



2017047958 00169  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
12-01-2017 02:37:00 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: SANDRA YOUNG  
DPTY

BK: RE 3380  
PG: 3878-3880

Box 71

**CORRECTION GENERAL WARRANTY DEED**

Excise Tax: 0.00  
Tax Parcel ID No. 6816-70-3225.000 Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Thomas G. Jacobs, Attorney

Brief description for the Index: \_\_\_\_\_

THIS DEED, made this the 27 day of November, 2017, by and between

**GRANTOR:** Nick G. Chrysson, Jr. and wife, Kimberly C. Chrysson  
whose mailing address is 4093 White Hawk Lane, Winston Salem, NC 27106  
(herein referred to collectively as **Grantor**) and

**GRANTEE:** Brent W. Collins and Katherine S. Collins  
whose mailing address is 2868 Fairmont Road, Winston Salem, NC 27106  
(herein referred to collectively as **Grantee**) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**

**This deed is being recorded to correct deed recorded in Deed Book 3370 Page 1883 in Forsyth County Registry.**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2992, Page 431, and being reflected on plat(s) recorded in Map/Plat Book 23, page/slide 57 in Forsyth County.

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

**TO HAVE AND TO HOLD** unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Nick G. Chrysson, Jr.

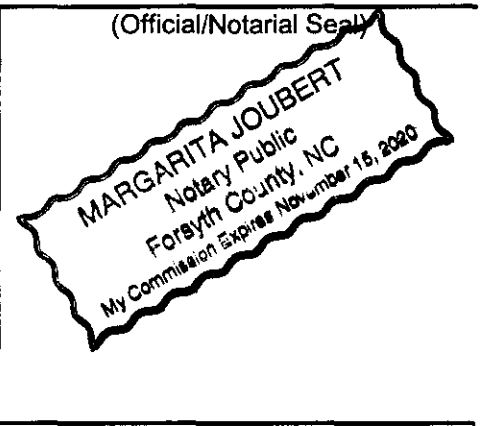
*Nick G. Chrysson, Jr.*  
\_\_\_\_\_  
Kimberly C. Chrysson (SEAL)  
Kimberly C. Chrysson

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

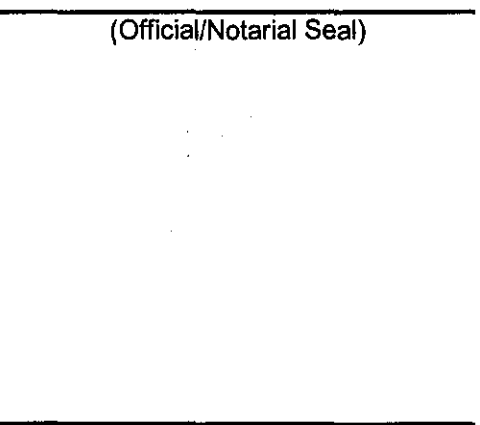
State of North Carolina  
County of Forsyth  
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:  
Nick G. Chrysson, Jr. and Kimberly C. Chrysson  
\_\_\_\_\_ [insert name(s) of principal(s)].

Date: 11/27/2017  
Margarita Joubert  
Margarita Joubert Notary Public  
Notary's Printed or Typed Name  
My Commission Expires:  
11-15-2020



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 signed the foregoing document:  
\_\_\_\_\_ [insert name(s) of principal(s)].

Date: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name  
My Commission Expires:  
\_\_\_\_\_



## Exhibit A

LYING AND BEING in Winston Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the southern right of way line of Fairmont Road, the northwest corner of the property of John R. Loftin, now or formerly (Book 1033, Page 427, Forsyth County Registry; Tax Lot 16A of Tax Block 2958, Forsyth County Tax Records); running thence with the western line of said Loftin, South 16° 58' 49" East 200.53 feet to an existing iron pipe located in the northern line of Thomas D. Calloway, now or formerly (Book 1651, Page 4204, Forsyth County Registry; Tax Lot 10Z of Tax Block 2958, Forsyth County Tax Records); running thence South 73° 06' 12" West 169.99 feet to an existing iron pipe, the southeast corner of the property of David L. Bodenhamer, now or formerly (Book 1110, Page 248, Forsyth County Registry; Tax Lot 16C of Tax Block 2958, Forsyth County Tax Records); running thence with the east line of said Bodenhamer, North 16° 54' 56" West 200.01 feet to a new iron pipe located in the southern right of way line of Fairmont Road; running thence with said right of way, North 72° 55' 42" East 169.76 feet to an existing iron pipe, the point and place of BEGINNING and containing 0.781 acres, more or less. Being Tax Lot 16D of Tax Block 2958, Forsyth County Tax Records. Also known as a portion of Lot 16 of Merry Acres as recorded in Plat Book 23, Page 57, Forsyth County Registry. The foregoing description was taken from a plat survey prepared by Larry L. Callahan Surveying Co., Inc.; dated 7/26/96; Job No. 2492-1 and entitled "Map for Nick G. Chrysson, Jr. and Jennifer W. Chrysson."