

**2022031436 00162**

FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED &amp; RECORDED:

07-01-2022 02:08:36 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK, DPTY

**BK: RE 3704****PG: 3952-3958****NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ NO TAXABLE CONSIDERATION.

This property \_\_\_\_\_ is x is not the Grantors' primary residence.

Tax Map No.: 3268

Parcel Identification No.: 048H

Mail after recording to: Grantees, C/O Robert B. Laws 426 Old Salem Road, Winston Salem, NC, 27101

This instrument was prepared by: Robert B. Laws, Attorney

**Original To:**THIS DEED made this 27<sup>th</sup> day of June, 2022, by and between:**GRANTOR**

L &amp; L Development, LLC, A North Carolina Limited Liability Company filed in the office of the North Carolina Secretary of State August 24, 2007, by its Members.

**GRANTEES**

Kathryn Pfaff Long, one-third undivided interest; Charles Thomas Long, Jr. two-ninths undivided interest; Derek Christopher Long, two-ninths undivided interest; and J. Alex Thornton in his capacity as Trustee of the Trust u/w Eula Shore Long f/b/o Thomas Gray Long, two-ninths undivided interest.

The designated Grantors and Grantees 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.

This conveyance is incident to the "winding-up" process of L&L Development, LLC. The history of the ownership interest of each Member of L&L Development, LLC is contained in this Instrument, *infra*.

TO HAVE AND TO HOLD the aforesaid tract of real property described in Exhibit A and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees that Grantors are seized of the premises described in this Deed in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, but for exceptions listed below, and that Grantors will warrant and defend the title against the lawful claims of all persons whomever, except for matters pertaining to the exceptions hereinafter stated:

Title to the real property described hereinabove is subject to the following exceptions:

- i. All easements, rights of way, encumbrances, restrictions and other matters of record;
- ii. Any and all matters revealed on the survey prepared by Larry L. Callahan, R.L.S, June 23, 1989;
- iii. All governmental land use statutes, ordinances and regulations (including, without limitation, zoning, subdivision, restrictive covenants and building ordinance and regulations);
- iv. Ad valorem taxes for the current year and subsequent years; and
- v. City, County and State assessments, including those not yet noticed.

The property described in this Deed was acquired by L&L Development, LLC by conveyance pursuant to a North Carolina Quitclaim Deed dated September 7, 2007, recorded in Book 2781 Pages 4441-4443 of the Forsyth County registry.

This Deed is being made pursuant to N.C. Gen. Stat. 57D-6-07.

The initial Members of L&L Development, LLC were:

1. Robert H. Long / one-third ownership interest
2. Eula Gray Shore Long / one-third ownership interest
3. Charles T. Long / one-third ownership interest

Charles T. Long died *testate* December 4, 2017. His wife, Kathryn Pfaff Long acquired a one-third ownership interest in L&L Development, LLC pursuant to the residuary clause of his Will. See Estate File Number 18 E 54- Forsyth County.

Robert H. Long owned a one-third ownership interest in L&L Development, LLC, and died *testate* May 17, 2018. His wife, Eula Shore Long, received his one-third ownership interest in L&L Development, LLC pursuant to the residuary clause of his Will. See Estate File Number 18 E 1451- Forsyth County. Eula Shore Long, prior to the death of Robert H. Long, owned a one-third ownership interest in L&L Development, LLC, and as a result of her receipt of one-third ownership interest in L&L Development, LLC through administration of the Will of Robert H. Long, Eula Shore Long owned a two-thirds ownership interest in L&L Development, LLC prior to her death.

Eula Shore Long died *testate* September 29, 2019, survived by 3 grandchildren: Charles Thomas Long, Jr., Derek Christopher Long, and Thomas Gray Long. Ms. Long's will established a trust for the benefit of Thomas Gray Long, and J. Alex Thornton was appointed substitute trustee on February 16, 2022, who continues to serve in this capacity. Under the terms of Ms. Long's will, her two-thirds interest in the L&L Development, LLC passed to Charles Thomas Long, Jr. - two-ninths, Derek Christopher Long - two-ninths and J. Alex Thornton in his capacity as trustee under Trustee of the Trust u/w Eula Shore Long f/b/o Thomas Gray - two-ninths See Estate File Number 19 E 25-26- Forsyth County.

The real property described in this Deed is being distributed to the current individual Members of L&L Development, LLC pursuant to the distribution described above.

This transaction is insured by a policy of title insurance issued by LM Title Insurance Agency, LLC, commitment number 2201590W.

IN WITNESS WHEREOF, Grantors have hereunto caused this instrument to be executed the day, month and year first above written.

**[SIGNATURE PAGES FOLLOW]**

## EXHIBIT A

BEGINNING at an iron stake located in the North right of way line of Lowery Street, said iron stake being the Southeast corner of N. S. Myers (see Deed Book 411 at Page 277, Forsyth County Registry); and running thence from said beginning iron stake, along the East- boundary line of Myers, North  $01^{\circ} 46' 57''$  East 510.41 feet to an iron stake in the South boundary line of William H. Whiteheart (see Deed recorded in Deed Book 707, Page 351, Forsyth County Registry); thence along the Whiteheart line South  $86^{\circ} 35' 59''$  East 332.37 feet to an iron stake; thence continuing along the Whiteheart line North  $05^{\circ} 32' 43''$  East 56.92 feet to, an iron stake in the right of way line of the North Carolina Department of Transportation; thence along the right of way line of the North Carolina Department of Transportation the three (3) following courses and distances: South  $70^{\circ} 41' 55''$  East 134.94 feet, along a curve to the right., a chord course and distance of South  $30^{\circ} 38' 25''$  East 129.30 feet; South  $30^{\circ} 38' 25''$  East 129.30 feet; and South  $27^{\circ} 14' 57''$  West 122.01 feet to an iron stake in the North right of way line of Lowery Street, thence along the North right of way line of Lowery Street the two (2) following courses and distances: South  $63^{\circ} 01' 09''$  West 140.32 feet; and South  $59^{\circ} 03' 25''$  West 426.15 feet to the point and place of BEGINNING, same containing 4.109 acres, more or less, and being those same premises surveyed and platted by Larry L. Callahan, R.L.S. on the 23rd day of June, 1989.

Kathryn Pfaff Long  
Kathryn Pfaff Long

State of North Carolina  
County of Guilford

I, Kaylie Diaz, a Notary Public for the County of Guilford and State of North Carolina, do hereby certify that KATHRYN PFAFF LONG., personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

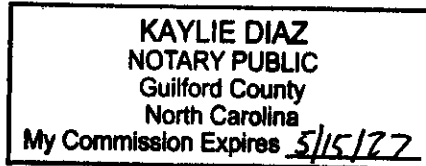
WITNESS my hand and notarial seal, this 20 day of June, 2022.

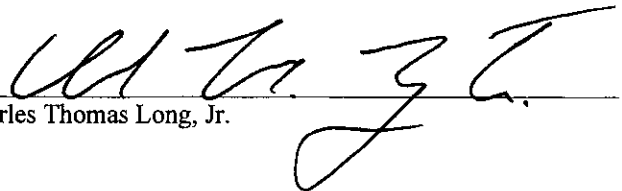
Kaylie Diaz

Notary Public

Name: Kaylie Diaz

My Commission Expires: 5/15/27



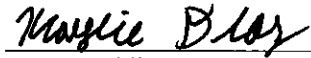
  
Charles Thomas Long, Jr.

State of North Carolina

County of Guilford

I, Kaylie Diaz, a Notary Public for the County of Guilford and State of North Carolina, do hereby certify that CHARLES THOMAS LONG, JR., personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

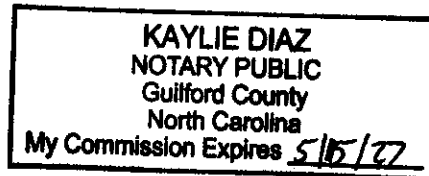
WITNESS my hand and notarial seal, this 20 day of June, 2022.

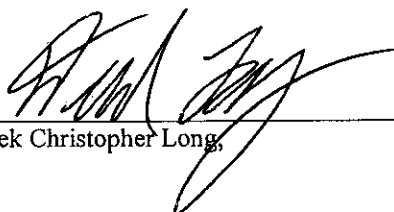


Notary Public

Name: Kaylie Diaz

My Commission Expires: 5/15/27

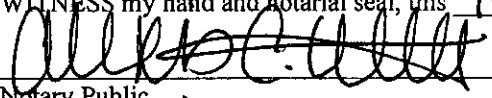


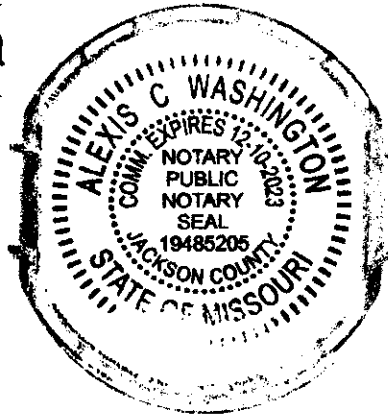
  
 Derek Christopher Long

State of Missouri  
 County of Jackson

I, Alexis C. Washington, a Notary Public for the County of Jackson and State of Missouri, do hereby certify that DEREK CHRISTOPHER LONG, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 7<sup>th</sup> day of June, 2022.

  
 Notary Public  
 Name: Alexis C. Washington  
 My Commission Expires: 12/10/23



J. Alex Thornton, Trustee  
 J. Alex Thornton in his capacity as Trustee of the Trust u/w  
 Eula Shore Long f/b/o Thomas Gray Long

State of North Carolina

County of Guilford

I, Kaylie Diaz, a Notary Public for the County of Guilford and State of North Carolina, do hereby certify that J. ALEX THORNTON, in his capacity as Trustee of the Trust u/w Eula Shore Long f/b/o Thomas Gray Long, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 20 day of June, 2022.

Kaylie Diaz

Notary Public

Name: Kaylie Diaz

My Commission Expires: 5/15/27

