

2025005074 00091

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

02/19/2025 01:22:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3849

PG: 640 - 642

NORTH CAROLINA CORRECTIVE DEED

Excise Tax: \$0.00

PARCEL IDENTIFIER NO. 6837-67-8432

VERIFIED BY _____ COUNTY ON THE _____ DAY OF _____, 20____

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 1320 MATTHEWS MINT HILL ROAD, MATTHEWS NC 28105

BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this 19 day of February 2025 by and between

GRANTOR	GRANTEE
Almorice Jerry Smith and spouse, Tracy Smith and Alexander Dwayneard Miller, unmarried	NFNC 1 L.L.C.
Mailing Address:	Property Address: Mailing Address: 232 Quail Drive Winston- Salem NC 27105

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the Forsyth County, State of North Carolina, and more particularly described as follows:

See Attached Exhibit A

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1701, at Page 1265**. A deed attempted to convey title at Book 3834, Page 51 does contain incorrect legal description. This instrument corrects that error by adding the complete legal description

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Alexander Dwayneard Miller
By POA, Russell Stonebraker (SEAL)
Alexander Dwayneard Miller
By POA Russell Stonebraker

Almorice Jerry Smith
By POA, Russell Stonebraker (SEAL)
Almorice Jerry Smith
By POA Russell Stonebraker

Tracy Smith
By POA, Russell Stonebraker (SEAL)
Tracy Smith
By POA Russell Stonebraker

STATE OF NC

COUNTY OF Mecklenburg

I certify that **Russell Stonebraker**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed as the Attorney in Fact for Alexander Dwayneard Miller, Almorice Jerry Smith Tracy Smith and Alexander Dwayneard Miller via Power of Attorney recorded in Book 3849 Page 411

Witness my hand and Notarial stamp or seal this 19 day of February, 2025.

Notary Signature: [Signature]

Notary's Printed Name: Harry C Marsh

My Commission Expires: 8-15-25

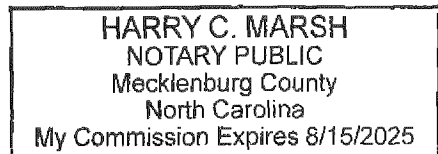
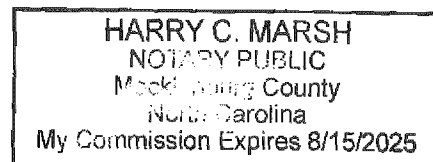


Exhibit A (Legal Description)

Tract 1

BEGINNING at an iron stake located at the southeastern intersection of Quail Drive and Wooded Avenue said iron also being located at the northwestern corner of Lot 30 as shown on the Map of Mineral Springs Park as said map is recorded in Plat Book 17, Page 26, Forsyth County Registry, and running thence from said beginning point along the north line of Lot 30 North 85 deg. 24 min. 30 sec. East 135.46 feet to an iron in the western line of Lot 33 of the R.M. Cox Estate as described in Plat Book 12, Page 70, Forsyth County Registry; running thence North 02 deg. 00 min. East 25.17 feet to an iron; thence South 85 deg. 24 min. 30 sec. West 140.65 feet to an iron in the eastern right of way line of Quail Drive; thence with the eastern right of way line of Quail Drive South 09 deg. 51 min. East 25.11 feet to an iron, the point and place of BEGINNING, and containing 3,452 square feet, more or less according to a survey by Michael E. Gizinski, dated September 1, 1988.

The above described property is the southern portion of the street known as Wooded Avenue, which was closed by the Winston-Salem Board of Alderman on May 1, 1989.

Tract 2

BEING KNOWN and designated as Lot Number 30 as shown on the Map of Mineral Springs Park, recorded in Plat Book 17, page 26 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.
