

Excise Tax \$0.00

Parcel Identifier No. 9588-54-5417-00000

Mail after recording to Roberts and Stevens, PA (Box 39)

This instrument was prepared by Kathryn Maulsby Madison of Roberts & Stevens, P.A., a licensed North Carolina attorney.

**NORTH CAROLINA CORRECTION DEED**

NO TITLE SEARCH PERFORMED BY PREPARER

THIS DEED made this 9 day of September, 2021 by and between

GRANTOR	GRANTEE
<b>Belue Holdings 447, LLC, A North Carolina Limited Liability Company</b>	<b>Robert Coryell and Melissa Meadows, married to each other</b>
Address: PO Box 211 East Flat Rock, NC 28726	Address: 423 Ballenger Road Flat Rock, NC 28731

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.

**WHEREAS**, Grantor conveyed to Grantee the property described in the Deed dated August 30, 2021 and recorded in Book 3776 at Page 409, in the Office of the Register of Deeds, Henderson County, North Carolina, reference to which is hereby made and incorporated for a more particular description ("Prior Deed"); and

**WHEREAS**, the Prior Deed was recorded without reference to the "Septic Easement Area for Lot 1" as shown on the plat recorded in Plat Slide 12424, in the Register of Deeds of Henderson County ("Easement");

**WHEREAS**, Grantor and Grantee execute this Correction Deed to confirm the property as described in the attached Exhibit A is burdened by Easement as it previously intended.

**NOW, THEREFORE**, in consideration of the premises and other good and valuable consideration, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the **submitted electronically by "Roberts & Stevens PA"** in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Henderson County Register of Deeds.

Grantee in fee simple, all that certain lot or parcel of land situated in Henderson County, North Carolina more particularly described as follows:

**See Exhibit A attached**

The property hereinabove described is part of the property that was acquired by Grantor by instrument recorded in Book 3157 at page 616, Henderson County Registry.

A map showing the above described property is recorded in Plat Slide 12158, Henderson County Registry.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated:

Easements, restrictions, rights of way of record, apparent or in use, and ad valorem taxes.

**The last use of the property by the Grantor \_\_\_ was or X was not as Grantor's primary residence.**

IN WITNESS WHEREOF, the Grantor has signed this Deed in the ordinary course of business pursuant to authorization of its Board of Directors, the day and year first above written.

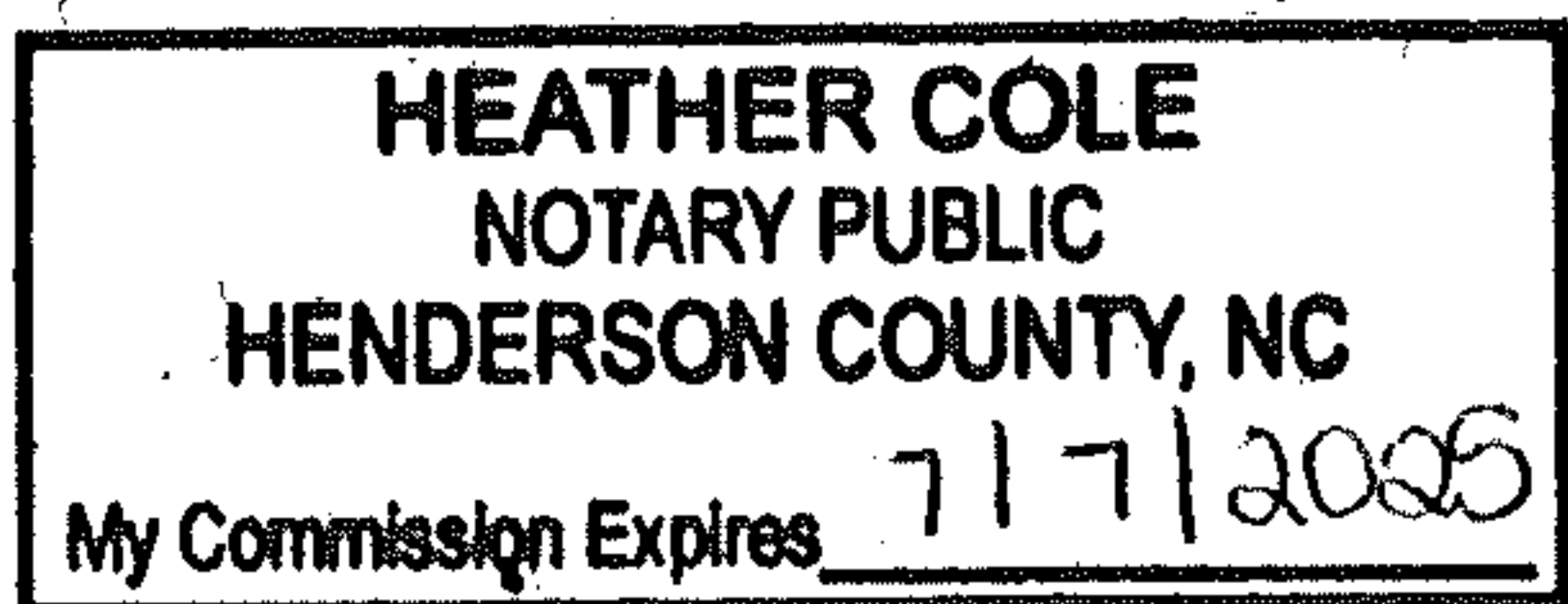
GRANTOR:

Belue Holdings 447, LLC, A North Carolina Limited Liability Company

By [Signature]  
Benjamin Belue, Manager

SEAL-STAMP

NORTH CAROLINA, Henderson County



I, a Notary Public, certify that Benjamin Belue as manager of Belue Holdings 447, LLC, A North Carolina Limited Liability Company, personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th of September, 2021.

Heather Cole  
Notary Public

My commission expires:  
7/7/2025

GRANTEE:

*[Handwritten Signature]*  
Robert Coryell

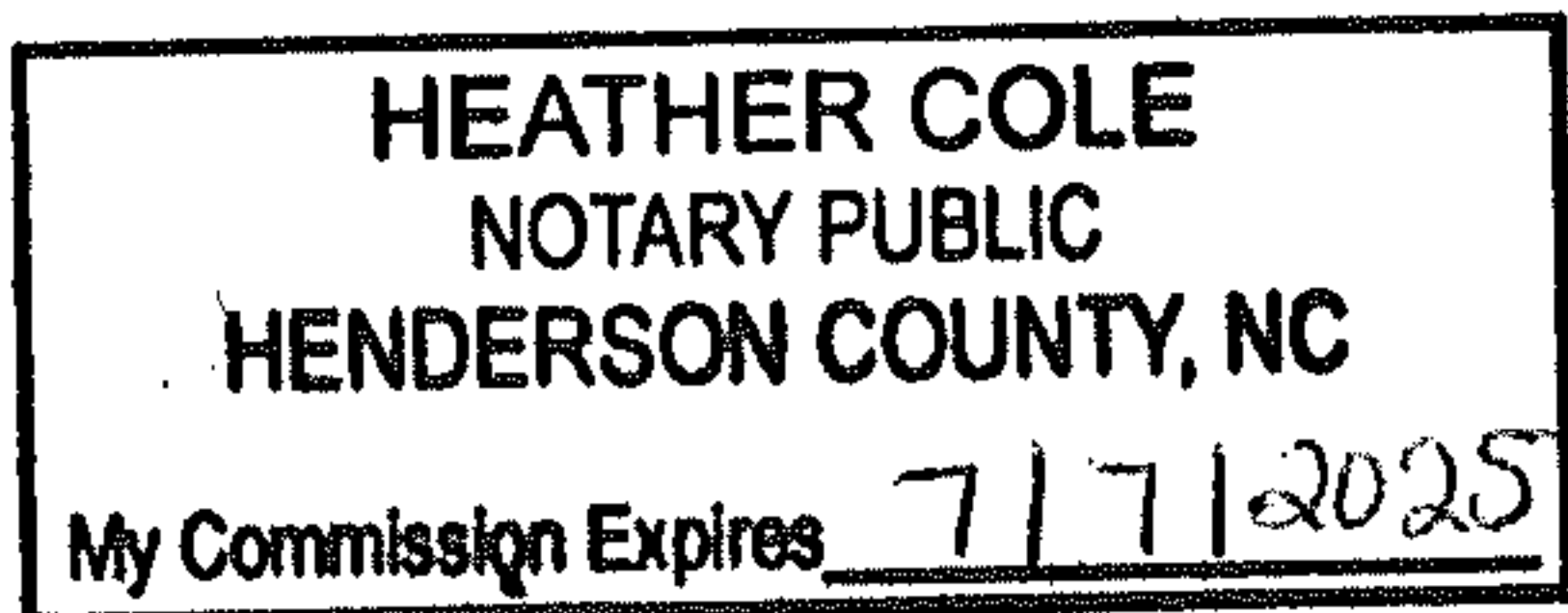
*[Handwritten Signature]*  
Melissa Meadows

SEAL-STAMP

NORTH CAROLINA, Henderson County

I, a Notary Public, certify that Robert Coryell and Melissa Meadow personally came before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 9 of September, 2021.



*Heather Cole*  
Notary Public

My commission expires:  
7/7/2025

BEING all of Lot 2, 0.61 acres, as shown on the plat entitled "Eugene Lane Development Survey" dated October 21, 2019 and recorded in Plat Slide 12158, in the Office of the Register of Deeds, Henderson County, North Carolina, reference to which is hereby made and incorporated for a more particular description.

TOGETHER WITH AND SUBJECT TO that Declaration of Covenants, Conditions and Restrictions for Eugene Lane Subdivision dated November 8, 2019 and recorded in Book 3414 at Page 116, Henderson County Registry.

FURTHER TOGETHER WITH AND SUBJECT TO that certain Shared Well and Easement Agreement dated November 18, 2019, and recorded in Book 3415 at Page 465, Henderson County Registry.

SUBJECT TO the easement identified as "Septic Easement Area for Lot 1" as shown on Plat Slide 12424 of Henderson County Registry, whereby Grantor, Grantor's heirs, successors and assigns shall hereafter have the right to maintain and replace any sewer or septic related equipment or materials or pipes that benefit Lot 1. Grantor, Grantor's heirs, successors and assigns agree to restore the topography of the easement area after any necessary repair or replacement of the sewer or septic related equipment or materials to approximately the same condition as existed prior to the repair or replacement. Grantor, Grantor's heirs, successors and assigns further agree to be solely responsible for any maintenance or repair costs associated with the septic easement and to hold harmless the owners of Lot 2 from any injury sustained by the Grantor, and its, guests, licensees, and/or invitees in connection with the use of the easement.

Being a portion of the property conveyed to Belue Holdings 447, LLC, a North Carolina limited liability company by Deed dated January 22, 2018 and recorded in Book 3157 at Page 616, Henderson County Registry.