

2023040557 00020

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$145.00
PRESENTED & RECORDED
11/30/2023 09:37:25 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3783
PG: 2829 - 2836

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$145.00

Parcel Identifier No. 6844-16-4707.000 Verified by Forsyth County on the ___ day of _____, 2023
By: _____

Mail/Box to: _____

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds. NO TITLE SEARCH OR CLOSING SERVICES REQUESTED OR PERFORMED

Brief description for the Index: Lot No. 19 Longview Development

THIS DEED made this 21st day of November, 2023, by and between

GRANTOR	GRANTEE
Frances Stine Pershing; Michelle Stevens Clifton and spouse, Ronald Leon Clifton; Janice Case Lisenby and spouse, David Wayne Lisenby; Michael Lee Case and spouse, Elizabeth Jordan Case; Phillip Ray Case and spouse, Austyn Canada Case	STOF, LLC, a Utah limited liability company <u>Property Address: 1210 Verdun Street</u> <u>Winston-Salem, NC 27107</u> <u>Mailing Address: 15664 S. Thunder Gulch Dr.</u> <u>Bluffdale Utah 84065</u>

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Fronting 50 feet on the south side of Verdun Street and being known and designated as Lot No. 19 as shown on the map of Longview Development as recorded in Plat Book 2 at Page 87 in the Office of the Register of Deeds of Forsyth County, N.C.

This property ___ is ___ is not the primary residence of one or more of the Grantors.

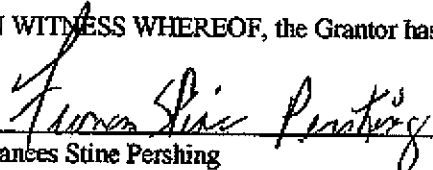
For back title, see Book 648, Page 31, Forsyth County Registry and Forsyth County Estate Files 1990 E 1010 and 20 E 35.

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, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



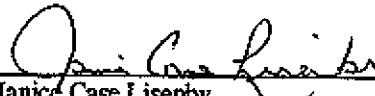
Frances Stine Pershing (SEAL)



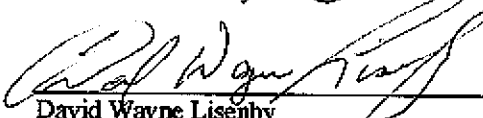
Michelle Stevens Clifton (SEAL)



Ronald Leon Clifton (SEAL)



Janice Case Lisenby (SEAL)



David Wayne Lisenby (SEAL)

Michael Lee Case (SEAL)

Elizabeth Jordan Case (SEAL)

Phillip Ray Case (SEAL)

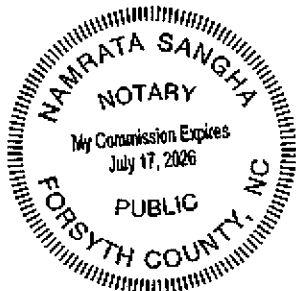
Austyn Canada Case (SEAL)

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Frances Stine Pershing.

Date: November 21, 2023

[Signature]
Notary Public



NAMRATA SANGHA
Print Name

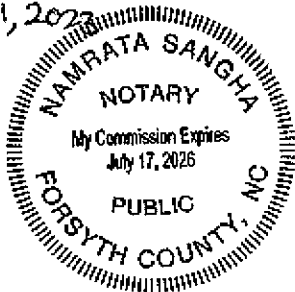
My commission expires: July 17, 2026

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Michelle Stevens Clifton and Ronald Leon Clifton.

Date: November 21, 2023

[Signature]
Notary Public



NAMRATA SANGHA
Print Name

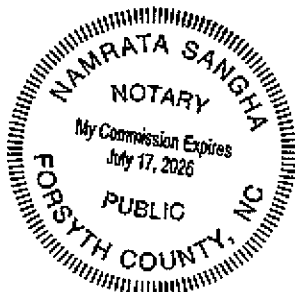
My commission expires: July 17, 2026

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Janice Case Lisenby and David Wayne Lisenby.

Date: November 21, 2023

[Signature]
Notary Public



NAMRATA SANGHA
Print Name

My commission expires: July 17, 2026

State of North Carolina - County of Forsyth

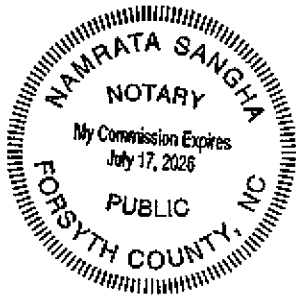
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Janice Case Lisenby and David Wayne Lisenby.

Date: November 21, 2023

[Signature]
Notary Public

NAMRATA SANGHA
Print Name

My commission expires: July 17, 2026



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, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


Frances Stine Pershing (SEAL)

Michelle Stevens Clifton (SEAL)

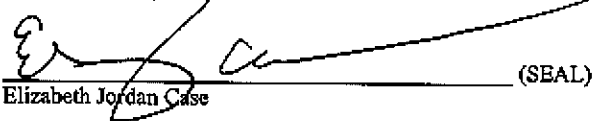
Ronald Leon Clifton (SEAL)

Janice Case Lisenby (SEAL)

David Wayne Lisenby (SEAL)



Michael Lee Case (SEAL)



Elizabeth Jordan Case (SEAL)

Phillip Ray Case (SEAL)

Austyn Canada Case (SEAL)

State of North Carolina County of Davidson

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Michael Lee Case and Elizabeth Jordan Case.

Date: 11-21-2023

Annette Barry
Notary Public

Annette Barry
Print Name



My commission expires: Aug. 8, 2028

State of _____ - County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Phillip Ray Case and Austyn Canada Case.

Date:

Notary Public

Print Name

My commission expires: _____

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, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Frances Stine Pershing (SEAL)

Michelle Stevens Clifton (SEAL)

Ronald Leon Clifton (SEAL)

Janice Case Lisenby (SEAL)

David Wayne Lisenby (SEAL)

Michael Lee Case (SEAL)

Elizabeth Jordan Case (SEAL)

Phillip Ray Case

Phillip Ray Case (SEAL)

Austyn Canada Case

Austyn Canada Case (SEAL)

State of _____ - County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Michael Lee Case and Elizabeth Jordan Case.

Date:

Notary Public

Print Name

My commission expires: _____

State of NORTH CAROLINA - County of WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Phillip Ray Case and Austyn Canada Case.

Date: November 24, 2023

[Signature]
Notary Public

BRYAN P. PHELAN
Print Name

My commission expires: September 27, 2025

