

2022016163 00058

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/05/2022 11:27:23 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3686
PG: 2199 - 2200

NORTH CAROLINA Corrective DEED

Excise Tax: \$0.00

PARCEL IDENTIFIER NO. 6848-11-4464

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2021
 THIS INSTRUMENT WAS PREPARED BY: HARRY MARSH LAW, PLLC (*Lion Title Insurance*)

RETURN TO: HARRY MARSH LAW, PLLC TEXT SUPPORT 24/7: 704-389-2639, 1320 MATTHEWS- MINT HILL ROAD,
 MATTHEWS, NC 28105

BRIEF DESCRIPTION FOR THE INDEX: Lot Number 87 and 88, a shown on the Map of Ferrell Heights, Section 2

THIS DEED made this 5 day of April, 2022, by and between

GRANTOR	GRANTEE
Gerald D. Mock and wife, Jenée C Mock	Abundant Ventures Group LLC, A North Carolina Limited Liability Company
Mailing Address 1616 Sanford Dr. Winston Salem, NC 27105	Property Address: 1616 Sanford Dr. Winston Salem, NC 27105
	Mailing Address 1235-E East Boulevard Suite E-279 Charlotte, NC 28203

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

Being known and designated as Lot Number 87 and 88 as shown on the Map of Ferrell Heights, Section 2, as recorded in Plat Book 16, Page 158 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1616 Sanford Dr, Winston Salem, NC 27105
 Parcel ID: 6848-11-4464

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3629 at Page 2329. This conveyance should have included lot 88 as well, which this corrective deed purports to correct.

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 "Harry Marsh Law"
 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 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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Gerald D. Mock
Gerald D. Mock

Jenee C Mock
Jenee C Mock

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I certify that **Gerald D. Mock and wife, Jenee C Mock**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 5 day of April, 2022.

Notary Signature: Harry C Marsh

Notary's Printed Name: Harry C Marsh

[Notarial Seal]

My Commission Expires: 8-15-25

