

**2024029832 00038**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$252.00**

PRESENTED & RECORDED  
 09/04/2024 11:05:19 AM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3824**  
**PG: 2911 - 2912**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$252.00

Parcel Identifier No.: 6844-16-4707 (Block 0916, Lot 019)

Mail tax bills to Grantee: 2624 St Johns Place, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 19, Longview Development

THIS DEED made this 3rd day of September, 2024 by and between,

<p><b>GRANTOR</b></p> <p><b>STOF, LLC</b></p> <p><b>a Utah limited liability company</b></p> <p>Mailing Address: 10122 S. Redwood Road, Suite B, South Jordan UT 84095</p>	<p><b>GRANTEE</b></p> <p><b>LMS HOMES, LLC</b></p> <p><b>a North Carolina limited liability company</b></p> <p>Mailing Address: 2624 St Johns Place, Winston-Salem, NC 27106</p>
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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 that certain lot or parcel of land situated in 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 Number 19 as shown on the map of LONG VIEW DEVELOPMENT as recorded in Plat Book 2, Page 87, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1210 Verdun Street, Winston-Salem, NC 27106

**The property does not include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3783, Page 2829, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 2, Page 87.

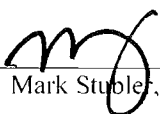
Submitted electronically by "Kangur & Porter, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

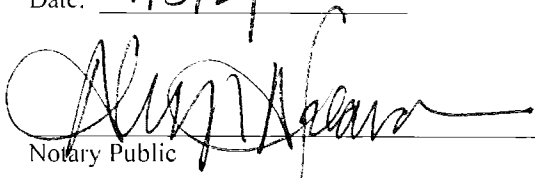
STOF, LLC  
a Utah limited liability company  
by MLJJMB 401k Trust, FBO Mark Stubler it's Member/Manager

By:   
Mark Stubler, Manager

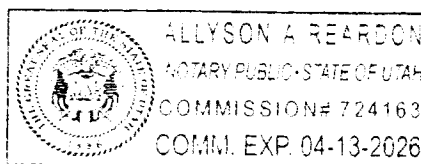
State of Utah, County of Salt Lake

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 herein and in the capacity indicated: **STOF, LLC a Utah limited liability company by MLJJMB 401k Trust, FBO Mark Stubler it's Member/Manager** limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 9/13/24

  
Notary Public

Allyson Reardon  
printed or typed name of notary public



My Commission Expires: 4/13/26