



2013017692 00185

FORSYTH CO, NC FEE \$26.00  
PRESENTED & RECORDED:

04-19-2013 02:50:13 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

BK: RE 3118

PG: 689-693

**AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL OR OTHER MINOR ERROR**  
**[N.C.G.S. 47-36.1]**

Prepared by and return to: Thomas T. Crumpler, Esquire / Allman Spry Box #8

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the GENERAL WARRANTY DEED recorded on February 3, 2012 at 12:52 p.m. in Book 3042, Page 3341, Forsyth County Registry, by and between FOWLER INVESTMENT COMPANY, as Grantor, and FOURTH STREET VENTURES, LLC, as Grantee (the "Deed") contained the following typographical or other minor error:

The last paragraph of the legal description contained in Exhibit "A" attached to the Deed was erroneously omitted.

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

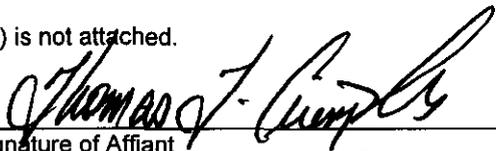
The legal description in the Deed is revised by adding the following paragraph at the end of the legal description: "The property described herein has been classified and, if appropriate, cleaned up as a brownsfields property under the North Carolina Brownsfields Property Reuse Act."

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 (in part or in whole)  is /  is not attached.

Signature of Affiant \_\_\_\_\_  
Print or Type Name: \_\_\_\_\_

  
Signature of Affiant \_\_\_\_\_  
Print or Type Name: Thomas T. Crumpler

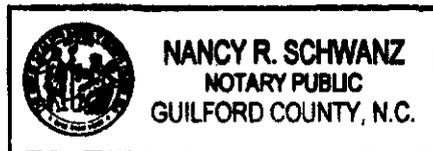
State of North Carolina County of Forsyth

Signed and sworn to (or affirmed) before me, this the 19<sup>th</sup> day of April, 2013.

My Commission Expires:

4/1/2017  
  
Notary Public

(Affix Official/Notarial Seal)





**WITNESSETH:**

That the Grantor, for a 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 those certain lots or parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE.

**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 hereinabove described is subject to the following exceptions: Easements, rights of way and restrictions of record, if any, and 2010 ad valorem taxes which are a lien, but are not yet due and payable.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed, the day and year first above written.

**FOWLER INVESTMENT COMPANY,**  
a North Carolina corporation

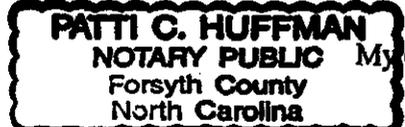
By: *Thomas H. Fowler*  
Name: THOMAS H. FOWLER  
Title: PRESIDENT

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

ss:

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: THOMAS H. FOWLER

Date: 2-3-2012  
*Patti C. Huffman*  
Printed Name: PATTI C. HUFFMAN, Notary Public



My commission expires: 1-4-2016

## EXHIBIT "A"

**Tract 1:** BEGINNING at an iron located at the point of intersection of the southern line of Fourth Street and the western line of Green Street (prior to its closure), said point being located at the northeastern corner of the property conveyed to Fowler Investment Company in Book 2257, Page 1201, Forsyth County Registry, and running thence from said point and place of BEGINNING with the western line of Green Street (prior to its closure), South 07° 20' 35" East 200.12 feet to an iron located at the northeastern corner of the property conveyed to Fowler Investment Company in Book 1770, Page 267, Forsyth County Registry; thence running South 82° 40' 03" West 259.96 feet to a point; thence North 07° 15' 52" West 199.21 feet to a concrete nail in the southern right of way line of Fourth Street; thence with the southern right-of-way of Fourth Street, North 82° 28' 00" East 259.70 feet to the point and place of BEGINNING. The hereinabove described property are known as Tax Lots 121, 122, 123, 124, and 125, in Tax Block 0105, shown on the Forsyth County Tax Maps, and also being shown on that plat entitled "Survey Plat – Exhibit B to the Notice of Brownfields Property West End Ventures, LLC, recorded in Plat Book 55, Page 73, Forsyth County Registry.

**Tract 2:** BEGINNING at an iron located in the western right-of-way line of Green Street (prior to its closure), said iron being located at the northwest corner of the property conveyed to Fowler Investment Company in Book 1770, Page 267, Forsyth County Registry, and running thence from said point and place of BEGINNING South 07° 20' 35" East 561.93 feet to an iron at a point of intersection of Green Street and Second Street; thence with the Northern line of Second Street, South 44° 28' 54" West 32.39 feet to an iron; thence South 82° 51' 38" West 94.00 feet to an iron; thence North 07° 08' 52" West 20.20 feet to an iron; thence 83° 25' 17" West 1.26 feet to an iron; thence North 07° 01' 32" West 161.85 feet to a rebar; thence South 84° 07' 11" West 37.62 feet to a point; thence North 08° 25' 01" West 98.84 feet to an iron; thence South 82° 21' 21" West 39.22 feet to a pk nail; thence North 07° 38' 39" West 100.00 feet to a pk nail; thence South 82° 40' 03" West 30.11 feet to an iron; thence North 07° 15' 30" West 100 feet to an iron; thence South 82° 40' 03" West 50.50 feet to an iron; thence North 07° 24' 31" West 100 feet to an iron; thence North 82° 40' 03" East 280.47 feet to the point and place of BEGINNING. The hereinabove described property are known as Tax Lots 101C, 102B, 102C, 103, 104C, 104E, 105C, 105E, 109, 110, 111, 112, 115, 116, 117, 118, 119, 120, in Tax Block 0105, shown on the Forsyth County Tax Maps, and also being shown on that plat entitled "Survey Plat – Exhibit B to the Notice of Brownfields Property West End Ventures, LLC, recorded in Plat Book 55, Page 73, Forsyth County Registry.

**Tract 3:** Lying on Broad Street and fronting 100 feet thereon; and, of that width extending westwardly 200 feet to Green Street (formerly Pond Street); bounded on the north by Holly Avenue (formerly part of Lot 355 as shown on the plat entitled "Map of Salem and Winston," recorded in Plat Book 8, Page 66, Forsyth County Registry (the "Winston Map")), bounded on the south by Lot 357 on the Winston Map, and bounded on the east by Broad Street, and being known as Lot No. 357 on the Winston Map. Being informally known as Tax Lot 356, Block 97, as shown on the Forsyth County Tax Maps, as said Tax Maps are presently constituted, and also being shown on that plat entitled "Survey Plat – Exhibit B to the Notice of Brownfields Property West End Ventures, LLC, recorded in Plat Book 55, Page 73, Forsyth County Registry.

**Tract 4:** Being the western one-half (extending from the centerline) of that portion of Green Street closed pursuant to that Resolution Ordering the Closing of Portion of Green Street dated February 12, 2004 and recorded in Book 2472, Page 1552, Forsyth County Registry.