

2021019540 00070

FORSYTH CO. NC FEE \$26.00
PRESENTED & RECORDED
04/16/2021 10:21:15 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3602

PG: 1747 - 1748

CORRECTIVE AFFIDAVIT

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

Title of Original Instrument: North Carolina General Warranty Deed

PM Date of Recording: ~~July~~ ^{June} 20, 2020

Recording Book and Page: Book 3538, Page(s) 3986-3987, Forsyth County Registry

Original Parties to the Instrument:

Grantor(s): E and W Property & Management, LLC. (N.C. Limited Liability Company)

Grantee: Levi Titus, Inc. (N.C. Corporation)

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

1. It was the intent of the parties to the instrument that the erroneous information in the Instrument referenced above, as corrected, should read as follows:

BEGINNING at an existing iron pipe located at the intersection the northeastern corner of Lot 16, Map of Hunters Trace, Section 2, Plat Book 30, Page 168, the southeastern corner of Lot 17 Hunters Trace as referenced above, and the southern right of way line of Hunting Creek Drive; running thence from said beginning point with southern right of way line of Hunting Creek Drive, South 28 degrees 41' 07" East 125.94 feet to an existing iron pipe; thence South 61 degrees 15' 05" West 187.31 feet to an existing iron pipe; thence North 29 degrees 15' 00" West 125.93 feet to an existing iron pipe; thence North 61 degrees 14' 47" East 188.55 feet to an existing iron pipe. Together with improvements located thereon; said property being located at 3432 Hunting Creek Drive, Pfafftown, North Carolina.

Signature of Affiant: *Paul J. Monaghan*

Print Name: Paul Monaghan, Member/Manager of E and W Property & Management, LLC.

State of North Carolina

County of Forsyth

Sworn to and subscribed before me the 10 day of April, 2021.

Notary Public: Chris LF

My Commission Expires: 9-30-2023

Notary Seal:

