



**2013048874 00215**  
 FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
 10-18-2013 03:53:12 PM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: RANDY L SMITH  
 DPTY

**BK: RE 3151**  
**PG: 1882-1887**

Revenue Stamps: N/A  
 Parcel ID #

*Box 153*

Instrument prepared by: BUNCH & ASSOCIATES, PLLC 3411 Healy Drive, Ste C, Winston Salem, NC 27103  
 Mail after recording to Grantee: 225 Charisma Lane, Lewisville, NC 27023

**NORTH CAROLINA CORRECTIVE DEED**

THIS DEED made this 17<sup>th</sup> day of October, 2013 and between,

| GRANTOR   | GRANTEE   |
|---|---|
| <p><b>Mark A. Godfrey and wife,<br/>                     Angela P. Godfrey</b></p> <p>225 Charisma Lane<br/>                     Lewisville, NC 27023</p> | <p><b>MAG Properties of the Carolinas, LLC</b></p> <p><b>Property addresses:</b><br/>                     1405 Belleauwood St.; 727 Ontario St; 2713 Ivy Ave; 2911 Broadbay Dr.; 4025 Oak Ridge Dr.; 5214 S. Main St.; 1419 Marne St. ;4716 Baux Mountain Rd.; 2623 Ludwig St.; 709 &amp; 721 Aureole St.; 2020 &amp; 2021 Bertha St.; 2918 Troy Drive; 1537 E. Sedgefield Dr.;; 1318 &amp; 1347 Wentworth Rd.; 1636 Rockford St.; 2058 Urban St.; 3009 &amp; 3017 Corry Circle; 1233 Bretton St.</p> |

WHEREAS, through an inadvertent error, Grantor previously executed and recorded a North Carolina QuitClaim Deed in Book 3147, Page 2886 of the Forsyth County Registry from Grantor to "MAG Properties, LLC"; and

WHEREAS, there is no MAG Properties, LLC, and the actual name of the entity to which Grantor intended to convey the herein-described properties is MAG Properties of the Carolinas, LLC.

NOW, THEREFORE, in consideration of the above recitals, and to correct the prior incorrect Deed referenced above, the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all those certain lots, tracts, or parcels of land situated in Forsyth County, North Carolina, and more particularly described as follows:

See attached **Exhibit A**

All or a portion of the property herein conveyed    includes or   X   does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to easements, rights of way and restrictions of record, if any, ad valorem taxes.

Grantor makes no warranty express or implied concerning the title to the above referenced property.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

*Mark A. Godfrey* (SEAL)  
Mark A. Godfrey

*Angela P. Godfrey* (SEAL)  
Angela P. Godfrey

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

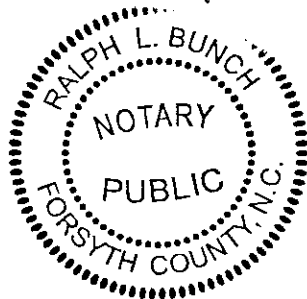
I, Ralph L. Bunch, a Notary Public of the County of Forsyth, State of North Carolina, do hereby certify that **Mark A. Godfrey and wife, Angela P. Godfrey**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 17<sup>th</sup> day of October, 2013.

My Commission expires:

2-16-2015

(PLEASE AFFIX  
NOTARY SEAL)



*Ralph L. Bunch*  
\_\_\_\_\_  
Notary Public

## Exhibit A

### **Tract 1 Property address 1233 Bretton Street**

BEING KNOWN AND DESIGNATED AS LOT(S) 8 AND THE EASTERN ½ OF LOT 9, AS SHOWN ON THE MAP OF LONGVIEW DEVELOPMENT, SECTION 1, WHICH MAP IS 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.

### **Tract 2 Property address 3017 Corry Circle**

All that piece, parcel or lot of land situate, lying and being in Forsyth County, NC and known and designated as Lot No. 19, as shown on the map of Broadbay Heights, recorded in Plat Book 25, at Page 123 of the Forsyth County, NC Public Land Records, reference to which is hereby made for a more particular description.

Being that parcel of land conveyed to Charles E. Henry and wife, Gloria Henry, tenants by the entirety from Housing Authority of the City of Winston-Salem by that deed dated 08/30/85 and recorded 10/28/85 in Deed Book 1512, at Page 75 of the Forsyth County, NC Public Registry.

### **Tract 3 Property address: 3009 Corry Circle**

BEING KNOWN AND DESIGNATED AS LOT NO. 21, AS SHOWN ON THE MAP OF BROADBAY HEIGHTS, RECORDED IN PLAT BOOK 25, PAGE 123, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

### **Tract 4 Property address: 2021 Bertha Street**

LYING AND BEING IN FORSYTH COUNTY, NC, WINSTON TOWNSHIP, AND BEING KNOWN AND DESIGNATED AND DESCRIBED AS LOT NO. 106 ON THE MAP OF "ALLENDALE", BELONGING TO THE LATE C.F. HISSSEN'S ESTATE, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY IN PLAT BOOK 2, PAGE 28, REFERENCE TO WHICH IS HEREBY MADE FOR A FULL AND COMPLETE DESCRIPTION OF THE SAME. TOGETHER WITH IMPROVEMENTS LOCATED THEREON; SAID PROPERTY BEING LOCATED AT 2021 BERTHA STREET, WINSTON-SALEM, NORTH CAROLINA.

### **Tract 5 Property address: 1636 Rockford Street**

LYING AND BEING IN WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND BEING KNOWN AND DESIGNATED AS LOT 17. BLOCK N, AS SHOWN ON THE MAP OF MORNINGSIDE MANOR, SECTION 4, AS RECORDED IN PLAT BOOK 19, AT PAGE 14, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

### **Tract 6 property address: 1347 Wentworth Road**

BEING KNOWN AND DESIGNATED AS LOTS 20 AND 21 OF THE SUBDIVISION OF R.M. COX AND W.A. MARTIN PROPERTY, AS SHOWN ON THE MAP RECORDED IN PLAT BOOK 11, PAGE 37, IN THE FORSYTH COUNTY, NC REGISTRY, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

### **Tract 7 Property address: 2020 Bertha Street**

BEING KNOWN AND DESIGNATED AS LOT 73, AS SHOWN ON THE PLAT OF THAT PORTION OF C.F. NISSEN ESTATE KNOWN AS ALLENDALE, AS RECORDED IN PLAT BOOK 2, PAGE 28, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

**Tract 8 Property address: 1318 Wentworth Road**

BEGINNING at an iron stake in the North line of Woodland Road, the Southeast corner of a 12.5 acre tract sold by R.L. Cox to Wm. Dalton, March 30, 1897, see deed recorded in Deed Book 61, page 99; running thence with extreme East line of said tract of Wm Dalton, North 3 deg. 11' East 99 ft. to an iron stake, another corner of said tract of Wm. Dalton and also the Southeast corner of a 7.3 acre tract sold by C. W. Shouse to James Timlic, see corrected deed recorded in Book 219, page 224; thence with the South line of said tract of James Timlic, South 86 deg. 30' East 50 ft. to an iron stake, the Northwest corner of Lot No. 2; thence with the West line of said Lot No. 2, South 3 deg. 11' West 98.73 ft. to an iron stake, in the North line of said Woodland Road, North 86 deg. 49' West 50 ft. to the Beginning, being Lot No. 1 containing 4943 square feet, more or less, and is at the northwest corner of the 5.58 acre tract shown on the plot of R.M. Cox, said tract is being developed into lots but has not been completed by iron stake mark the corners of Lot 1 and referred to in this description. The above described property is now known as Lot No. 1 on the map of property of R.M. Cox and W.A. Martin recorded in Plat Book 11, page 37, in the office of the Register of Deeds of Forsyth County, North Carolina. This being a description of part of 5.58-acre tract owned by R.M. Cox in Middlefork Township, Forsyth County. Also being known as Tax Block 2231, Lot 001B, Forsyth County Tax Office.

**Tract 9 Property address: 1537 E Sedgfield Drive**

BEING KNOWN AND DESIGNATED AS LOT NO. 129, AS SHOWN ON THE REVISED PLAT OF MORNINGSIDE MANOR, SECTION 8, AREA A, RECORDED IN PLAT BOOK 24 AT PAGE 80 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

**Tract 10 Property address: 721 Aureole Street**

BEING KNOWN AND DESIGNATED AS LOT 20, IN BLOCK 14, AS SHOWN ON THE PLAT OF "WACHOVIA DEVELOPMENT COMPANY" RECORDED IN PLAT BOOK 8, PAGE 81, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA. TOGETHER WITH IMPROVEMENTS LOCATED THEREON.

**Tract 11 Property address: 709 Aureole Street**

BEGINNING at an existing iron pipe in the northern right-of-way line of Aureole Street, said iron pipe being also the southwest corner of Lot 19 of Block 14 of the Wachovia Development Company recorded in Plat Book 8, Page 81 of the Forsyth County Registry; thence North 77 degs 12 min 26 sec West a distance of 60.0 feet to a new iron pipe; thence North 13 degs 19 min 17 sec East a distance of 151.77 feet to a new iron pipe; thence South 77 degs 12 min 26 sec East a distance of 60.0 feet to a new iron pipe; thence South 13 degs 19 min 17 sec West a distance of 151.77 feet to the point and place of

BEGINNING, said tract being a part of Lot 17 and all of Lot 18 of Block 14 of the Wachovia Development Company as recorded in Plat Book 8, Page 81 of the Forsyth County Registry, by a survey of Joseph E. Franklin, R.L.S. of June 20, 1990. For further reference see Deed Book 1302, Page 375 of the Forsyth County Registry. Together with improvements located thereon; said property being located at 709 Aureole Street, Winston Salem, North Carolina.

**Tract 12 Property address: 2713 Ivy Ave**

BEING KNOWN AND DESIGNATED AS LOT NO. 7, BLOCK 18, AS SHOWN ON THE MAP OF BON AIR, AS RECORDED IN PLAT BOOK 3, PAGE 25, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

**Tract 13 Property address 2058 Urban Street**

BEING KNOWN AND DESIGNATED AS LOTS 46 AND 47 AS SHOWN ON THE MAP OF A.E. HOLTON HOME PLACE, RECORDED IN PLAT BOOK 2, PAGE 9A, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

**Tract 14 Property address 2623 Ludwig Street**

BEING KNOWN AND DESIGNATED AS LOT 113 AS SHOWN ON THE PLAT OF CARLTON BLUFF AS RECORDED IN PLAT BOOK 8, PAGE 89(2), IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

**Tract 15 Property address: 4716 Baux Mountain Road**

BEGINNING AT AN IRON STAKE ON THE WEST SIDE OF BAUX MOUNTAIN ROAD, G.D. HEMRIC AND BROWN'S CORNER (NOW OR FORMERLY), AND RUNNING SOUTH 81 DEGREES 5 MINUTES WEST WITH BROWN'S LINE 230 FEET TO AN IRON STAKE; THENCE RUNNING NORTH 11 DEGREES 26 MINUTES WEST 80 FEET TO AN IRON STAKE; THENCE RUNNING NORTH 81 DEGREES 5 MINUTES EAST 230 FEET TO AN IRON STAKE IN THE WEST SIDE OF BAUX MOUNTAIN ROAD, THENCE RUNNING WITH THE WEST SIDE OF BAUX MOUNTAIN ROAD SOUTH 11 DEGREES 26 MINUTES EAST 80 FEET TO THE PLACE OF BEGINNING. THIS BEING THE SAME PROPERTY AS DESCRIBED IN DEED BOOK 594, PAGE 169 FORSYTH COUNTY REGISTRY AND ALSO BEING KNOWN AS LOT 61 OF BLOCK 3003 ON THE FORSYTH COUNTY TAX MAPS.

**Tract 16 Property address: 1419 Marne Street**

BEGINNING AT AN IRON STAKE IN THE NORTH MARGIN OF MARNE STREET AND THE SOUTHWEST CORNER OF LOT 4 AS SHOWN ON THE MAP OF PART OF C.F. NISSEN ESTATE, RECORDED IN PLAT BOOK 3, PAGE 11, AND FROM SAID IRON NORTH 01° 40' 37" EAST 165.63 FEET TO AN IRON IN THE NORTHWEST CORNER OF LOT 4; THENCE NORTH 84° 36' 33" WEST 50 FEET TO AN IRON IN THE NORTHEAST CORNER OF LOT 2; THENCE SOUTH 01° 49' 12" WEST 144.38 FEET TO AN IRON LOCATED IN THE NORTH MARGIN OF THE WINSTON-SALEM SOUTHBOUND RAILWAY COMPANY'S RIGHT OF WAY; THENCE WITH SAID RIGHT OF WAY SOUTH 56° 19' 40" EAST 46.28 FEET TO A NAIL IN THE NORTH MARGIN OF MARNE STREET; THENCE WITH SAID STREET SOUTH 88° 30' EAST 11 FEET TO THE POINT AND PLACE OF BEGINNING, SAME BEING KNOWN AS LOT 3, BLOCK "F" OF THE PLAT OF PART OF C.F. NISSEN ESTATE, RECORDED IN PLAT BOOK 3, PAGE 11, FORSYTH COUNTY, REGISTRY.

**Tract 17 Property address: 5214 S. Main Street**

BEING KNOWN AND DESIGNATED AS LOT NOS. 9 & 10, AS SHOWN ON THE MAP OF BROADBAY HILLS, AS RECORDED IN PLAT BOOK 16, PAGE 211, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

**Tract 18 Propety address: 4025 Oak Ridge Drive**

BEING KNOWN AND DESIGNATED AS LOT 18, BLOCK J, AS SHOWN ON THE MAP OF TURNKEY, III, REVISED, RECORDED IN PLAT BOOK 24, PAGE 179, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

**Tract 19 Property address: 2911 Broadbay Drive**

**BEING KNOWN AND DESIGNATED as Lot No. 2 as shown on the MAP of F. M. WHITE PROPERTY, said Map recorded in Plat Book 21, Page 68 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which Map reference is hereby made for a more particular description.**

**BEGINNING at an iron stake, on the margin of Broadbay Drive, said stake being at the Southwest corner of Lot No. 2 on the Map hereinafter mentioned; and running thence North 18 degrees 30 minutes East 200 feet to an iron stake at the Northwest corner of Lot No. 3; running thence North 84 degrees 45 minutes West 10 feet to an iron stake, a new corner; running thence South 18 degrees 30 minutes West on a new line 200 feet to an iron stake, a new corner on the North margin of Broadbay Drive; and running thence South 84 degrees 45 minutes East along the margin of Broadbay Drive 10 feet to the place of BEGINNING, and being a 10 foot strip off the East side of Lot No. 3 as shown on the MAP OF F. M. WHITE PROPERTY, said Map being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 21, Page 68, to which reference is hereby made for a more complete description.**

**Tract 20 Property address: 1405 Belleauwood Street**

**BEING LOTS 305 AND 306 AS SHOWN ON THE MAP OF LONG VIEW DEVELOPMENT NO. 2 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, IN PLAT BOOK 1, PAGE 39-A, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A FULL AND COMPLETE DESCRIPTION.**

**Tract 21 Property address: 727 Ontario Street**

**BEGINNING AT AN IRON STAKE LOCATED IN THE NORTHERN RIGHT OF WAY LINE OF ONTARIO STREET (FORMERLY GRIFFITH STREET), SAID IRON STAKE BEING LOCATED IN THE SOUTHEAST CORNER OF LOT 1 AS SHOWN ON THE MAP OF MONTVIEW AS RECORDED IN PLAT BOOK 6, PAGE 185, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, SAID STAKE ALSON BEING THE SOUTHEAST CORNER OF BETTY BRATON (DEED BOOK 1758, PAGE 2972, FORSYTH COUNTY REGISTRY); THENCE FROM SAID BEGINNING POINT NORTH 02° 40' 50" EAST 149.81 FEET TO AN IRON STAKE; THENCE SOUTH 86° 58' 41" EAST 60.35 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 02° 48' 02" WEST 149.44 FEET TO AN EXISTING IRON PIPE IN THE NORTHERN RIGHT OF WAY LINE OF ONTARIO STREET; THENCE WITH SAID RIGHT OF WAY LINE NORTH 87° 20' WEST 60.04 FEET TO AN IRON PIPE, THE POINT AND PLACE OF BEGINNING. BEING ALL OF LOT 2 AND A PORTION OF LOT 3, AS SHOWN ON THE MAP OF MONTVIEW, RECORDED IN PLAT BOOK 6, PAGE 185, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. ALL ACCORDING TO AN UNRECORDED PLAT OF SURVEY BY JOSEPH E. FRANKLIN, RLS, DATED MARCH 3, 1994, AND BEING IN ALL RESPECTS THE PROPERTY CONVEYED TO THOMAS J. HILTON IN DEED BOOK 1747, PAGE 417, FORSYTH COUNTY REGISTRY.**

**Tract 22: Property address: 2918 Troy Drive**

**BEING KNOWN AND DESIGNATED AS LOT NO.8, AS SHOWN ON THE MAP OF F. M. WHITE PROPERTY, SAID MAP RECORDED IN PLAT BOOK 21, PAGE 68, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.**