

2024012082 00018

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/18/2024 10:25:23 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3802
PG: 1102 - 1104

NORTH CAROLINA CORRECTION DEED

Excise Tax: \$0.00

Tax PIN: 6846-12-5006.000

Mail to: Grantee: 1610 Dale Earnhardt Blvd., Kannapolis, NC 28083

This instrument was prepared by: T. Dan Womble, Attorney – no title search

Brief description for the Index: Lot 251 Plat of East Fourteenth Street Development, PB 2, Pg 32-A, Forsyth County Registry

THIS DEED made this 16 day of April, 2024 by and between

GRANTOR	GRANTEE
Michael Boyd, Trustee of the Charm Cast Trust, Dated September 19, 2023 1610 Dale Earnhardt Blvd. Kannapolis, NC 28082	Rascal Bybee DPI Investments LLC A NC limited liability company 1610 Dale Earnhardt Blvd. Kannapolis, NC 28082

The designation Grantor and Grantee as used herein shall include said parties, their 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 situated in Forsyth County, North Carolina and more particularly described as follows:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO.

THIS CORRECTION DEED IS BEING RECORDED TO CORRECT THE NAME OF THE GRANTEE RECORDED IN ORIGINAL RECORDING ON OCTOBER 6, 2023 IN DEED BOOK 3776, PAGE 983, FORSYTH COUNTY REGISTRY.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a Grantor/Decedent.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: Easements and restrictions of record; if any.

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

The Charm Cast Trust
Dated September 19, 2023

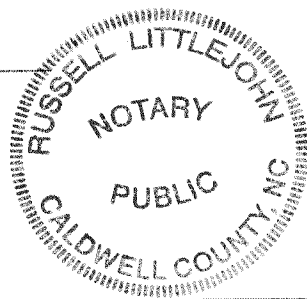
[Signature] (SEAL)
Michael Boyd, Trustee

State of North Carolina - County of Mecklenburg

I, Russell Littlejohn the undersigned Notary Public of the County of Caldwell and State aforesaid, certify that Michael Boyd, Trustee of the Charm Cast Trust Dated September 19, 2023 personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 16 day of April, 2024.

My Commission Expires: 12-12-2027



[Signature]
Russell Littlejohn Notary Public

Exhibit "A"

Beginning at an iron stake in the east line of Douglas Avenue; thence Northwardly with the east line of Douglas Avenue 50 feet to an iron stake; thence Eastwardly 125.5 feet to an iron stake; thence Southwardly 50 feet to an iron stake; thence Westwardly 125 feet to the place of beginning, and being known and designated as lot No. 251, as shown on the plat of East Fourteenth Street Development, as recorded in Plat Book 2, page 32-A, Register of Deeds Office of Forsyth County, North Carolina.

Property Address: 1409 Douglas Street, Winston-Salem, NC 27105