

2024020893 00116

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 06/26/2024 01:26:08 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3813
PG: 1545 - 1551

CORRECTION DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$NTC

Parcel Identifier No.: 6869-23-8477.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index:

THIS DEED made this 24th day of June, 2024, by and between

GRANTOR	GRANTEE
R Cain Properties LLC, a Limited Liability Company, Tammie Elaine McCrary Cain, an unmarried person, Kimberly Faith Smith and Charles Smith, a married couple, Cynthia Michelle Rhodes and Donald Rhodes, a married couple, Donna Cavanaugh, a widow, and Charles D. Cain and Sandra Cain, a married couple Mailing Address:	Elizabeth Santiago, an unmarried person Property Address: 5874 Oak Branch Lane, Walkertown, NC 27051 Mailing Address: 127 Harmony 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 situated in __, City of Walkertown, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

THE PURPOSE OF THIS CORRECTION DEED IS TO ATTACH THE CORRECT LEGAL DESCRIPTION
 THE INCORRECT LEGAL DESCRIPTION WAS RECORDED IN BOOK 3813 PAGE 83

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 2598, Page 1157, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 39, Page 121, and referenced within this instrument.

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.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

R Cain Properties LLC, a Limited Liability Company

By: Tammie Elaine McCrary Cain
Tammie Elaine McCrary Cain, Member Manager

Tammie Elaine McCrary Cain
Tammie Elaine McCrary Cain

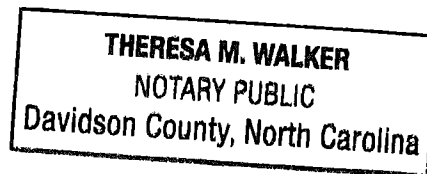
STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Theresa M Walker, Notary Public, do hereby certify that Tammie Elaine McCrary Cain, Member Manager of R Cain Properties LLC, Tammie Elaine McCrary Cain, individually personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 20th day of June, 2024.

[Signature]
Official Signature of Notary

Printed or typed name of Notary Theresa M Walker

My Commission Expires: 2/17/2029



ADDITIONAL SIGNATURE AND NOTARY PAGES TO FOLLOW

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Donna Cavanaugh
Donna Cavanaugh

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Kermit Robinson, Notary Public, do hereby certify that Donna Cavanaugh appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 21 day of June, 2024.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

KERMIT ROBINSON
NOTARY PUBLIC
FORSYTH COUNTY
NORTH CAROLINA
My Commission Expires 10/11/26

ADDITIONAL SIGNATURE AND NOTARY PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Cynthia Michelle Rhodes
Cynthia Michelle Rhodes

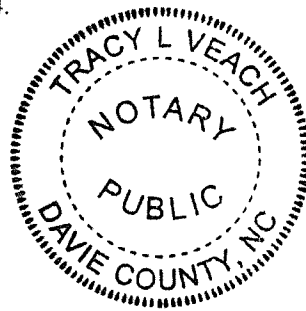
Donald Rhodes
Donald Rhodes

STATE OF NORTH CAROLINA
COUNTY OF ~~DAVIDSON~~ DAVIE

I, Tracy Veach, Notary Public, do hereby certify that Cynthia Michelle Rhodes and Donald Rhodes personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 21 day of June, 2024.

Tracy L Veach
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: October 18, 2025




ADDITIONAL SIGNATURE AND NOTARY PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



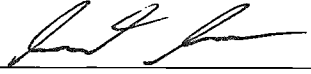
Kimberly Faith Smith



Charles Smith

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Kermit Robinson, Notary Public, do hereby certify that Kimberly Faith Smith and Charles Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 29 day of June, 2024.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

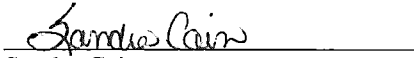
KERMIT ROBINSON
NOTARY PUBLIC
FORSYTH COUNTY
NORTH CAROLINA
My Commission Expires 10/11/26

ADDITIONAL SIGNATURE AND NOTARY PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written



Charles D. Cain



Sandra Cain

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Kermit Robinson, Notary Public, do hereby certify that Charles D. Cain and Sandra Cain personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 21 day of June, 2024.



Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: 10/11/26

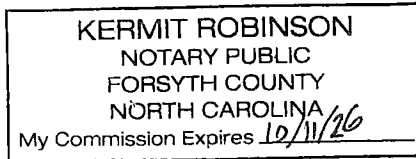


Exhibit "A"

Being ALL of Lot 20 according to a plat thereof titled "Final Plat for R. Don Cain (revised)" recorded in Plat Book 39, Page 121, Forsyth County Registry, to which reference is made for a more particular description.

Parcel ID # 6869-23-8477.000

Property Address: 5874 Oak Branch Lane, Walkertown, NC 27051