

**Margie A. Smith, an unmarried woman
 and Christopher Cody Smith, A Single Man,
 As Joint Tenants with Full Rights of
 Survivorship**

4788 Ader Drive
 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.

submitted electronically by "Kasper & Payne, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

PIN: 6848-13-0659

Address: 4788 Ader Drive

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.

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, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

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.

This conveyance is made subject to the following Exceptions and Reservations:

1. Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property.

(signatures on following pages)

Signature Page
4788 Ader Drive

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Amy Cairy, Adm (SEAL)
Amy Cairy as Administrator of the
Estate of William Gene Moy

Amy Cairy (SEAL)
Amy Cairy

Jeffrey Cairy (SEAL)
Jeffrey Cairy

STATE OF Massachusetts

COUNTY OF Hampden

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Amy Cairy as Administrator of the Estate of William Gene Moy; Amy Cairy and Jeffrey Cairy

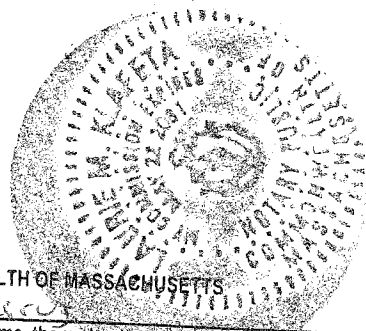
August 6, 2024

Place notary seal below this line:

Laurie M. Klafeta
Notary Public

Print/Type Notary Name: Laurie M. Klafeta

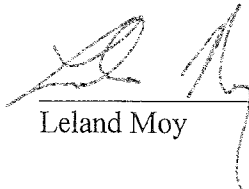
My Commission Expires: May 22, 2031



COMMONWEALTH OF MASSACHUSETTS
Amy Cairy
personally appeared before me, the undersigned notary public, and proved to me his/her identity through satisfactory evidence, which were personally known and swore or affirmed the attached document's contents are truthful and accurate to the best of his/her knowledge on this 10 day of August, 2024.
Laurie M. Klafeta
LAURIE M. KLAFETA, Notary Public
My Commission Expires May 22, 2031

Signature Page
4788 Ader Drive

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.


 _____ (SEAL)
Leland Moy

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Leland Moy

August 5, 2024

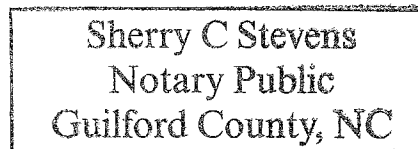
Place notary seal below this line:



Notary Public

Print/Type Notary Name: Sherry C Stevens

My Commission Expires: 10-27-2027



Signature Page
4788 Ader Drive

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Adam Moy (SEAL)
Adam Moy

STATE OF New Hampshire

COUNTY OF Hillsborough

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Adam Moy

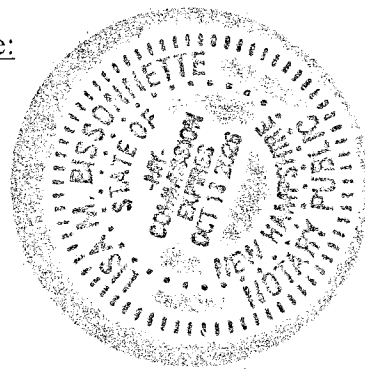
August 6, 2024

Place notary seal below this line:

[Signature]
Notary Public

Print/Type Notary Name: Lisa Bissonnette

My Commission Expires: 10/13/2026



LISA M. BISSONNETTE
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
October 13, 2026