

**2017001063**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$1390.00**

PRESENTED & RECORDED

02-28-2017 01:18:21 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY D REE M POWELL
DEPUTY REGISTER OF DEEDS**BK: DOC 795****PG: 606-608****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1390.00

Parcel Identifier No. _____ Verified by Transylvania County on the 28 day of Feb, 2017
By: _____ *CGL*Mail/Box to: RAMSEY & PRATT, PA, 35 N. Gaston Street, Brevard, NC 28712This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: _____

THIS DEED made this 8th day of February, 2017, by and between

GRANTOR	GRANTEE
MADDUX DEVELOPMENT, LLC,	NELSON B. PETERSON and wife, SUE B. PETERSON
379 Camptown Road Brevard NC 28712	10730 Valley Forge Drive Houston, TX 77042

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.

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 that certain lot or parcel of land situated in the City of Brevard, Brevard Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed _____ does X does not include the primary residence of the Grantor.

A map showing the above described property is recorded in Plat File _____, Slide _____.

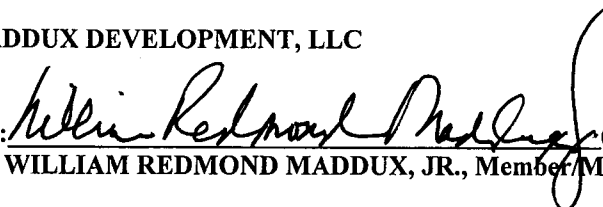
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

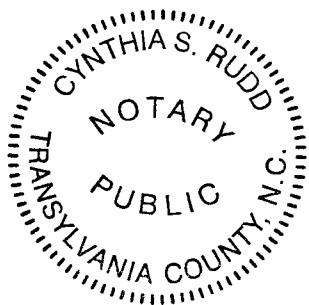
MADDUX DEVELOPMENT, LLC

BY:  (SEAL)
 WILLIAM REDMOND MADDUX, JR., Member/Manager

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA.

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: WILLIAM REDMOND MADDUX, JR.

WITNESS my hand and Notarial Seal, this the 22nd day of February, 2017.




 Cynthia S. Rudd, Notary Public

My commission expires: 6/23/2020

EXHIBIT "A" TO A DEED FROM MADDUX DEVELOPMENT, LLC, TO PETERSON

Being all of Lot M149 of Mountainside Homes, Phase IV at Straus Park as shown on a plat thereof recorded in Plat File 12, Slides 72-73, Records of Plats for Transylvania County.

This conveyance is made subject to all setback lines, utilities easements and other matters shown on the recorded plat hereinabove referred to and to restrictive and protective covenants and easements appearing of record in the office of the Register of Deeds for Transylvania County in Document Book 537, page 679, Document Book 633, page 115, Document Book 635, page 554, and Document Book 683, page 384, and by all subsequent amendments thereto which may appear of record in the office of the Register of Deeds for Transylvania County.

Being all of the same land described in Tract II in a deed from William Redmond Maddux, Jr., and wife, Anne Christine Liemandt Maddux, to Maddux Development, LLC, dated October 1, 2015, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 749, page 540.

CINDY/EXHIBITS/MADDUX DEV TO PETERSON



2017001388

TRANSYLVANIA CO, NC FEE \$26.00
PRESENTED & RECORDED

03-17-2017 12:05:36 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: D REE M. POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 797

PG: 541-541

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

Prepared by: Gayle E. Ramsey

The undersigned Affiant, being first duly sworn, hereby swears or affirms that the Deed recorded on February 28, 2017, in Document Book 795, page 606, Transylvania County Registry, from Maddux Development, LLC (Grantor), to Nelson B. Peterson and wife, Sue B. Peterson (Grantee), and the Deed of Trust recorded on February 28, 2017, in Document Book 795, page 609, Transylvania County Registry, from Nelson Peterson (also known as Nelson B. Peterson) and wife, Sue B. Peterson (Borrower) to Stuart Clarke at Thorpe & Clark as Trustee for Bank of America, N.A., both contained typographical or minor errors; and this Affidavit is made to give notice of the below corrective information:

1. The correct lot identification for said lot should be Lot M149 (Revised) and not just Lot M149.

2. The correct plat reference should be Plat File 16, Slide 695, Records of Plats for Transylvania County, and not Plat File 12, Slides 72-73, Records of Plats for Transylvania County, as incorrectly stated therein.

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 instruments
- Attorney for grantor/mortgagor named above in the previously recorded instrument
- Owner of the property described in the previously recorded instrument

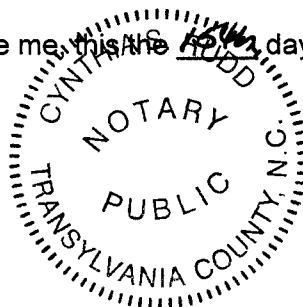
A copy of the previously recorded instrument () is attached; (X) is not attached.

Gayle E. Ramsey

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

Signed and sworn to (or affirmed) before me, this the 15th day of March, 2017.

My commission expires: 6/23/2020



Cynthia S. Rudd, Notary Public