

2022043781 00096

FORSYTH COUNTY NC FEE \$26.00
 PRESENTED & RECORDED
 09/22/2022 02:26:07 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3719
 PG: 1082 - 1084

Submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

Prepared by: Clint Calaway, Return to Clint Calaway, 380 Knollwood St, Suite G,
 Winston-Salem, NC 27103, Box 24

The undersigned Affiant, being first duly sworn, hereby swears or affirms that the **North Carolina General Warranty Deed** recorded on August 26, 2022, in Book 3714, Page 3849, Forsyth County Registry, by and between Right Direction Realty LLC ("**Grantor**") and Khan & Son NC LLC ("**Grantee**") contained the following minor or clerical error:

The deed mistakenly listed the wrong Plat Book page number. It should be Page 185, not Page 165.

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:

The correct legal description is as follows:

Being known and designated as all of Lots 10 and 11, Block 1 of Washington Park, Section No. 1, as recorded in plat **Book 4 at Page 185**, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which Plat is hereby made for a more particular description.

Affiant makes this Affidavit for the purpose of providing notice for the above-described instrument.

This Affidavit is prepared, executed, and recorded, pursuant to North Carolina G.S. Sec 47-36.1, for the purpose of giving notice of the error contained therein.

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the Closing Attorney for the transaction involving instrument being corrected.

A copy of the original instrument is attached.

Signature of Affiant

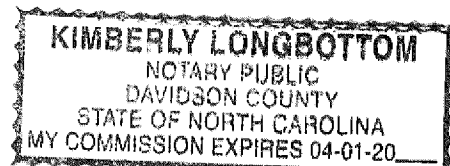
Print or Type Name: Clint Calaway

State of North Carolina County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that **Clint Calaway** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notary seal this 22nd day of September 2022.

Notary Public

My Commission Expires: 4-1-2025



Exhibit

2022039913 00180

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$104.00

PRESENTED & RECORDED

08/26/2022 03:53:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3714

PG: 3849 - 3850

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$104.00

Parcel Identifier No. 6827-48-0342.000

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Mail after recording to: Grantee @ address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT
TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT
OF CLOSING PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 22nd day of August, 2022 by and between

GRANTOR

RIGHT DIRECTION REALTY LLC

P. O. BOX 1184, HUNTERSVILLE, NC 28070

GRANTEE

KHAN & SON NC LLC

2214 SHADOW VALLEY ROAD, SUITE E, HIGH POINT, NC 27265

SUBJECT PROPERTY: 4923 WILKES DRIVE, WINSTON-SALEM, NC 27106

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS ALL OF LOTS 10 AND 11, BLOCK 1 OF WASHINGTON PARK, SECTION NO.
1 AS RECORDED IN PLAT BOOK 4 AT PAGE 165, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH
COUNTY, NORTH CAROLINA, REFERENCE TO WHICH PLAT IS HEREBY MADE FOR A MORE PARTICULAR
DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3708,
Page 632, Forsyth County Registry.

The above described property ☐ does ☒ or 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.

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

RIGHT DIRECTION REALTY LLC

By:  (SEAL)
ADRIAN L. PARKS, MANAGING MEMBER

STATE OF NORTH CAROLINA - MELKLENBURG COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **ADRIAN L. PARKS, MANAGING MEMBER OF RIGHT DIRECTION REALTY LLC.** Witness my hand and official stamp or seal, this the 22 day of August, 2022.

My Commission Expires: MARCH 12, 2027


Notary Public

Print Notary Name: BARBARA MATTHEWS ZALONIS

