

**2023030644 00019**

FORSYTH COUNTY NC FEE \$26.00  
PRESENTED & RECORDED  
09/07/2023 09:40:51 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3771**  
**PG: 3446 - 3447**

Prepared by: T. Thomas Kangur, Jr.

NORTH CAROLINA     )  
                                  )  
FORSYTH COUNTY     )

**AFFIDAVIT OF CORRECTION**

Re:   Original Grantor:   Francis Lee Bryan  
      Original Grantee:   Francis Lee Bryan and Sarah Felty Kairoff  
      Original Instrument: General Warranty Deed recorded in **Book 3629, Page 4498**

The undersigned, being duly sworn, hereby states the following:

Pursuant to N.C.G.S §47-36.1 this Affidavit is made to correct a clerical or scrivener's error contained in the above-referenced General Warranty Deed recorded in Book 3629, Page 4498, Forsyth County Registry. This Affidavit of Correction is being recorded to clarify the legal description of the property described in the deed, which legal description was omitted from the original recording of the deed. The legal description of the property is attached hereto as Exhibit A and incorporated herein by reference. All property identifying information set forth in the original deed was accurate, including the tax parcel number, property address, and prior deed reference. The purpose of the deed recorded in Book 3629, Page 4498 was to add Sarah Felty Kairoff as co-owner of the property with Francis Lee Bryan, as tenants in common, which purpose was clear and accomplished with the original recording.

The Affiant believes that the totality of the facts and information set forth in the Deed recorded in Book 3629, Page 4498 clearly expressed the Original Grantor's intent to convey the subject property to Francis Lee Bryan and Sarah Felty Kairoff, as tenants in common.

This 6th day of September, 2023

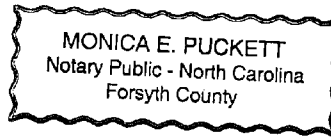
T. Thomas Kangur, Jr.  
T. Thomas Kangur, Jr.

North Carolina, Forsyth County

Signed and sworn to (or affirmed) before me this day by T. Thomas Kangur, Jr.

Dated: 9/6/23

Monica E. Puckett  
Notary Public



Monica E Puckett  
printed or typed name of notary public

My Commission expires: 8/4/26

## Exhibit A

### Tract 1:

Beginning at an iron in the north line of Runnymede Road in the southwest corner of John R. Ellis and running thence with the northern line of Runnymede Road South 61° 51' 56" West 39.88 feet to a point; continuing thence with the north line of Runnymede Road South 68° 13' 37" West 91.54 feet to an iron in the northern line of Runnymede Road; running thence North 22° 50' 36" West 175.39 feet to an iron; running thence South 86° 36' 51" East 91.72 feet to an iron; running thence North 16° 27' 49" East 42.40 feet to an iron, Ellis' northwest corner; running thence with Ellis' west line South 23° 50' 16" East 170.49 feet, more or less, to an iron, the place of beginning, and being a portion of that property conveyed to Douglas D. Brendle by deed recorded in Deed Book 1176, Page 739.

ALSO INCLUDING a perpetual easement for gardening and/or planter bed purposes as described in the deed recorded in Book 1241, Page 1380.

### Tract 2:

Beginning at an iron in the north line of Runnymede Road, being Canady's southwest corner as described in the deed recorded in Deed Book 1268, Page 286 and running thence with Brendle's line along the north line of Runnymede Road South 75° 40' 56" West 7.0 feet to an iron in said north line; running thence on a new line North 16° 24' 49" West 8.23 feet to an iron; running thence North 01° 28' 23" East 14.57 feet to an iron in Canady's west line; running thence with Canady's west line South 22° 50' 36" East 22.50 feet to an iron in the north line of Runnymede Road, the place of Beginning and containing 96 sq. ft.

Tax Parcel Number: 6825-37-5158 (Block 1315, Lot 001C)

Property Address: 1919 Runnymede Road, Winston-Salem, NC 27104