



2022010523 00128

FORSYTH CO, NC FEE \$26.00
PRESENTED & RECORDED:

03-03-2022 01:47:11 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY

BK: RE 3679
PG: 3267-3268

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

Prepared by: Thomas G. Jacobs, Attorney - original to

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the Deed recorded on 09/22/2021 in Book 3642 Page 2399, Forsyth County Registry, by and between Jose Sergio Vivero, single, GRANTOR and Joel M. Gonzalez and Maria Delaluz Acuna, GRANTEE contained the following typographical or other minor error:

The Grantees last name was misspelled as follows Joel M. Gonzales.

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

To correct the spelling of the Grantees last name to read as follows Joel M. Gonzalez .

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the :

- 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 _____

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

Thomas G. Jacobs
Signature of Affiant
Thomas G. Jacobs
Print or Type Name

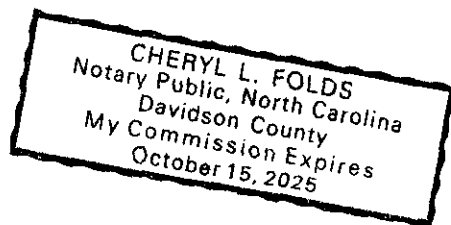
Signature of Affiant

Print or Type Name

State of NORTH CAROLINA County of FORSYTH

Signed and sworn to before me by Thomas G. Jacobs, this 3 day of March, 2022.

Cheryl L. Folds
Notary Public
My commission expires: 10-15-2025



EXHIBIT

2021051784 00058

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$300.00
PRESENTED & RECORDED
09/22/2021 10:35:52 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELAM THOMPSON
DPTY
BK: RE 3642
PG: 2399 - 2401

GENERAL WARRANTY DEED

Excise Tax: **\$300.00**

Tax Parcel ID No. 6828-70-1344.000 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index:

THIS DEED, made this the 21 day of September 2021, by and between

GRANTOR: Jose Sergio Vivero, single
whose mailing address is _____
(herein referred to collectively as Grantor) and

GRANTEE: Joel M. Gonzales and Maria Delaluz Acuna, husband and wife
whose mailing address is 4948 Germanton Road Winston Salem, NC 27105
(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

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2137 Page 2372-2373, and being reflected on plat(s) recorded in Map/Plat Book _____ page/slide _____.

All or a portion of the property herein conveyed x 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.

submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.