

**2023027267 00089**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$75.00**

PRESENTED & RECORDED  
 08/10/2023 12:12:16 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3767**

**PG: 2937 - 2940**

### NORTH CAROLINA CORRECTION DEED

Excise Tax: \$75.00

Parcel Identifier No. 6844-07-2039 Verified by Forsyth County on the \_\_\_\_ day of August 2023

By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Isaacson Sheridan 804 Green Valley Road, Suite 200, Greensboro, NC 27408

Brief description for the Index: 2004 Milford Street, Winston-Salem, NC 27107

THIS DEED made this 10 day of August 2023, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
<b>Byron M. Ingram, and wife,            Teresa G. Ingram            1810 Butler Street            Winston-Salem, NC 27107</b>	<b>Barry J. Truitt            3093 Demooney Road            Atlanta, GA 30349</b>

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.

WHEREAS, the Grantor did grant, bargain, sell, and convey real property located in Forsyth County, North Carolina, unto the Grantee herein, by Quitclaim Deed dated January 29, 2021, by and between Grantor and Grantee, **recorded January 29, 2021, in the Forsyth County Register of Deeds, in Book 3583, Pages 2842** (the "Original Deed");

WHEREAS, the Original Deed did not indicate the marital status of the Grantor. Byron M. Ingram was married to Cheryl G. Ingram when they acquired the property on January 15, 1987 (Book 1586, Page 307). Byron M. Ingram and Cheryl G. Ingram divorced on February 14, 2011 (11 CVD 30). Byron M. Ingram married Teresa G. Ingram on June 18, 2011 (Forsyth County Book 2011, 991). Cheryl G. Ingram deeded her interest in the property to Byron M. Ingram by Quitclaim Deed recorded on June 18, 2020 (Book 3531, Page 2689). Said deed incorrectly addressed Byron M. Ingram as Byrom M. Ingram. Grantor's spouse, Teresa G. Ingram, signs this Correction Deed to release her marital interest in the property.

WHEREAS, the Original Deed did not fully describe the property. The legal description on the Original Deed did not reference the plat book and page for the lot. The legal description is hereby replaced with the attached Exhibit A.

WHEREAS, the Original Deed did not include excise tax calculated on the assumed mortgage debt encumbering the property. The correct amount to be taxed should have been \$39,144.01 and the correct excise tax should have been \$79.00. The balance of the excise tax due (\$75.00) is paid with the recording of this Correction Deed.

NOW THEREFORE, that for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree to correct the Original Deed by validly re-executing the deed with the appropriate notary acknowledgment. In all other respects, except as herein specified, modified, or amended, the grants, conveyances, terms, and provisions of the Original Deed remain in full force and effect as of the date of the Original Deed.

[Signatures begin on the following page]

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Correction Deed, if an entity by its duly authorized representative.

Byron M. Ingram  
Name: Byron M. Ingram

Entity Name

T. Ingram  
Name: Teresa G. Ingram

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

State of North Carolina  
County of Forsyth

(Official/Notarial Seal)

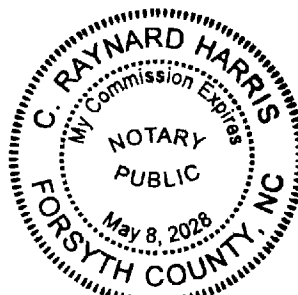
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Byron M. Ingram [insert name(s) of principal(s)].

Date: 10 August 2023 C. Raynard Harris Notary Public  
Notary's Printed or Typed Name

My Commission Expires:

8 May 2028



[Stamp seals only. No embossed seals.]

State of North Carolina  
County of Forsyth

(Official/Notarial Seal)

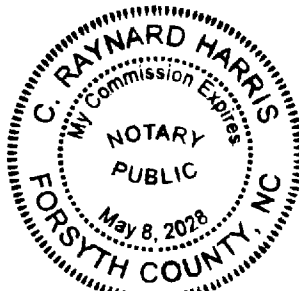
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Teresa G. Ingram [insert name(s) of principal(s)].

Date: 10 August 2023 C. Raynard Harris Notary Public  
Notary's Printed or Typed Name

My Commission Expires:

8 May 2028



[Stamp seals only. No embossed seals.]

**EXHIBIT A**  
**Legal Description**

BEING KNOWN and designated as Lot Number 120 as shown on the Map of Allendale, recorded in Plat Book 2, Page 28, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.