

For Registration Register of Deeds

William Britton

Moore County, NC

Electronically Recorded

March 10, 2026 4:12:29 PM

Book: 6505 Page: 177 - 180 #Pages: 4

Fee: \$26.00 NC Rev Stamp: \$60.00

Instrument# 2026003443

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$ 60.00

Parcel No. 00052397

Verified by Moore Co.

Mail after recording to Jennifer Kirby Fincher, PLLC 324 N. McPherson Church Road Fayetteville, NC 28303

This instrument was prepared by The Terry Law Firm, PLLC/Stephanie 2115 Rexford Road, Suite 100 Charlotte, NC 28211

Brief description for the Index Lot 69, Sec 1, Phase 2, Foxfire Golf & Country Club, Plat Cabinet 1, Slide 199-B

No title search/opinion performed or requested.

THIS DEED made this 3rd day of March, 2026 by and between

GRANTOR	GRANTEE
<p>The Trust of Marianne Mayer a/k/a Marianne Mayer Declaration of Trust, as amended by Wendy Cohen, Successor Trustee</p> <p><u>Mailing Address:</u> Cushman & Wakefield U.S., Inc. C/O 919320657 575 Maryville Centre Dr, Ste 511 Saint Louis, MO 63141 USA</p>	<p>Onsite Homes, LLC 2931 Breezewood Avenue, Ste. 201 Fayetteville, NC 28303</p> <p><u>Property Address:</u> 54 N. Shamrock Drive Jackson Springs, NC 27281</p>

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 or condominium unit situated in the City of Jackson Springs, Moore County, North Carolina and more particularly described as follows:

Being all of Lot 69, Phase two, of Foxfire Golf and Country Club, as shown on a plat made by Williams & Works, Registered Surveyors, dated April 20, 1979, and recorded in Plat Cabinet 1, Slide 199-B, Moore County Registry, to which plats reference is hereby made for a more particular description.

All or a portion of the property herein conveyed ___ includes or ___ does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instrument recorded in BOOK 862 PAGE 536.

A map showing the above described property is recorded in Plat Cabinet 1, Slide 199-B.

See Trustee Certification attached hereto as Exhibit A incorporated herein by this reference.

Submitted electronically by "Jennifer Kirby Fincher, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Moore 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.

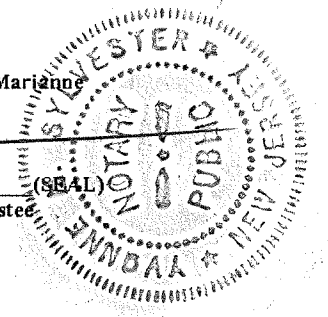
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

The Trust of Marianne Mayer a/k/a Marianne
Declaration of Trust, as amended

By: [Signature]
Wendy Cohen, Successor Trustee



STATE OF VT, COUNTY OF WATERBURY

I, the undersigned, a Notary Public for DELANEY County and the aforesaid State, certify that the following person(s) personally appeared before me on this day, each acknowledging to me that he and/or she signed the foregoing document for the purposes therein stated and in the capacity indicated (if any): Wendy Cohen, Successor Trustee.

Witness my hand and Notarial stamp or seal, this 3 day of March, 2026.

[Signature]
Notary Public
My Commission Expires: 10/1/26

**Exhibit A
TRUSTEE CERTIFICATION
(36C-10-1013)**

THIS CERTIFICATION (the "Certificate") made this 3 day of **March, 2026** by **Marianne Mayer Declaration of Trust, as amended** (the "Trust") as authorized by North Carolina General Statutes §36C-10-1013:

Pursuant to the provisions of North Carolina General Statutes §36C-10-1013 and based upon a review of the Trust instrument, the Trustee hereby certifies the following:

1. The instrument creating the Trust was lawfully created and executed on **June 2, 1986** and amended and restated on February 10, 1993 with five other amendments dated thereafter in the presence of a notary with **Marianne Mayer** executing the same as Trustee and Grantor.
2. The Grantor of the Trust is **Marianne Mayer**.
3. Marianne Mayer was the Trustee of the Trust until an appointment of successor trustee was executed on May 7, 2024.
4. The identity and address of the Successor Trustee identified above is:

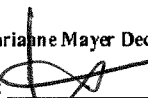
**Wendy Cohen
Cushman & Wakefield U.S. Inc.,
C/O 919320659
575 Maryville Centre Dr., Ste511
Saint Louis, MO 63141/USA**

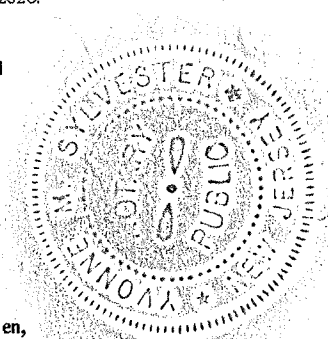
5. In the management, care and distribution of each trust created under the Trust, the Trustee is granted the power to sell, exchange, convert, partition or abandon or otherwise dispose of, or grant options with respect to, any real or personal property at public or private sale or otherwise, upon any terms and conditions, including credit, with or without security.
6. The undersigned, as the sole Trustee of the Trust, holds the power to sign or otherwise authenticate on behalf of the Trust, including specifically the power to execute and deliver any and all documents under seal or otherwise, including, but not limited to, contracts, deeds, business interests, leases and notes, to carry out the administration of the Trust.
7. Title to the assets held in the Trust shall be titled as:

Marianne Mayer Declaration of Trust, as amended or The Trust of Marianne Mayer
8. The Trust is revocable and has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification to be incorrect.
9. The Trust's taxpayer identification number is being withheld.

This Certification is made and executed for the purposes set out in North Carolina General Statutes §36C-10-1013, and the Trustee understands that this Certification will be relied upon by third parties in connection with certain guarantees and transactions to be made by the Trust. The Trust does not limit the Trustee's authority to sign necessary documents, execute this Certification, or otherwise authenticate the Trust.

IN WITNESS WHEREOF, the Trustee has duly executed this Certification as of this ___ of March, 2026.

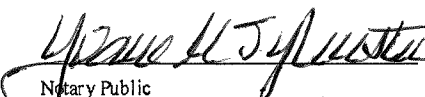
Marianne Mayer Declaration of Trust, as amended
By:  (SEAL)
Wendy Cohen, Successor Trustee



STATE OF NC, COUNTY OF Mecklenburg

I, the undersigned, a Notary Public for said County and State, do hereby certify that **Wendy Cohen, Successor Trustee of the Marianne Mayer Declaration of Trust, as amended** either personally known to me or proven by satisfactory evidence, personal appeared before me this day and acknowledged the voluntary execution of the foregoing instrument in the capacity indicated and for the purposes stated therein.

WITNESS my hand and notarial seal, this 3 day of March, 2026.


Notary Public

See following page for commission expiration date

My Commission Expires:

10/21/26