



2013020690 00178

FORSYTH CO, NC FEE \$26.00

PRESENTED & RECORDED:

05-07-2013 02:51:57 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS
BY: RANDY L SMITH
DPTBK: RE 3121
PG: 2712-2713

Prepared by and mail to: Kelly M. Otis, Box 78

CORRECTIVE AFFIDAVIT

Giving notice of typographical or other minor error pursuant to NCGS 47-36.1

Title of Original Instrument: **North Carolina General Warranty Deed**Date of Recording: **March 1, 2013**Recording Book and Page: **Book 3109, Pages 2484-2486**

Original Parties to the Instrument:

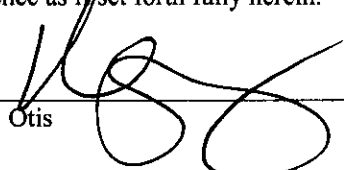
Grantor(s): **Theos E. Theophanides a/k/a Theo Theofanousas a/k/a Theo Theofanous (divorced)**Grantee(s): **HLD Properties, LLC, a North Carolina limited liability company**

Now comes the undersigned as draftsman of the Instrument referenced above, being first duly sworn and does say the following:

1. Through mutual mistake, inadvertence or mistake of the draftsmen the Instrument referenced above contained the following typographical or other minor error:

Legal description is missing a call

2. It was the intent of the parties to the Instrument that the erroneous information in the Instrument referenced above, as corrected, should read as shown in the attached Exhibit A, which is incorporated by reference as if set forth fully herein.

Signature of Affiant: 

Print Name: Kelly M. Otis

State of North Carolina

County of ForsythSworn to and subscribed before me this 7th day of May, 2013.Notary Public: My commission expires: 10/24/15

Notary Seal

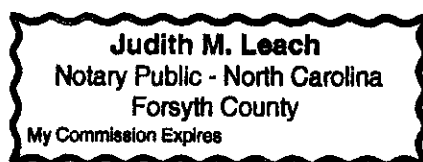


EXHIBIT A

BEGINNING at an iron stake in the northern right of way line of Kester Mill Road, the southeastern corner of the property now or formerly owned by Kester Mill Properties LLC (PIN 6804-36-0923.00; Tax Lot 502, Block 3905; See Deed Book 3086, Page 288); thence with the northern right of way line of Kester Mill Road South 89 degrees 01 minutes 20 seconds West 128.59 feet to a 1-¼ inch existing iron pipe in the southeastern corner of the property now or formerly owned by Theos E. Theophanides (PIN 6804-27-7963.00; Tax Lot 015A, Block 3905; See Deed Book 1271, Page 824); thence with the eastern line of the Theophanides property North 03 degrees 19 minutes 40 seconds West 194.90 feet to a ¾ inch iron placed; thence with a new line South 87 degrees 34 minutes 30 seconds West 120.95 feet to a point in the western line of the Theophanides property and the eastern line of the property now or formerly owned by the Colen Boles Heirs (PIN 6804-27-6064.00; Tax Lot 014, Block 3905; See Deed Book 1321, Page 1493); thence along the eastern line of the Colen Boles Heirs property (1) North 03 degrees 24 minutes West 8.10 feet to an iron pipe and (2) North 03 degrees 15 minutes 40 seconds West 219.95 feet to an existing fence post in the southern line of the property now or formerly owned by Edwin Lee Boles and Larry E. Boles (PIN 6804-27-9510.00; Tax Lot 023, Block 3905; See Deed Book 830, Page 502); thence with the southern line of the Edwin and Larry Boles property South 73 degrees 00 minutes 40 seconds East 283.62 feet to an existing fence post in the northwestern line of the Kester Mill Properties LLC property; thence with the western line of the Kester Mill Properties LLC property South 00 degrees 25 minutes 30 seconds East 332.07 feet to the POINT AND PLACE OF BEGINNING. Containing 1.697 acres more or less, according to a survey made by Michael E. Gizinski, PLS, of Gizinski Surveying Co., dated February 7-15, 213 and revised February 20, 2013. Being all of Tax Lot 501, Block 3905 and a strip of land from the northernmost property line of Tax Lot 015A, Block 3905 as shown on the Forsyth County Tax Maps.

Being all the property described in Deed Book 1762, Page 1803 and a small strip of land from the property described in Deed Book 1271, Page 824.