



2008004839 00081
FORSYTH CO, NC FEE \$23.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
01-31-2008 12:26 PM
KAREN GORDON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST
BK: RE 2809
PG: 2892-2895

Excise Tax

Tax Lot No. 031Q and 206B, Block 3472 Parcel Identifier Nos. _____
Verified by _____ County on the ____ day of _____, 2006.
by _____

Mail after recording to: Bell, Davis & Pitt, P.A. Box 106
This instrument was prepared by: Mallory M. Oldham

Brief Description for the index

CORRECTION NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED effective the <u>20th</u> day of <u>September</u> , 2007 by and between	
GRANTOR	GRANTEE
Cris Petree Charlier, Trustee under the Cris Petree Charlier Revocable Declaration of Trust dated April 9, 1997	Maestro Properties, LLC, a North Carolina limited liability company 3992 Whitehawk Lane Winston-Salem, NC 27106

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 tract or parcel of land, together with all improvements located thereon, situated in Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

THIS CORRECTION DEED IS RECORDED TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION
OF TRACT 1 OF THE PROPERTY DESCRIBED IN DEED RECORDED IN BOOK 2713, PAGE 806,
FORSYTH COUNTY REGISTRY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2248, Page 3876, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book __, Page __.

TO HAVE AND TO HOLD the aforesaid tract 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 except for the exceptions hereinafter stated.

Easements, restrictions, and rights-of-way of record, if any, and ad valorem taxes for the current year, prorated to date of closing, and each year subsequent thereto.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers, the day and year written below.

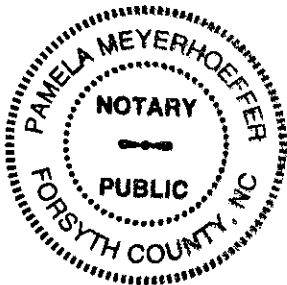
Cris Petree Charlier (SEAL)
Cris Petree Charlier, Trustee under the Cris Petree
Charlier Revocable Declaration of Trust dated April 9,
1997

Date: 9/20/07

SEAL-STAMP

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 herein and in the capacity indicated: *Cris Petree Charlier, Trustee under the Cris Petree Charlier Revocable Declaration of Trust dated April 9, 1997*



Date: 9/20/07

(Official Seal)

Pamela Meyerhoeffer
Official Signature of Notary
Pamela Meyerhoeffer
Notary's printed or typed name
My commission expires: 1-19-08

SEAL-STAMP

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 herein and in the capacity indicated:

Date: _____

(Official Seal)

Official Signature of Notary

Notary's printed or typed name
My commission expires: _____

EXHIBIT "A"

BEING those certain tracts or parcels of land located in Winston Township, Forsyth County, North Carolina, and being more particularly described as follows:

Tract 1:

COMMENCING at an existing angle iron within the right of way of Rolling Knoll Lane, said existing angle iron marking the northwestern corner of property now or formerly owned by Dale Landon Craft and Linda Felker Craft as recorded in Deed Book 1677, page 4566, Forsyth County Registry (Tax Lot 205, Block 3472 as presently shown on the Forsyth County Tax Maps); running thence within the right of way of Rolling Knoll Lane North 10° 58' 11" West 103.93 feet to an existing iron pipe; thence continuing further within the right of way of Rolling Knoll Lane North 10° 57' 08" West 97.03 feet to an iron rebar set; thence continuing further within the right of way of Rolling Knoll Lane North 10° 57' 08" West 38.83 feet to an iron rebar set; thence continuing further within the right of way of Rolling Knoll Lane North 05° 45' 06" West 36.32 feet to an iron rebar set, the point and place of beginning; running thence from said beginning point within the right of way of Rolling Knoll Lane North 05° 45' 06" West 64.97 feet to an iron rebar set; thence North 77° 27' 32" East 12.60 feet to an existing iron pipe in the southwestern corner of Tax Lot 206A, Block 3472 as presently shown on the Forsyth County Tax Maps; thence along the southern line of said Tax Lot 206A North 77° 27' 32" East 246.96 feet to an existing iron rebar; thence North 77° 28' 01" East 125.64 feet to an existing iron pipe in the western line of property now or formerly owned by Charlie L. Kennedy and Willie M. Kennedy as recorded in Deed Book 2199, page 1708, Forsyth County Registry (Tax Lot 31K, Block 3472 as presently shown on the Forsyth County Tax Maps); thence along Kennedy's western line South 46° 32' 54" East 42.89 feet to an existing iron pipe; thence continuing further along Kennedy's western line South 46° 30' 19" East 61.14 feet to an existing iron pipe; thence continuing further along Kennedy's western line South 17° 04' 21" East 94.00 feet to an iron rebar set; thence along a new line South 84° 39' 31" West 239.26 feet to an iron rebar set; thence continuing further along a new line North 64° 44' 48" West 134.30 feet to an iron rebar set; thence continuing further along a new line South 79° 02' 52" West 115.00 feet to an iron rebar set within the right of way of Rolling Knoll Lane, the point and place of beginning, containing 1.25 acres, more or less, in accordance with a survey by Jason Morehead, Professional Land Surveyor (Allied Land Surveying Co., P.A.), for Maestro Properties, LLC dated October 24, 2006 and last revised August 21, 2007 (Job No. 10-191).

Tract 2:

COMMENCING at an existing angle iron within the right of way of Rolling Knoll Lane, said existing angle iron marking the northwestern corner of property now or formerly owned by Dale Landon Craft and Linda Felker Craft as recorded in Deed Book 1677, page 4566, Forsyth County Registry (Tax Lot 205, Block 3472 as presently shown on the Forsyth County Tax Maps); running thence within the right of way of Rolling Knoll Lane North 10° 58' 11" West 103.93 feet to an existing iron pipe; thence continuing further within the right of way of Rolling Knoll Lane North 10° 57' 08" West 97.03 feet to an iron rebar set, the point and place of

MINOR SUBDIVISION

APPROVAL

David C. [Signature] 8/8/07

for Director, City-County date
Planning Board to replace 2006 approval

beginning; running thence from said beginning point within the right of way of Rolling Knoll Lane North 10° 57' 08" West 38.83 feet to an iron rebar set; thence continuing within the right of way of Rolling Knoll Lane North 05° 45' 06" West 36.32 feet to an iron rebar set; thence along a new line North 79° 02' 52" East 115.00 feet to an iron rebar set; thence continuing further along a new line South 64° 44' 48" East 134.30 feet to an iron rebar set; thence continuing further along a new line North 84° 39' 31" East 239.26 feet to an iron rebar set in the western line of property now or formerly owned by Charlie L. Kennedy and Willie M. Kennedy as recorded in Deed Book 2199, page 1708, Forsyth County Registry (Tax Lot 31K, Block 3472 as presently shown on the Forsyth County Tax Maps); thence along the western line of Kennedy South 17° 04' 21" East 33.80 feet to an existing iron pipe; thence continuing further along the western line of Kennedy South 11° 53' 26" West 156.04 feet to an iron rebar set; thence along a new line North 78° 06' 34" West 209.74 feet to an iron rebar set; thence continuing further along a new line North 56° 08' 13" West 175.52 feet to an iron rebar set; thence continuing further along a new line South 79° 02' 52" West 90.00 feet to an iron rebar set within the right of way of Rolling Knoll Lane, the point and place of beginning, containing 1.29 acres, more or less, in accordance with a survey by Jason Morehead, Professional Land Surveyor (Allied Land Surveying Co., P.A.), for Maestro Properties, LLC dated October 24, 2006 (Job No. 10-191).

Tract 3:

BEGINNING at an existing angle iron within the right of way of Rolling Knoll Lane, said existing angle iron marking the northwestern corner of property now or formerly owned by Dale Landon Craft and Linda Felker Craft as recorded in Deed Book 1677, page 4566, Forsyth County Registry (Tax Lot 205, Block 3472 as presently shown on the Forsyth County Tax Maps, the point and place of beginning; running thence from said beginning point within the right of way of Rolling Knoll Lane North 10° 58' 11" West 103.93 feet to an existing iron pipe; thence continuing further within the right of way of Rolling Knoll Lane North 10° 57' 08" West 97.03 feet to an iron rebar set; thence along a new line North 79° 02' 52" East 90.00 feet to an iron rebar set; thence continuing further along a new line South 56° 08' 13" East 175.52 feet to an iron rebar set; thence continuing further along a new line South 78° 06' 34" East 209.74 feet to an iron rebar set in the western line of property now or formerly owned by Charlie L. Kennedy and Willie M. Kennedy as recorded in Deed Book 2199, page 1708, Forsyth County Registry (Tax Lot 31K, Block 3472 as presently shown on the Forsyth County Tax Maps; thence along Kennedy's western line South 11° 53' 26" West 10.47 feet to an existing iron pipe; thence continuing further along Kennedy's western line, South 25° 04' 46" West 75.67 feet to an existing iron pipe marking the northeastern corner of property now or formerly owned by Dale Landon Craft and Linda Felker Craft as recorded in Deed Book 1677, page 4566, Forsyth County Registry (Tax Lot 205, Block 3472 as presently shown on the Forsyth County Tax Maps); thence along Craft's northern line North 89° 09' 16" West 366.94 feet to an existing angle iron within the right of way Rolling Knoll Lane, the point and place of beginning, containing 1.33 acres, more or less, in accordance with a survey by Jason Morehead, Professional Land Surveyor (Allied Land Surveying Co., P.A.), for Maestro Properties, LLC, dated October 24, 2006 (Job No. 10-191).