

2024033596 00075

FORSYTH COUNTY NC FEE \$51.00
NON-STANDARD DOC FEE
PRESENTED & RECORDED
10/03/2024 12:35:06 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3829
PG: 1327 - 1328

PREPARED BY AND WHEN RECORDED RETURN TO:
FAIRWAY INDEPENDENT MORTGAGE CORP.
4201 MARSH LANE
CARROLLTON, TX 75007
Loan #: 715043683

AFFIDAVIT OF CORRECTION

AFFIANT, **GABRIEL GURROLA**, hereby swears or affirms that a certain document which was titled as follows: General Warranty Deed, recorded on the 11th day of September 2024, INSTRUMENT #: 2024030843 00168, Book 3825, Pages 3835-3837 recorded in FORSYTH COUNTY, State of NORTH CAROLINA, purporting to describe certain real property that was executed by James Edward Oakes and Spouse Mae Oakes as grantor(s) to Phebe Watson Brooks, unmarried as Grantee, contained the following error:

Error: The below mailing addresses were missing on the original Warranty Deed when it was recorded.
Grantor: James Edward Oakes and spouse Mae Oakes whose mailing address is _____
Grantee: Phebe Watson Brooks, unmarried whose mailing address is _____

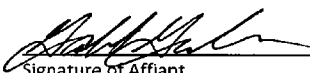
AFFIANT makes this Affidavit for the purpose of correcting the above document as follows:

Correction: Adding the below mailing addresses to the original Warranty Deed to correct this error.
Grantor: James Edward Oakes and spouse, Mae Oakes whose mailing address is 268 Kiawah Island Dr; Winston-Salem, NC 27107
Grantee: Phoebe Watson Brooks, unmarried whose mailing address is 1226 Bethlehem Lane; Winston-Salem, NC 27105

A copy of the previously recorded instrument (in part or in whole) () is / () is not attached. (If a copy of the original document is not attached, please attach legal description).

LEGAL ATTACHED AS EXHIBIT A

PROPERTY ADDRESS: **4304 Mineral Ave, Winston Salem, NC 27105**
APN: **6837-45-0064.000**




Signature of Affiant
Gabriel Gurrola, Manager, Final Docs
Typed Name of Affiant

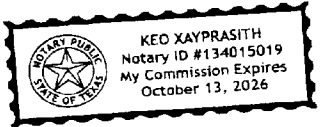
Affiant is the (check one):
 Drafter of the document being corrected
 Owner of the property being described in the document being corrected
 Other (Explain) _____

State of Texas:
County of Denton:

This instrument was subscribed, sworn to, and acknowledged before me this 3rd day of October, 2024 by Gabriel Gurrola, Manager, Final Docs of Fairway Independent Mortgage Corporation.



Notary Public,



submitted electronically by "Fairway Independent Mortgage Corp"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

EXHIBIT A

BEGINNING at an iron stake, a point in the western margin of the right of way line of Mineral Avenue, also being the northeast corner of Donald B. Coe, II, Olivia C. Mageau, and Stanley S. Coe property (Deed Book 1680, page 1294, and Deed Book 1680, page 3442, Forsyth County Registry); thence along Coe et al northern line North $83^{\circ} 22' 26''$ West 199.11 feet to an iron stake being a point in the line of Ali Leasing, Inc. (Deed Book 1532, page 43, Forsyth County Registry); thence along said line North $06^{\circ} 24' 33''$ East 49.78 feet to an iron stake; thence along said line North $06^{\circ} 24' 33''$ East 19.86 feet to an iron stake; thence continuing along said line North $06^{\circ} 24' 33''$ East 79.89 feet to an iron stake, a corner with Ali Leasing, Inc.; thence along a line with Ali Leasing, Inc. South $83^{\circ} 41' 35''$ East 190.86 feet to an iron stake; thence continuing along said line South $83^{\circ} 41' 35''$ East 9.37 feet to an iron stake a point in the western margin of the right of way line of Mineral Avenue; thence along said margin South $06^{\circ} 50' 00''$ West 80.18 feet to an iron stake; thence continuing along said line South $06^{\circ} 50' 00''$ West 20.07 feet; thence continuing along said line South $06^{\circ} 50' 00''$ West 50.39 feet to the point and place of BEGINNING, containing approximately 0.688 acres according to a survey prepared by Larry L. Callahan, R.L.S. dated April 25, 1991.