2014031520 00031
FORSYTH CO, NC FEE $26.00
PRESENTED & RECORDED:
08-29-2014 09:26:52 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY
BK: RE 3194
PG: 2383-2384

AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL OR OTHER MINOR ERROR

[N.C.G.S. 47-36.1]

Prepared by: Kelly M. Otis, Box 78

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the North Carolina General Warranty Deed (name or type of original instrument being corrected) recorded on July 21, 2014 (date) in Book 3188, Page 1772, Forsyth County Registry, by and between Leroy Louis French and wife, Margaret B. French (Grantor) and Leroy Louis French and wife, Margaret B. French (Grantee) [original parties] contained the following *typographical or other minor* error:

In the legal description, the first call running with the right-of-way of Thornfield Road should read: "1) South 49 degrees 26 minutes 17 seconds West 357.72 feet to an existing "P.K." nail".

Affiant makes this Affidavit for the purpose of correcting the above-described instrument as follows:

The entire corrected legal description of the property, with the corrected call shown in **bold**, is attached hereto as Exhibit A.

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the (check one)

- ✓ Drafter of original instrument being corrected
- _____ Closing attorney for transaction involving instrument being corrected
- _____ Attorney for grantor/mortgagor named above in instrument being corrected
- _____ Owner of the property described in instrument being corrected
- _____ Other (Explain: _____)

A copy of the original instrument is not attached.

Signature of Affiant
Print or Type Name: Kelly M. Otis

Signature of Affiant
Print or Type Name: _____

State of North Carolina County of Forsyth

Signed and sworn to (or affirmed) before me, this the 29th day of August, 2014.

My Commission Expires:
1-31-2015

Notary Public

(Affix Official/Notarial Seal)

LEKISA M. SIMPSON
Notary Public - North Carolina
Guilford County
My Commission Expires January 31, 2015

EXHIBIT A
LEGAL DESCRIPTION

Beginning at a point, said point being in the northwestern corner of Lot No. 8 as shown on the plat of Spencer property (as recorded in Plat Book 18, at Page 125, Forsyth County Registry); thence North 21 degrees 20 minutes 17 seconds East 109.93 feet to an existing iron pin, said existing iron pin being the point and place of BEGINNING; thence from said Beginning point North 38 degrees 46 minutes 04 seconds East 105.02 feet to an existing iron pin; thence North 14 degrees 42 minutes 24 seconds East 104.00 feet to a point; thence North 37 degrees 07 minutes 24 seconds East 65.00 feet to a point; thence North 51 degrees 37 minutes 24 seconds East 70.00 feet to a point; thence North 57 degrees 27 minutes 24 seconds East 100.00 feet to a point; thence North 47 degrees 51 minutes 34 seconds East 103.34 feet to a point; thence South 79 degrees 51 minutes 28 seconds East 94.09 feet to an existing iron pin, said pin being in the westernmost corner of the property now or formerly owned by Elizabeth Kelly Morten (see Deed Book 2880, Page 2573, Forsyth County Registry); thence with Morten's line South 39 degrees 35 minutes 50 seconds East 251.74 feet to an iron pin set; thence South 29 degrees 35 minutes 39 seconds East 57.57 feet to an iron pin set; thence South 39 degrees 35 minutes 50 seconds East 210.19 feet to a mag nail set in the right-of-way of Thornfield Road; thence with the right-of-way of Thornfield Road the following two (2) courses and distances: **1) South 49 degrees 26 minutes 17 seconds West 357.72 feet to a existing "P.K." nail**; and 2) South 38 degrees 07 minutes 02 seconds West 23.43 feet to a mag nail set; thence with a new line North 60 degrees 12 minutes 43 seconds West 548.99 feet to an existing iron pin, said existing iron pin being the POINT AND PLACE OF BEGINNING. Being 6.50936 acres, more or less, designated as "TRACT B" and "TRACT C" on a survey prepared for Leroy Louis French and wife, Margaret B. French by Thomas A. Riccio, PLS L-2815, dated July 9, 2014.

The above-described property being all of the property described in Book 2170, Page 4000, SAVE AND EXCEPT for those tracts conveyed to Michael R. Hough and wife, Amy D. Hough in Book 3188, Page 1755 and to Elizabeth Kelly Morten in Book 3188, Page 1758.