



2023009643 00033
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED
 03-28-2023 09:51:35 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3746
PG: 888-890

Box 71

Correction
GENERAL WARRANTY DEED

Excise Tax: 0.00

Tax Parcel ID No. 6867-24-2252.000 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 23 day of March 2023, by and between

GRANTOR: James R. Caudill and spouse, Ashley B. Caudill

whose mailing address is _____
 (herein referred to collectively as **Grantor**) and

GRANTEE: Tammy Herring and Vincent Poppler

whose mailing address is 415 Jar Mar Dr., Kernersville, NC 27284
 (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

***This Correction Deed is being executed to correct the description in Book 3740 Page 1181. Said Prior Deed contained the wrong description and was not the parcel intended by the parties. Exhibit "A" attached hereto contains the correct description as originally intended by the parties in Deed Book 3740, Page 1181.**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book _____ Page _____, and being reflected on plat(s) recorded in Map/Plat Book 76 page/slide 78.

All or a portion of the property herein conveyed _____ 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.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (SEAL)
Print/Type Name & Title: _____ James R. Caudill

By: _____ (SEAL)
Print/Type Name & Title: _____ Ashley B. Caudill

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of North Carolina
County of Forsyth

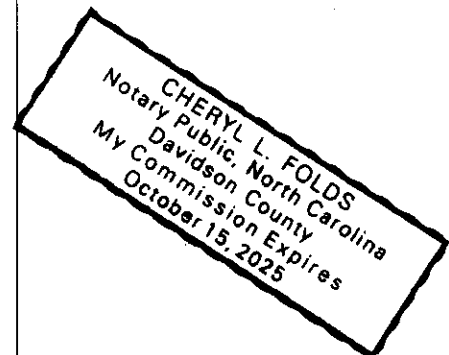
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

James R. Caudill and Ashley B. Caudill [insert name(s) of principal(s)].

Date: 3-23-2023

Cheryl L. Folds Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10-15-2025



State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

"Exhibit A"

BEING KNOWN AND DESIGNATED as Parcel #3, as shown as Plat for, James R. Caudill and Ashely B. Caudill as recorded in Plat Book 76, Page 78, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SAID LOT IS HEREBY SUBJECT TO THE FOLLOWING RESTRICTIONS and conditions as to the use thereof which shall be appurtenant to and run with the land: (1) only stick built home may be erected; (2) only block or brick foundation shall be constructed; (3) a single-family residence shall be built containing at least 2000 square feet of heated and finished floor space; (4) only architectural shingle roof and (5) only vinyl siding 5" Dutch Lap or 5" Straight Lap shall be permitted

Property address: 907 Walkertown Guthrie Rd., Winston-Salem, NC 27101

Tax Parcel ID No.: 6867-24-2542.000