

2021031472 00101

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
06/14/2021 09:54:18 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3617
PG: 1909 - 1911

Prepared by and mail after recording to: Gary R. Wolf, Higgins Benjamin, PLLC
P.O. Box 20570, Greensboro, NC 27420-0570

NORTH CAROLINA

CORRECTION DEED

FORSYTH COUNTY

Tax Stamps: NTC

Tax Parcel ID No. 6817-64-1181

THIS CORRECTION DEED, made this 10th day of June, 2021, by **JPV-BTS, LLC**, an Alabama limited liability company, having an address of 2600 Dauphin Street, Mobile, AL 36606, hereinafter called Grantor, to **2897 REYNOLDA RD, INC.**, a North Carolina corporation, having an address of 15 Laura Lane, Suite 300, Thomasville, NC 27360, hereinafter called Grantee:

WITNESSETH:

WHEREAS, Grantor previously recorded a Special Warranty Deed to the Grantee as recorded in **Book 3615, Page 1852**, Forsyth County Registry; and

WHEREAS, the Grantee has requested that the Special Warranty Deed be corrected and re-recorded with a correction to the back reference contained in the original recorded deed and removal of the reference to Penny Carswell who was not a party to the conveyance.

That, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby convey unto the Grantee, its successors and assigns, in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina:

See Exhibit A attached hereto and incorporated herein by reference.

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.

Submitted electronically by "Higgins Benjamin, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Easement, restrictions and rights-of-way of record, governmental regulations, and ad valorem taxes for the current year.

The property is not the primary residence of the Grantor herein.

The property hereinabove described was acquired by deeds recorded in Book 3615, Page 1668 and Book 3615, Page 1671, Forsyth County Registry.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the Grantor has executed this instrument and affixed his seal, on the day and year first above written.

JPV-BTS, LLC, an Alabama limited liability company

By: _____

John P. Vallas, Jr., Manager

STATE OF ALABAMA

COUNTY OF MOBILE

I, the undersigned Notary Public of the County and State aforesaid, certify that John P. Vallas, Jr. personally came before me this day and acknowledged that he is the Manager of JPV-BTS, LLC, an Alabama limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and notarial seal this 10 day of June, 2021.

My Commission Expires:

2/3/25

Notary Public



EXHIBIT A

The Land referred to hereinabove is situated in the County of Forsyth, State of North Carolina, as is described as follows:

BEGINNING at a one inch existing iron pin in the northern margin of the 100 foot right of way of Reynolda Road, a common corner with the property of Winston Salem Reynolds LLC (Deed Book 3354, Page 1455); thence with the line of Winston Salem Reynolds LLC, North 38° 24' 20" East 195.28 feet to a ½ inch existing iron rod; thence continuing with the line of Winston Salem Reynolds LLC, North 38° 24' 20" East 4.72 feet to a point in the line of the property of Columbine Associates (Deed Book 1027, Page 702); thence with the line of Columbine Associates, South 51° 37' 19" East 149.79 feet to a point, a common corner with the property of MJL Development Co., PLLC (Deed Book 3201, Page 2900); thence with the line of MJL Development Co., PLLC, South 38° 18' 46" West 199.94 feet to a point in the northern margin of the right of way of Reynolda Road, said point being located North 51° 38' 41" West from a one inch existing iron pipe in the northern margin of the right of way of Reynolda Road along the frontage of MJL Development Co., PLLC; thence with the northern margin of the right of way of Reynolda Road, North 51° 38' 41" West 150.12 feet to a one inch existing iron pipe, the point and place Beginning, containing 0.668 acres in accordance with a Topographical Survey for Summey Engineering, dated January 28, 2021, as prepared Survey Carolina, PLLC, Job No. 12555.

Property Address: 2897 Reynolda Road, Winston-Salem, NC 27106