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FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/23/2022 12:58:35 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK, DPTY
 BK: RE 3683 PG: 3114 - 3117

NORTH CAROLINA)

NONWARRANTY CORRECTION DEED

FORSYTH COUNTY)

Drafted by: Scott T. Horn, Esq.
Return to: Allman Spry Box 8

Submitted electronically by Allman Spry Davis Leggett & Crumpler,
P.A. in compliance with North Carolina statutes governing recordable
documents and the terms of the submitter agreement with the Forsyth
County Register of Deeds.

Excise Tax: NTC**Tax PINs: 6815-51-5307, 6815-51-4460, and 5893-07-0377**

Street Address: 250 Executive Park Boulevard, Suite 105, Winston-Salem, NC 27103 and 2245-A
Lewisville Clemmons Road, Clemmons, NC 27012

THIS NONWARRANTY CORRECTION DEED made this 22nd day of March 2022,
 by and between:

SYLVIA J. MCCREADY,

Executor of the Estate of Lucy Marie Dull Donadio (hereinafter "Grantor")
 having an address of 2822 Inlet Shore Drive, Fort Mill, SC 29708,

and

BRIAN PAUL DONADIO,

(hereinafter "Grantee")

having an address of 670 Chester Road, Winston-Salem, NC 27104

WITNESSETH:

WHEREAS, the Grantor previously delivered a Nonwarranty Deed to Grantee (the "Deed"), which Deed is recorded in Deed Book 3617, Page 3192, in the office of the Register of Deeds for Forsyth County, North Carolina; and

WHEREAS, the legal description of the real property which Grantor intended to convey to Grantee was inadvertently omitted from the Deed; and

WHEREAS, the purpose of this Nonwarranty Correction Deed is to properly identify, describe, and convey the real property which should have been included in the Deed;

NOW THEREFORE, the Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell,

and convey unto the Grantee in fee simple the real property described in **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.

Grantor makes no warranty, express or implied, as to title to the real property hereinabove described.

IN WITNESS WHEREOF the Grantor has executed, or caused this instrument to be executed, effective as of the day and year first above written.

[Signature and acknowledgement follow]

Signature Page to
Nonwarranty Correction Deed
by and between
SYLVIA J. McCREADY,
Executor of the Estate of Lucy Marie Dull Donadio
and
BRIAN PAUL DONADIO

Sylvia J. McCready (seal)
Sylvia J. McCready
Executor of the Estate of Lucy Marie Dull Donadio

~~STATE OF NORTH CAROLINA~~
SOUTH CAROLINA
~~COUNTY OF FORSYTH~~
YORK

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: Sylvia J. McCready

Date: March 22, 2022 Sharon Anne McClain Notary Public

SHARON ANNE MCCLAIN Printed Name

My commission expires: 07/23/2030

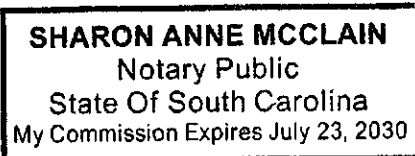


Exhibit A

Legal Description

Tract One (6815-51-5307 and 6815-51-4460)

BEING KNOWN AND DESIGNATED as Units 5 and 6 as shown on the Map of PARK CENTER OFFICE CONDOMINIUMS as recorded in Condominium Book 4, Page 100 of the Forsyth County Registry.

TOGETHER WITH AND SUBJECT TO that Declaration of Condominium recorded in Book 1566, Page 849, Forsyth County Registry, as amended.

Tract Two (5893-07-0377)

BEING KNOWN and designated as Unit A, Phase III, Clemmons Village Professional Center Condominiums located in the Township of Lewisville/Clemmons, Forsyth County, North Carolina, as designated and described in the Declaration of Clemmons Village Professional Center, a Condominium, recorded in Deed Book 1888, Page 811 (including all subsequent amendments thereto, the "Declaration"), and in Condominium Plat Book 4, at Pages 188 and 189, and Condominium Plat Book 5, at Pages 3 and 4, and Condominium Plat Book 5, at Pages 35 and 36, all in the office of the Forsyth County Register of Deeds; together with a 5.5660% undivided interest in fee simple in the General Common Area and an easement in the Limited Common Area and Facilities declared therein to be appurtenant to said Unit. The land upon which the buildings and improvements are located is situated at the intersection of Lewisville-Clemmons Road and Peacehaven Road in the township of Lewisville/Clemmons, North Carolina, and is fully described in the Declaration, the Declaration being incorporated hereby by reference.

Subject to the Declaration and the By-Laws annexed thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 5.5660% as the percentage of undivided fee simple interest appertaining to the above Unit in the Common Areas and Facilities; (2) Use and restriction of use of the Unit for professional office purposes, and other uses reasonably incidental thereto; (3) Property rights of Grantee as a Unit Owner, and any guests or invitees of Grantee, in and to the Common Areas and Facilities; (4) Obligations and responsibility of the Grantee for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in the Declaration and the By-Laws annexed thereto; (5) Limitations upon use of Common Areas and Facilities; (6) Obligations of Grantee and the Association, mentioned in said By-Laws, for maintenance; and (7) Restrictions upon use of the Unit Ownership in real property conveyed hereby.