

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*

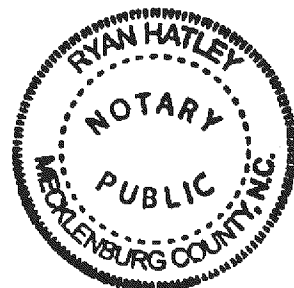
Print Name: Belinda See

State of NC County of Mecklenburg

Sworn to and subscribed before me this 1st 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: PE 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

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

submitted electronically by "The Sperry Law Firm, PC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

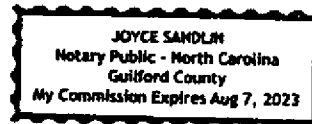


Clifton Sawyer (SEAL)
Clifton Sawyer

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



Jo Renee Carr (SEAL)

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____.

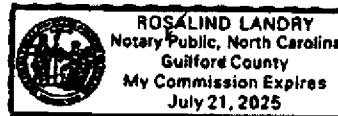
Official Signature of Notary

Jo Renee Carr (SEAL)
Jo Renee Carr

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG *Guilford*

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 15th 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 *Guilford*

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 10th day of September, 2021

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

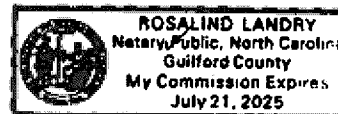


EXHIBIT "A"

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 (NC) as identification.

(SEAL)

Nadine Howell
 NOTARY PUBLIC
 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

