

2023005628

DAVIDSON COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
04/04/2023 02:24:02 PM
MICHAEL E. HORNE
REGISTER OF DEEDS
BY: TARA W. WHITMAN
DEPUTY
BK: DE 2593
PG: 2397 - 2401

**CORRECTIVE OR SCRIVENER'S AFFIDAVIT FOR
NOTICE OF TYPOGRAPHICAL OR OTHER MINOR ERROR
[N.C.G.S. 47-36.1]**

Prepared by and return to: Ingle Law, PLLC., 8512 US Hwy 158, Stokesdale NC 27357

The undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the Deed recorded on October 7, 2021 in Book 2506, Page 2212, Davidson County Registry, by and between Neil P. Thomas, married, Grantor, and Neil P. Thomas and wife, Kymberly Thomas, Grantee contained a typographical or minor error; and this Affidavit is made to give notice of the below corrective information:

On page "1" of the Deed, the Grantee address was typed incorrectly. The address should read:

3583 Bethesda Road, Lexington NC 27295

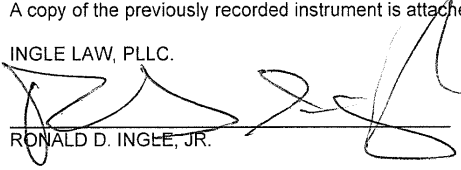
This property is commonly known as 3583 Bethesda Road, Lexington, NC 27295 and has a Tax Parcel ID Number of 1103A000051A.

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

- Drafter or preparer of the previously recorded instrument
- Closing attorney for transaction involving the previously recorded instrument
- Attorney for grantor/mortgagor named above in the previously recorded instrument
- Owner of the property described in the previously recorded instrument
- Other (Explain: _____)

A copy of the previously recorded instrument is attached.

INGLE LAW, PLLC.


RONALD D. INGLE, JR.

State of North Carolina, County of Guilford

Signed and sworn to (or affirmed) before me, this the 3 day of April, 2023.

My Commission Expires:

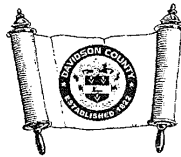
10-27-2025


Notary Public

(Affix Official/Notarial Seal)

RAPHAEL L MARION
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires _____

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



Davidson County N.C.
Register of Deeds
Michael E. Horne, Registrar

CERTIFIED COPY

State of North Carolina, County of Davidson

I hereby certify that this is a true and accurate copy which appears on record in the Office of the Register of Deeds of Davidson County, North Carolina in

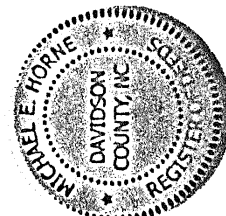
Book 2506 Page(s) 2212 - 2214

Witness my hand and seal this 31 day of March, 2023.

Michael E. Horne, Register of Deeds

By *Jana W. Whitman*

Deputy-Assistant Register of Deeds



(SEAL)

THIS CERTIFICATION SHEET IS A PART OF THE DOCUMENT

Register of Deeds | PO Box 464 | Lexington, NC 27292
203 W 2nd Street
Ph. (336) 242-2150 | Fax (336) 238-2818

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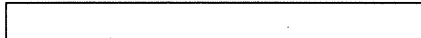
DAVIDSON COUNTY NC FEE \$26
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
10/07/2021 11:43:44 AM
MICHAEL HORNE
REGISTER OF DEEDS
BY: SHERRY KEPLEY
DEPUTY
BK: DE 2506
PG: 2212 - 2214

NORTH CAROLINA GENERAL WARRANTY DEED

-NTC- Excise Tax	Recording Time, Book and Page
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Tax Lot No. Parcel Identifier No...1103A000051A.....
Verified by Davidson County on theday of October, 2021 by
.....

Mail after recording to: GRANTEE, 413 Cameron Court, Kernersville NC 27284
This instrument was prepared by: Ingle Law, PLLC, 8512 US Hwy 158, Stokesdale, NC 27357
Brief description for the Index: Metes & Bounds
This instrument is prepared by Ronald D. Ingle, Jr., a licensed North Carolina attorney, Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.



THIS DEED made this 7th day of October, 2021 by and between

<p>GRANTOR</p> <p>Neil P. Thomas, Married 413 Cameron Court Kernersville, NC 27284</p>	<p>GRANTEE</p> <p>Neil P. Thomas And wife, Kymberly Thomas</p> <p>Property Address: 3538 Bethesda Road Lexington, NC 27295</p>
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Submitted electronically by "Ingle Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Davidson County Register of Deeds.

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The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The subject property hereinafter described is not the Grantor's primary residence.

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Lexington Township, County of Davidson, State of North Carolina and more particularly described as follows:

See attached Exhibit A

This property is commonly known 3538 Bethesda Road, Lexington, NC 27297 and has a tax parcel identification number of 11303A000051A.

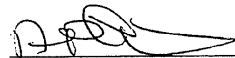
The property herein above described was acquired by Grantor by instrument recorded in Book 2452, Page 1895 Davidson County Register of Deeds.

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 the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereina above described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

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


NEIL P. THOMAS (SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Guildford : ss.:
I, Raphael L. Marion a Notary Public of Forsyth County and State, certify that NEIL P. THOMAS, Grantor, either being personally known to me or proven by satisfactory evidence (said evidence being a State-issued driver's license), personally and voluntarily came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 7 day of October 2021.

RAPHAEL L MARION
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires _____

Raphael L. Marion
Notary Public
My Commission Expires: 10-27-2025

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EXHIBIT "A"

BEGINNING at a rebar found near the centerline of Bethesda Road, S.R. 1836, corner to I. M. Cook (Deed Book 553, page 102), said beginning corner being the southwestern corner of the property herein described; thence from said beginning iron with Cook's line North 14° 53' 49" East crossing an iron at 66.71 feet, corner to Jim Craver (Deed Book 518, page 584) and continuing North 14° 53' 49" East an additional 148.76 feet for a total distance of 215.53 feet to an iron, Craver corner; thence with two lines of Craver North 52° 08' 54" West 570.03 feet to an iron; and South 59° 07' 06" West 256.60 feet to an iron, corner to H. J. Hartley (Deed Book 247, page 30); thence with Hartley's line the following three courses and distances: North 64° 04' 34" West 266.99 feet to a point at 48-inch maple tree on north creek bank; thence North 15° 02' 43" East crossing an iron at 5.25 feet and continuing for a total distance of 208.25 feet to an iron; thence North 19° 30' 55" West crossing a stone at 457.38 feet, corner to Joel Everhart (Deed Book 1587, page 1005); thence continuing with Everhart's line North 19° 30' 55" West 197.80 feet to a stone found, corner to Everhart, T. Saunders (Deed Book 1445, page 444) and Gary Hall (Deed Book 511, page 10); thence with Hall's line and continuing with the line of Charlie Thomas heirs (Deed Book 486, page 335), South 87° 01' 27" East 840.17 feet to a stone found, corner to John L. Cooper (Deed Book 1588, page 873); thence with Cooper's line South 86° 25' 20" East 1157.93 feet to an iron, Cooper's corner; thence again with Cooper's line South 04° 30' 03" West 120.50 feet to an iron; thence again with Cooper's line South 03° 00' 00" West crossing an iron at 665.75 feet and continuing for a total distance of 680.76 feet to a bolt found near the north edge of the pavement of Bethesda Road, S.R. 1836, said bolt being South 74° 44' 40" West 76.27 feet from a railroad spike found (tie line); thence with Bethesda Road South 64° 22' 42" West 1031.17 feet to the point and place of Beginning and containing 40.683 acres, more or less, and being a new survey of Tracts Nos. 51, 52 and 53 of I. Y. Clodfelter property, Plat Book 6, page 58, Davidson County Registry, according to map by J. Todd Everhart, PLS, dated January 31, 2007.

LESS AND EXCEPT the following tract or parcel from the above-described 40.683 acre tract:

BEGINNING at a 1.5" solid iron, the southwest corner of the John & Linda Cooper Revocable Living Trust (Deed Book 1961, Page 439, Davidson County Registry) and located along the northern right of way of Bethesda Road (N.C.S.R. # 1836); thence South 03° 00' 00" West 15.01 feet to a calculated point, located on the paved portion of Bethesda Road; thence with the right of way of Bethesda Road South 64° 22' 42" West 290.00 feet to a bolt, set along the paved portion of said road; thence North 19° 16' 40" West crossing a #4 rebar at 25.74 feet and continuing 619.76 feet for a total distance of 645.50 feet to a #4 rebar; thence North 88° 14' 14" East 501.00 feet to a #4 rebar, located in the western line of the John & Linda Cooper Revocable Living Trust (Deed Book 1961, Page 439); thence with the line of the John & Linda Cooper Revocable Living Trust South 03° 00' 00" West to the point and place of beginning, containing 5.001 acres, more or less, being a portion of that tract described in Deed Book 1775, Page 1422, Davidson County Registry, and as shown on survey by J. Todd Everhart, PLS# L-3558, job number 4291C dated June 1, 2016.

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