

2021034553 00077

FORSYTH CO. NC FEE \$26.00

PRESENTED & RECORDED

06/29/2021 11:40:34 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3621

PG: 1557 - 1558

Prepared by and return to:

Tessa T. Leftwich, Esq.

Isaacson Sheridan

804 Green Valley Rd, Ste 200

Greensboro, NC 27408

FORSYTH COUNTY

NORTH CAROLINA

INSTRUMENT OF CORRECTION

Plat Book 66, Page 173

This Instrument of Correction is made as of the 29th day of June, 2021 by I-40 Union Cross RE, LLC ("Declarant").

BACKGROUND

1. Declarant is the developer of Smith Crossing in Kernersville, Forsyth County, North Carolina, which is subject to a Declaration of Easements with Covenants, Conditions and Restrictions recorded in Book 3324, Page 1629, Forsyth County Registry (the "Declaration").
2. Declarant recorded several plats for the Smith Crossing development, including Plat Book 66, Page 173, Forsyth County Registry (the "Plat").
3. The Plat was signed by a manager for Declarant who had limited authority only for the purpose of signing the Plat.
4. The Plat contains a note that the lots created by the Plat are subject to the Declaration.
5. The note on the Plat is erroneous and the lots created by the Plat were never intended to be subject to the Declaration.

NOW, THEREFORE, Declarant hereby confirms the validity of the Plat.

FURTHERMORE, Declarant affirms that Chris Parr was appointed a Manager of Declarant for the sole purpose of signing the Plat and Declarant does hereby ratify such signature as authorized by Declarant.

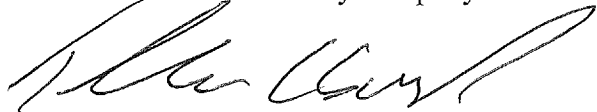
FURTHERMORE, Declarant hereby confirms that the lots created by the Plat were not intended to be subject to the Declaration and are not subject to the Declaration and the note on the plat is erroneous and invalid.

Submitted electronically by "Isaacson Isaacson Sheridan Fountain & Leftwich, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, Declarant has signed this Instrument of Correction as of the date first above written.

DECLARANT:

I-40 Union Cross RE, LLC,
a North Carolina limited liability company

By: 
Jeffrey L. Smith, Manager


State of North Carolina
County of Guilford

(Official/Notarial Seal)

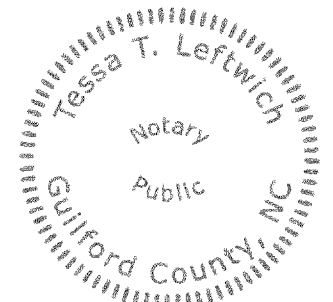
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Jeffrey L. Smith, Manager of I-40 Union
Cross RE, LLC [insert name(s) of principal(s)].

Date: 06-28-2021


Tessa T. Leftwich Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10-03-2021



[Stamp seals only. No embossed seals.]