

2014032109 00067

FORSYTH CO. NC FEE \$26.00
PRESENTED & RECORDED
09/03/2014 11:51:19 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPTY

BK: RE 3195

PG: 836 - 840

AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL OR OTHER MINOR ERROR
[N.C.G.S. 47-36.1]

Prepared by & Return to:
Foodman Hunter & Karres, PLLC
10800 Sikes Place, Suite 105
Charlotte, NC 28277
2014078263

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the **Deed** recorded August 20, 2014, in **Book 3193 at Page 103** in the Forsyth County, NC Registry, by and between **Branch Banking & Trust Company & Conrex Residential Property Group 2013-1 LLC** contained the following typographical or other minor error:

Legal description missing

Affiant makes this Affidavit for the purpose of correcting the above-described instrument as follows:

Legal description now attached to Deed

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the (check one):

- ☐ Drafter of original instrument being corrected
☒ Closing attorney for transaction involving instrument being corrected
☐ Attorney for grantor/mortgagor named above in instrument being corrected
☐ Owner of the property described in instrument being corrected
☐ Other: Explain

A copy of the original instrument (in part or in whole) () is not (X) is attached.

Submitted electronically by "Foodman Hunter & Karres, PLLC-Sikes"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.



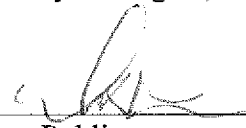
Signature of Affiant

Catherine C. Hunter
Printed or Typed Name of Affiant:

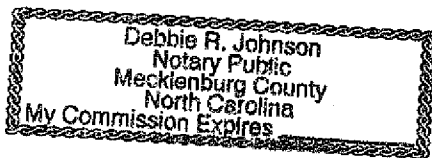
State of North Carolina
County of Mecklenburg

Signed and sworn to (or affirmed) before me, this the 21st day of August, 2014

My Commission Expires: June 28, 2019



Notary Public



2014030163 00017
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$175.00
 PRESENTED & RECORDED
 08/20/2014 09:49:52 AM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST
BK: RE 3193
PG: 103 - 104

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$175.00 _____ Parcel Identifier No. 6846-75-0187.00
 Verified by _____ County on the _____ day of _____, 20____

Mail after recording to GRANTEE

This instrument was prepared by **Foodman Hunter & Karres, PLLC**
 #2014078263 (BridgeTrust Title)

Brief Description for the index

M&B Shaftesbury Lane

THIS DEED made this _____ day of AUGUST, 2014 by and between

GRANTOR

BRANCH BANKING AND TRUST COMPANY,
 a North Carolina banking corporation

150 S. Stratford Road
 Winston-Salem NC 27104

GRANTEE

CONREX RESIDENTIAL PROPERTY
 GROUP 2013-1, LLC, a South Carolina
 limited liability company

Mailing address: 3 Cordes Street
 Charleston SC 29401
 Property address: 3196 Shaftesbury Lane
 Winston-Salem NC 27105

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:

SEE EXHIBIT A ATTACHED HERETO.

This property does not contain the primary residence of Grantor.

Submitted electronically by "Foodman Hunter & Karres, PLLC-Sikes"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3162 Page 737 Forsyth County Public Registry.

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, DOES HEREBY CONVEYANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions.: Ad Valorem taxes for 2014 which Grantee assumes and easements and restrictions of record.

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 and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BRANCH BANKING AND TRUST COMPANY, a
North Carolina banking corporation

By: [Signature]
Jack Galusha, Vice President

STATE OF North Carolina COUNTY OF Davidson

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Jack Galusha personally came before me this day and acknowledged that he is Vice President of BRANCH BANKING AND TRUST COMPANY., a North Carolina banking corporation, and that by authority duly given and as the act of such entity, the foregoing instrument was signed in its name on its behalf as its act and deed. Witness my hand and official stamp or seal on August 14 2014.

My commission expires: April 2, 2018

[Signature]
Notary Public

(SEAL)

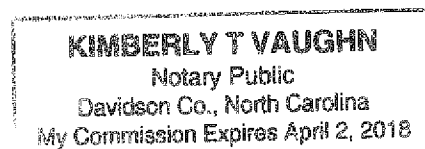


EXHIBIT "A"**LEGAL DESCRIPTION**

BEGINNING at an iron stake lying in the west right of way line of Shaftesbury Lane (formerly known as Gwynevere Lane); said iron stake being the northeast corner of the within-described tract and being located 6-47 West (along the west right of way line of Shaftesbury Lane) 120 feet from an iron stake, the southeast corner of property of Raymond Crowder, now or formerly (Deed Book 1036, page 311) and also being located 6-47 East along the west right of way line of Shaftesbury Lane 240 feet from an iron stake, the northeast corner of property of Allan Holmes, now or formerly (Deed Book 1041, page 964); and running thence from said Beginning point with the westerly right of way of Shaftesbury Lane S 6-47 W 120 feet to an iron stake; running thence N 83-13 W 190 feet to an iron stake; running thence N 6-47 E 120 feet to an iron stake; and running thence S 83-13 E 190 feet to an iron stake, the point and place of **BEGINNING**.

Tax parcel number: 6846-75-0187.00

Physical address: 3196 SHAFTESBURY WINSTON-SALEM NC 27105