

2022036388 00045

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$440.00

PRESENTED & RECORDED
 08/04/2022 09:31:35 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3710
PG: 2776 - 2784

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$440.00.

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 Julian Robb, Attorney at Law, Register of Deeds Box # _____.
 This instrument was prepared by: Robert B. Laws, Attorney

THIS DEED made this 26th day of July, 2022, by and between:

GRANTOR	GRANTEES
Kathryn Pfaff Long, Unmarried; Charles Thomas Long, Jr. and Wife, Julie Allred Long; Derek Christopher Long and Wife, Sandy Rodriguez; and J. Alex Thornton in his capacity as Trustee of the Trust u/w Eula Shore Long f/b/o Thomas Gray Long.	Darrell Thomas Westmoreland and Wife, Stephanie Carico Westmoreland <i>1245 Middleton Loop Rd. Walnut Cove, NC 27052</i>

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.

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 governmental land use statutes, ordinances and regulations (including, without limitation, zoning, subdivision, restrictive covenants and building ordinance and regulations);

- ii. Ad valorem taxes for the current year and subsequent years; and
- iii. City, County and State assessments, including those not yet noticed.

The property described in this Deed was acquired by Grantors by conveyance pursuant to a North Carolina General Warranty Deed dated July 1, 2022 recorded in Book 3704 Page 3952 of the Forsyth County registry.

The real property described in this Deed 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]

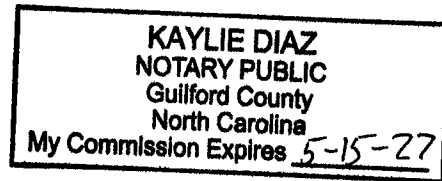
Kathryn Pfaff Long
Kathryn Pfaff Long

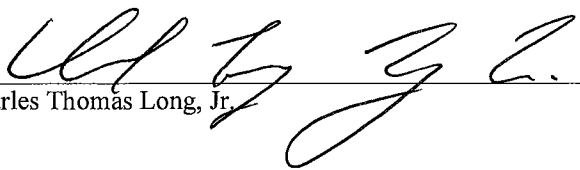
State of North Carolina
County of Guilford County

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 26 day of July, 2022.

Kaylie Diaz
Notary Public
Name: Kaylie Diaz
My Commission Expires: 5-15-27




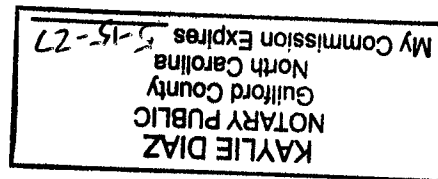

Charles Thomas Long, Jr.

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 26 day of July, 2022.


Notary Public
Name: Kaylie Diaz
My Commission Expires: 5-15-27



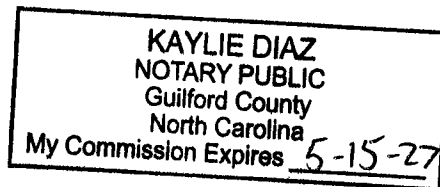
Julie Allred Long
Julie Allred Long

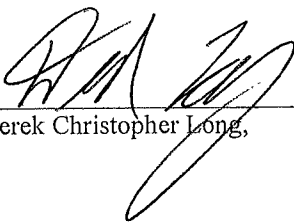
State of North Carolina
County of Guilford

I, Kaylie Diaz, a Notary Public for the County of Guilford and State of North Carolina, do hereby certify that JULIE ALLRED 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 26 day of July, 2022.

Kaylie Diaz
Notary Public
Name: Kaylie Diaz
My Commission Expires: 5-15-27






 Derek Christopher Long,

State of MISSOURI
 County of JACKSON


I, ERIC CORP, 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 23 day of July, 2022.



 Notary Public
 Name: ERIC CORP
 My Commission Expires: 07/11/2025

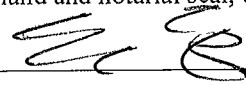


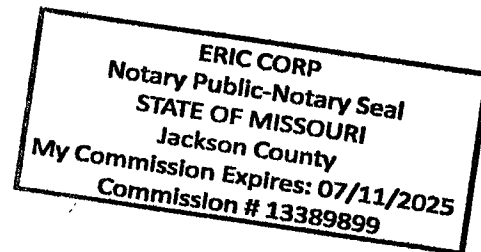

Sandy Rodriguez

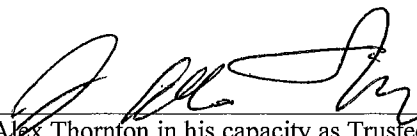
State of MISSOURI
County of JACKSON

I, ERIC CORP, a Notary Public for the County of JACKSON and State of MISSOURI, do hereby certify that SANDY RODRIGUEZ, 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 23 day of July, 2022.


Notary Public
Name: ERIC CORP
My Commission Expires: 07/11/2025




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 26 day of July, 2022.

Kaylie Diaz
Notary Public
Name: Kaylie Diaz
My Commission Expires: 5-15-27

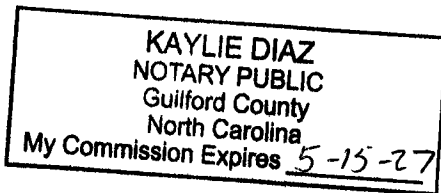


EXHIBIT A

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.