

2021065781 00022

FORSYTH CO. NC FEE \$26.00  
PRESENTED & RECORDED  
12/02/2021 08:27:04 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE  
DPTY

BK: RE 3659  
PG: 4200 - 4208

**CORRECTIVE AFFIDAVIT**

Giving notice of typographical or other minor error pursuant to NCGS 47-36.1

Title of Original Instrument: General Warranty Deed

Date of Recording: 09/17/2021

Recording Book and Page: Book 3641 at Page 2121

Original Parties to the Instrument:

Grantor(s): Antoinette Sawyer and Clifton Sawyer, a married couple and  
Jo Renee Carr and William Carr, a married couple

Grantee(s): Juan Alberto Ronquillo Morales

I/We, the undersigned, hereby certify that the following errors appear in the above name recorded instrument in accordance with the provisions of N.C.G.S. 47-36.1:

- 1. Through mutual mistake, inadvertence, or mistake of the draftsmen the Instrument referenced above contained the following typographical or other minor error:

**Failure to include attachment of Family Affidavits for Anthony G. Mitchell, Jr.**

- 2. It was the intent of the parties to the Instrument that the erroneous information in the Instrument referenced above, as corrected, should read as follows:

**Warranty Deed with included attachment of Family Affidavits for Anthony G. Mitchell, Jr.**

Signature of Affiant: *BH*

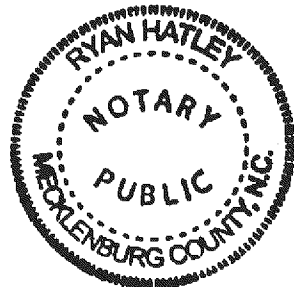
Print Name: Belinda See

\*\*\*\*\*

State of NC County of Mecklenburg

Sworn to and subscribed before me this 1<sup>st</sup> day of December, 2021.

Notary Public: *[Signature]*  
My commission expires: 5/10/24



Notary Seal

2021050897 00110  
FORSYTH CO NC FEE \$28.00  
STATE OF NC REAL ESTATE EXTX  
\$18.00  
PRESENTED & RECORDED  
09/17/2021 11:58:06 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST  
BK: FE 3641  
PG: 2121 - 2124

NORTH CAROLINA  
GENERAL WARRANTY DEED

Excise Tax: \$18.00

Brief ID: Plat Book 6, Page 130

Parcel ID No. 6846-06-2112.00

PAID  
FORSYTH CO  
NC

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, The Sperry Law Firm, P.C.

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

THIS DEED made this 15 day of September, 2021 by and between

GRANTOR

Antoinette Sawyer and Clifton Sawyer, a married couple and  
Jo Renee Carr and William Carr, a married couple

5945 Woodfield Drive, Kernersville, NC 27284

GRANTEE

Juan Alberto Ronquillo Morales

Property Address : 2543 Manchester Street, Winston-Salem, NC 27105

Mailing Address : 2543 Manchester Street, 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 located in Forsyth County, North Carolina and more particularly described as follows

Property 1:

BEGINNING at a stake on the East side of Manchester Street and running in line with same 47.7 feet North to a stake; thence running east in line with the southern border of Lot No. 5, 149.5 feet to a stake; thence running West in line with the North Boundary of Lot No. 3, 149.5 feet to the stake of BEGINNING. Known and designated as Lot No. 4 of the Vantage View Development. Plat of said property is recorded in Plat Book 6, page 130, in the Office of the Register of Deeds, Forsyth County, North Carolina.

Parcel ID # No. 6846-06-2112.00

General Warranty Deed  
2543 Manchester Street, Winston-Salem, NC 27105  
Page 1 of 4

**Being all or a portion of that property described in that deed recorded in Book 3105 at Page 3657, Forsyth County Public Registry.**

**See attached Family History Affidavits for Anthony G. Mitchell, Jr.**

The above described property does  does not include the primary residence of the Grantor.

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 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.

This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the Forsyth County Registry, and all amendments thereto which may appear of record.

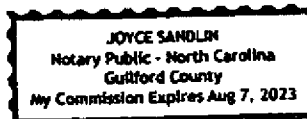
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Antoinette Sawyer (SEAL)  
Antoinette Sawyer

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Joyce Sandlin, Notary Public, do hereby certify that Antoinette Sawyer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 12 day of Sept, 2021.

Joyce Sandlin  
Official Signature of Notary  
Printed or typed name of Notary  
Joyce Sandlin  
My Commission Expires: 8/7/2023

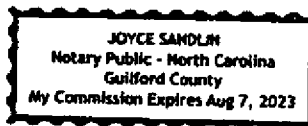


Clifton Sawyer (SEAL)  
Clifton Sawyer

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Joyce Sandlin, Notary Public, do hereby certify that Clifton Sawyer personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 15 day of Sept, 2021.

Joyce Sandlin  
Official Signature of Notary  
Printed or typed name of Notary  
Joyce Sandlin  
My Commission Expires: 8/7/2023



\_\_\_\_\_(SEAL)  
Jo Renee Carr

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, \_\_\_\_\_, Notary Public, do hereby certify that Jo Renee Carr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

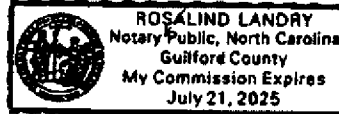
\_\_\_\_\_  
Official Signature of Notary

Jo Renee Carr (SEAL)  
Jo Renee Carr

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG *(By Acknowledgement)*

I, Rosalind Landry, Notary Public, do hereby certify that Jo Renee Carr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 15<sup>th</sup> day of September, 2021

Rosalind Landry  
Official Signature of Notary  
Printed or typed name of Notary  
Rosalind Landry  
My Commission Expires: July 21, 2025



William Carr (SEAL)  
William Carr

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG *(By Acknowledgement)*

I, Rosalind Landry, Notary Public, do hereby certify that William Carr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 10<sup>th</sup> day of September, 2021

Rosalind Landry  
Official Signature of Notary  
Printed or typed name of Notary  
Rosalind Landry  
My Commission Expires: July 21, 2025

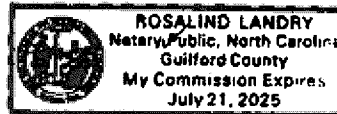


EXHIBIT "A"

IN RE: HEIRS OF Anthony G. Mitchell, Jr.

AFFIDAVIT OF FAMILY HISTORY

I, Michael Farrington, whose address is  
3 Perwinkle Ct  
Greensboro NC 27407

hereby state that my relationship to Anthony G. Mitchell, Jr., deceased, is that of:  
Friend of Family

I have known Anthony G. Mitchell, Jr. for 5 years.

Anthony G. Mitchell, Jr. died in 2016.

At the time of his/her death Anthony G. Mitchell, Jr. was a married unmarried widowed (circle one) person.

Anthony G. Mitchell, Jr.'s spouse's name was N/A.

Anthony G. Mitchell, Jr. had 0 children during his/her lifetime.

The names of Anthony G. Mitchell, Jr.'s children were: N/A

Of Anthony G. Mitchell, Jr.'s children the following are deceased: N/A

The names of Anthony G. Mitchell, Jr.'s siblings were:  
Antoinette Sawyer Renee Carr

The names of Anthony G. Mitchell, Jr.'s parents were:  
Anthony G. Mitchell Sr  
Celestine Naomi Monroe

I am aware of the following individuals ( if any ) who may have an interest in the deceased's estate:

Antoinette Sawyer  
Renee Carr

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Heirs, and that the facts stated therein are true, to the best of my knowledge and belief and that I am not entitled, based on the this affidavit, to inherit from the deceased's estate.

FURTHER AFFIANT SAYETH NAUGHT

Michael J. Farrington  
By: Michael Farrington

STATE OF NC  
COUNTY OF Guildford

Sworn to and subscribed before me this 8 day of September, 2021,  
Michael Farrington, who [ ] is personally known to me, or, [X] who has produced  
Drivers License (NE) as identification.

(SEAL)

[Signature]  
NOTARY PUBLIC  
Nadine Howell  
PRINT NAME

My commission expires: 3/28/2026

NADINE HOWELL  
NOTARY PUBLIC  
Guilford County  
North Carolina  
My Commission Expires March 28, 2026

IN RE: HEIRS OF Anthony G. Mitchell, Jr.

AFFIDAVIT OF FAMILY HISTORY

I, Deborah Rondo, whose address is 209 E. Lewis St,  
Greensboro NC 27406,

hereby state that my relationship to Anthony G. Mitchell, Jr., deceased, is that of:  
Family Friend

I have known Anthony G. Mitchell, Jr. for 25 years.

Anthony G. Mitchell, Jr. died in 2016.

At the time of his/her death Anthony G. Mitchell, Jr. was a married unmarried widowed (circle one) person.

Anthony G. Mitchell, Jr.'s spouse's name was N/A.

Anthony G. Mitchell, Jr. had 0 children during his/her lifetime.

The names of Anthony G. Mitchell, Jr.'s children were: N/A

Of Anthony G. Mitchell, Jr.'s children the following are deceased: N/A

The names of Anthony G. Mitchell, Jr.'s siblings were: N/A  
Antoinette Sawyer  
Renee Carr

The names of Anthony G. Mitchell, Jr.'s parents were: Anthony G. Mitchell and Celestine Naomi Monroe



I am aware of the following individuals ( if any ) who may have an interest in the deceased's estate:

Antoinette Sawyer and Renee Carr  
\_\_\_\_\_  
\_\_\_\_\_

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Heirs, and that the facts stated therein are true, to the best of my knowledge and belief and that I am not entitled, based on the this affidavit, to inherit from the deceased's estate.

FURTHER AFFIANT SAYETH NAUGHT

Deborah Rondo  
By: DEBORAH RONDO

STATE OF NC  
COUNTY OF Guildford

Sworn to and subscribed before me this 9 day of September, 2021,  
Deborah Rondo, who [ ] is personally known to me, or, [] who has produced  
Drivers License (NC) as identification.

(SEAL)

[Signature]  
NOTARY PUBLIC  
Nadine Howell  
PRINT NAME

My commission expires: 3/28/2026

NADINE HOWELL  
NOTARY PUBLIC  
Guilford County  
North Carolina  
My Commission Expires March 28, 2026