Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/12/2015 9:23:15 AM
Fee Amt: $26.00 Page 1 of 5
Iredell County, NC
Matthew J. McCall Register of Deeds

BK 2373 PG 480 - 484

AFFIDAVIT OF CORRECTION OF TYPOGRAPHICAL OR OTHER MINOR ERROR

[N.C.G.S. 47-36.1]

Prepared by: Anthony S. Privette, Atty. at Law, 307 Davie Avenue, Statesville, NC 28677

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the Warranty Deed recorded on August 7, 2015 in Book 2372, Pages 1618-1621, Iredell County Registry, by and between W.C.U., INC., a North Carolina Corporation and BRUCE A. PORTER and wife THERESA W. PORTER, Grantors to W.C.U. INC., a North Carolina Corporation, Grantees [original parties] contained the following *typographical or other minor* error:

Total approximate acreage stated in description is incorrectly stated and inconsistent with the total area stated on the survey attached to the deed.

Affiant makes this Affidavit for the purpose of correcting the above-described instrument as follows:
The correct statement of approximate acreage is 0.772 acres

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

X 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) (x) is / ( ) is not attached.

Signature of Affiant
Print or Type Name: Anthony S. Privette

Signature of Affiant
Print or Type Name: _____

STATE OF NORTH CAROLINA
COUNTY OF STATESVILLE

Signed and sworn before me, this the 12th day of August, 2015.

Notary Public

My Commission Expires: 11-14-2015

RENEE Y WILCOX
Notary Public
Iredell County
NORTH CAROLINA

R.O.T.C.

Page Count: 5
☐NS ☐PQ ☐SI

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/7/2015 3:25:26 PM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds

BK 2372 PG 1618 - 1621

Excise Tax $ .00 Recording Time, Book and Page

Parcel Identifier No. all of 4765 81 7296 and portion of 4765 81 5110
Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail after recording to GRANTEE

This instrument was prepared by : **THE LAW OFFICE OF ANTHONY S. PRIVETTE, PLLC**
307 Davie Avenue, Statesville, NC 28677
www.attorneyprivette.com

Brief description for the Index: Recombination for Lot 3 LONE PINE MEADOWS, PHASE TWO

NO TITLE OPINION RENDERED BY PREPARER OF THIS DEED

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of July, 2015, by and between

GRANTOR	GRANTEE
W.C.U., INC., **a North Carolina Corporation** 1012 2nd Avenue South Steinhatchee, FL 32359	**W.C.U., INC.,** **a North Carolina Corporation** 1012 2nd Avenue South Steinhatchee, FL 32359

AND

BRUCE A. PORTER and wife,
THERESA W. PORTER
2143 Mocksville Hwy.
Statesville, NC 28625

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, Chambersburg Township, Iredell County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron rebar in the western margin of 50' Right of Way of Lone Pine Road SR 2315 in the Northeast corner of Lot Four (4) Lone Pine Meadows, now or formerly, Robert J. Shoemaker Deed Book 2308, Page 583, Iredell County Registry; thence following the north line of Lot Four (4) North 66 deg. 05 min. 47 sec. West 195.14 feet to an existing iron rebar the Northwest corner of Lot Four (4); thence following the western line of Lot Four (4) South 23 deg. 26 min. 57 sec. West 70.00 feet to an iron rebar; thence with a new line North 66 deg. 05 min. 47 sec. West 53.52 to set iron rebar; thence with a new line North 23 deg. 00 min. 03 sec. East 189.64 feet to set iron rebar; thence with a curve in a Southeasterly direction having a radius of 275.00 feet an arc distance of 14.47 feet with a chord bearing and distance of South 67 deg. 36 min. 14 sec. East 14.47 feet to an unmarked point; thence with a new line South 66 deg. 05 min. 47 sec. East 40.54 to an existing iron rebar the northwest corner of Lot 3 Lone Pine Meadows, now or formerly WCU, Inc. Deed Book 2280, Page 849, Iredell County Registry; thence with the north line of Lot 3 South 66 deg. 05 min. 47 sec. East 171.09 feet to an existing iron rebar; running thence with a curve in a southeasterly direction having a

R.O.T.C. Page Count 4
☐NS ☐PQ ☐SI

radius of 25 feet an arc distance of 39.27 feet with a chord bearing and distance of South 21 deg. 05 min. 47 sec. West 35.36 feet to an existing iron rebar in the western margin of 50' Right of Way of Lone Pine Road SR 2315; thence with the western margin of Lone Pine Road South 23 deg. 54 min 13 sec. West 95.00 feet to the point and place of BEGINNING, containing 0.536 acres, more or less, and designated as Recombination Plat for Lot 3 of LONE PINE MEADOWS, PHASE TWO as recorded in Plat Book 60, Page 103, Iredell County Registry, pursuant to a survey by Gerald V. Grant, Professional Land Surveyor dated July 16, 2015, a copy of said survey is attached hereto and incorporated herein by reference.

The above-described property is conveyed subject to Restrictive Covenants as recorded in Book 2280, at Page 843-848, Iredell County Registry.

All or a portion of the above-described property does not include the principal residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2099, Page 2109 and Book 2280, Page 849 of the Iredell County Public Registry.

A map showing the above-described property is recorded in Book 60, Page 103 .

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 the 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: **All such valid and enforceable easements, conditions and restrictions as may appear of record and the lien of ad valorem taxes for the current year, which Grantee hereby assumes.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

W. C. U., INC.

BY: _____ (SEAL)
STEVE HART, President

STATE OF Florida
COUNTY OF Taylor

I, Pamela Wessels, a Notary Public for said County and State, do hereby certify that STEVE HART personally appeared before me this day and acknowledged that he is President of W.C.U., Inc., and that he being authorized to do so, executed the foregoing instrument.

Witness my hand and official stamp or seal, this 3rd day of August, 2015.

My commission expires: 14 Nov 2015

Pamela Wessels
Notary Public

PAMELA WESSELS
MY COMMISSION # EE146129
EXPIRES: November 14, 2015
Fl. Notary Discount Assns. Co.

2

Bruce A. Porter (SEAL)
BRUCE A. PORTER

Theresa W. Porter by Bruce A Porter Atty. In Fact (SEAL)
THERESA W. PORTER, BY AND THROUGH
BRUCE A. PORTER, ATTY. IN FACT

NORTH CAROLINA - IREDELL COUNTY

I, Bethany J. Stacy, a Notary Public for said County and State, do hereby certify that BRUCE A. PORTER personally appeared before me this day, and being by me duly sworn, says that they executed the foregoing and annexed instrument for the purposes therein expressed.

Witness my hand and official stamp or seal, this 31 day of July, 2015.

My commission expires: 2/24/2018 Bethany J. Stacy
Notary Public

BETHANY J. STACY
Notary Public
North Carolina
Iredell County

NORTH CAROLINA - IREDELL COUNTY

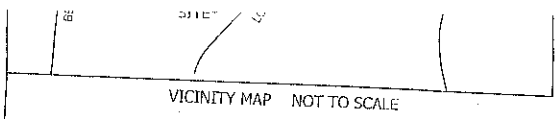
I, Bethany J. Stacy, a Notary Public for said County and State, do hereby certify that BRUCE A. PORTER, attorney-in-fact for THERESA W. PORTER, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of the said THERESA W. PORTER, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds in the County of Iredell, State of North Carolina, on December 20, 2013, in Book 2280, Page 853, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said THERESA W. PORTER.

Witness my hand and official stamp or seal, this 31 day of July, 2015.

My commission expires: 2/24/2018 Bethany J. Stacy
Notary Public

BETHANY J. STACY
Notary Public
North Carolina
Iredell County



VICINITY MAP NOT TO SCALE

I, GERALD V. GRANT, HEREBY CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTIONS TO THE DEFINITION OF SUBDIVISION

GERALD V. GRANT
PROFESSIONAL LAND SURVEYOR NO. 1593

JULY 16, 2015

THIS PROPERTY, OR PORTIONS THEREOF, IS LOCATED WITHIN 1/2 MILE OF A DESIGNATED VOLUNTARY FARMLAND PRESERVATION DISTRICT. THIS PROGRAM HAS BEEN DEVELOPED TO INFORM ALL PURCHASERS OF REAL PROPERTY THAT CERTAIN AGRICULTURAL ACTIVITIES, INCLUDING BUT NOT LIMITED TO PESTICIDE SPRAYING, MANURE SPREADING, MACHINERY AND TRUCK OPERATIONS, SAWING, AND SIMILAR ACTIVITIES MAY TAKE PLACE IN THESE DISTRICTS ANY TIME DURING THE DAY OR NIGHT.

MINIMUM BUILDING SETBACK LINES:

FRONT----------35 FEET
REAR----------35 FEET
SIDELINE----------15 FEET
SIDELINE ABUTTING STREET-------25 FEET

NOTES:

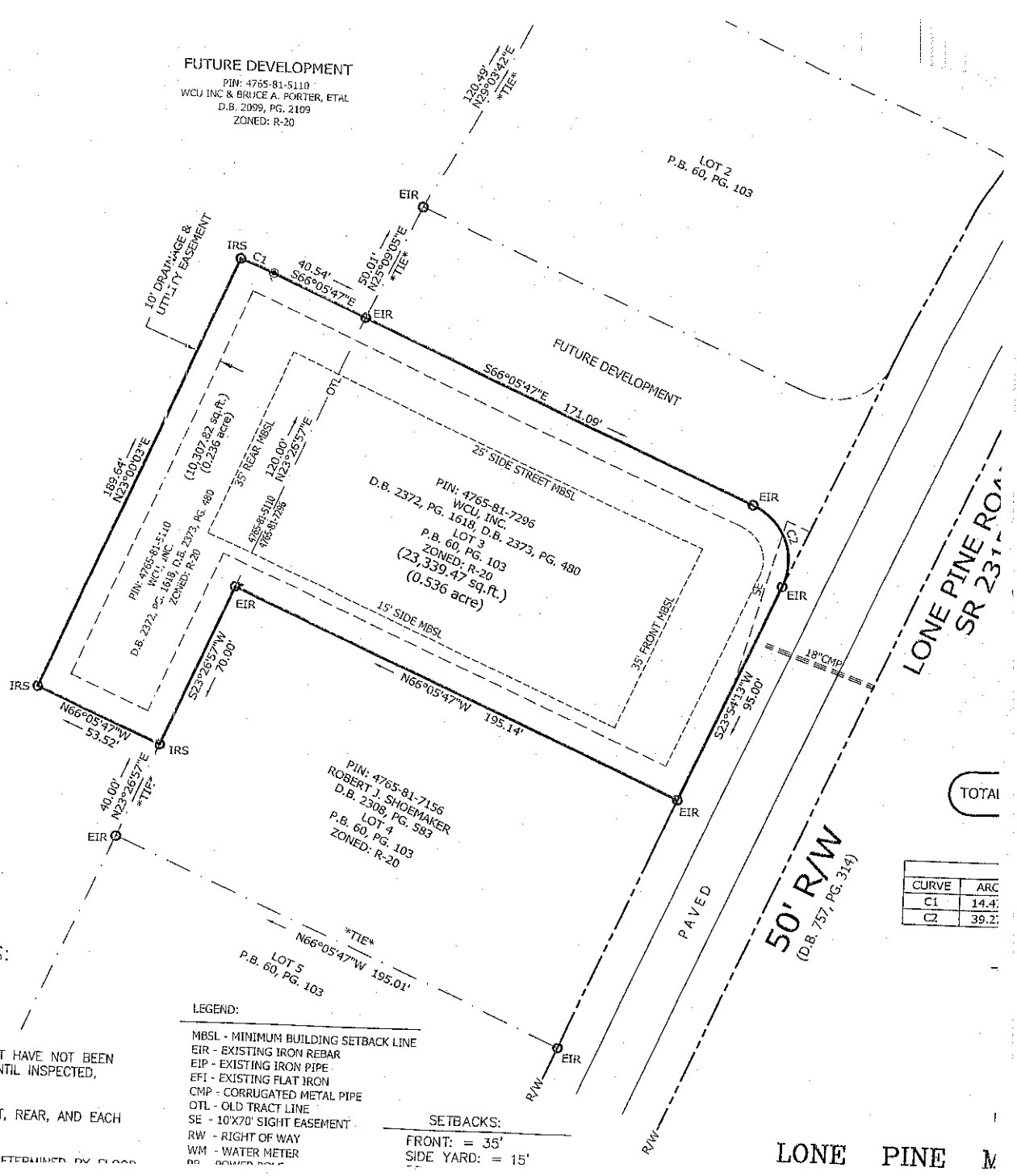
AS OF THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE IREDELL COUNTY HEALTH DEPARTMENT. UNTIL INSPECTED, THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.

THERE IS A TEN FOOT DRAINAGE AND UTILITIES EASEMENT ACROSS THE FRONT, REAR, AND EACH SIDELINE OF EACH LOT.

THE SURVEYED PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA AS DETERMINED BY FLOOD

FUTURE DEVELOPMENT
PIN: 4765-81-5110
WCU INC & BRUCE A. PORTER, ETAL
D.B. 2099, PG. 2109
ZONED: R-20

FUTURE DEVELOPMENT
PIN: 4765-81-5110
WCU INC & BRUCE A. PORTER, ETAL
D.B. 2099, PG. 2109
ZONED: R-20



CURVE	ARC
C1	14.4
C2	39.2

LEGEND:

MBSL - MINIMUM BUILDING SETBACK LINE
EIR - EXISTING IRON REBAR
EIP - EXISTING IRON PIPE
EFI - EXISTING FLAT IRON
CMP - CORRUGATED METAL PIPE
OTL - OLD TRACT LINE
SE - 10'X70' SIGHT EASEMENT
RW - RIGHT OF WAY
WM - WATER METER
PP - POWER POLE

SETBACKS:
FRONT: = 35'
SIDE YARD: = 15'