2023008012 00042
FORSYTH COUNTY NC FEE $26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
03/14/2023 10:13:16 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3744
PG: 1392 - 1394

NORTH CAROLINA CORRECTIVE DEED

Excise Tax: $0.00

PARCEL IDENTIFIER NO. 6825-92-2957, 6825-91-1095, 6834-26-3600

VERIFIED BY FORSYTH COUNTY ON THE _____ DAY OF FEBRUARY, 2023

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATHEWS MINT HILL RD, MATTHEWS, NC 28105

BRIEF DESCRIPTION FOR THE INDEX: 3 Parcels

THIS DEED made this ____ day of February 2023 by and between

GRANTOR	GRANTEE
Equity Trust Company Custodian FBO 97756 IRA, and Trust Company Custodian FBO Z097756	**Walking Triad Homes, LLC**
Mailing Address: 2668 S Stratford Rd, Winston Salem, NC 27103	Property Address: 410 Beamount St,1320 Shuman St, 2125 Hollyrood St, Winston Salem, NC 27101 and 27127 Mailing Address: 7 Corporate Center Ct, Suite B Greensboro, NC 27408

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 Froysth County, North Carolina, and more particularly described as follows:

See Exhibit "A".

The purpose of this Deed is to correct an errantly recorded deed located in Book 3683 Page 1454 of the Forsyth County Register of Deeds. The legal description recorded in said deed was omitted, and shall be corrected and completed in the attached "Exhibit A"

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

Submitted electronically by "Pinyan Law Office, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3683 at Page 1454.

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.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

Equity Trust Company Custodian FBO 97756 IRA

_____(SEAL)

By: MATTHEW COLLIER
CORPORATE ALTERNATE SIGNER

Title: _____

Equity Trust Company Custodian FBO Z097756

_____(SEAL)

By: MATTHEW COLLIER
CORPORATE ALTERNATE SIGNER

Title: _____

STATE OF OHIO

COUNTY OF CUYAHOGA

I, the undersigned, certify that the following persons MATTHEW COLLIER Who is the CORPORATE ALTERNATE SIGNER (title) of Equity Trust Company Custodian FBO 97756 IRA & MATTHEW COLLIER (Name) who is the CORPORATE ALTERNATE SIGNER (title) of Equity Trust Company Custodian FBO Z097756, 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 the voluntarily signed the foregoing instrument for the purpose therein expressed.

Date: February 17, 2023

My Commission Expires: October 2, 2027

Signature of Notary: _____

Printed Name of Notary: Kelsey Buhrman

KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

Exhibit (A) – Legal Description

Tract 1:

BEING a lot fronting 50 feet on the West side of Beaumont Street, and of that width extending Westwardly 60 feet; BEING a Lot off of the extreme North portion of Lot No. 89, as shown on the map of Wachovia Highlands, as recorded in Plat Book 8, Page 78 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Property Address: 410 Beaumont St Winston-Salem NC 27101
Parcel ID: 6825-92-2957

Tract2:

BEING KNOWN AND DESIGNATED as Lots 27 and 28 in Block 16 as shown on the Map of Granville Place, as recorded in Plat Book 1, Page 99, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Any and all improvements thereon.

Property Address: 1320 Shuman St Winston-Salem NC 27101

Parcel ID: 6825-91-1095

Tract 3:

Being known and designated as Lot 11, as shown on the map of Southern Realty Company known as Wakefield Block H, as recorded in Plat Book 3 at Page 25A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. Together with improvements located thereon.

Property Address: 2125 Hollyrood St Winston-Salem NC 27127

Parcel ID: 6834-26-3600