

2024008881 00025

FORSYTH COUNTY NC FEE \$26.00
PRESENTED & RECORDED
03/22/2024 09:54:58 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3798
PG: 1064 - 1067

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 October 11, 2023, in Book 3776, Page 3793, Forsyth County Registry, by and between One Source Renovations LLC ("**Grantor**") and Elfego Arcos and Margarita Arcos ("**Grantee**") contained the following minor or clerical errors:

The Grantees are brother and sister, not husband and wife.
The subject property is 1407 E. Twenty-Second Street, Winston-Salem, NC 27105, not 1047 E. Twenty-Second Street.

Affiant makes this Affidavit for the purpose of providing notice for the above-described instrument as follows:

The proper listing of the Grantee's name is **Elfego Arcos** and sister **Margarita Arcos**.
The property address, as properly shown, is **1407 E. Twenty-Second Street, Winston-Salem, NC 27105**.

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.
The 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 on 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 March 2024.

L. Christine Conrad
Notary Public
My Commission Expires: 07/25/28

L. Christine Conrad
Notary Public
Forsyth County
North Carolina
My Commission Expires 07/25/28

Exhibit

2023034872 00118
FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$90.00
PRESENTED & RECORDED
10/11/2023 03:09:41 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3776
PG: 3795 - 3795

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$90.00

Parcel Identifier No. 6836-74-3516.000

Mail after recording to: Grantee at address shown below

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

ADDRESS: 380 KNOLLWOOD SREET, WINSTON-SALEM, NC 27103

THIS DEED made this 11th day of October, 2023 by and between

**GRANTOR
ONE SOURCE RENOVATIONS LLC
129 FAYETTE STREET, SUITE 102, WINSTON-SALEM, NC 27101**

**GRANTEE
ELFEGO ARCOS AND WIFE, MARGARITA ARCOS
2337 OAKALINA AVENUE, WINSTON-SALEM, NC 27105
SUBJECT PROPERTY: 1047 E. TWENTY SECOND STREET, WINSTON-SALEM, NC 27105**

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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3771, Page 3769, Forsyth County Registry.

The above described property does does not include the primary residence of the Grantor.

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.

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.

ONE SOURCE REVONOVATIONS LLC

By: [Signature] (SEAL)
MARVIN J. LUCK, MANAGING MEMBER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: MARVIN J. LUCK, MANAGING MEMBER OF ONE SOURCE RENOVATIONS LLC. Witness my hand and official stamp or seal, this the 11 day of October, 2023.

My Commission Expires: 4/30/28

[Signature]
Notary Public

CLINTON CALAWAY
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2028

Print Notary Name: Clinton Calaway

EXHIBIT A

Being known and designated as Lot 30, as shown on the map of FAIRVIEW HEIGHTS, ANDREWS ADDITION TO FAIRVIEW, as recorded in Deed Book 97, Page 592, and as re-recorded in Plat Book 3, Page 27A, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more definite and particular description.

Tax Parcel Number: 6836-74-3516 (Block 0427, Lot 030)

Property Address: 1407 E. Twenty Second Street, Winston-Salem, NC 27105