

# FORSYTH COUNTY

## BOARD OF COMMISSIONERS

MEETING DATE: October 24, 2019 AGENDA ITEM NUMBER: 1A-1B

**SUBJECT:**

- A. HEARING ON A REQUEST FOR REFUND OF EXCISE TAX OVERPAYMENT UPON THE RECOMMENDATION OF THE COUNTY REVIEW OFFICER**
- B. RESOLUTION AUTHORIZING REFUND OF EXCISE TAX OVERPAYMENT UPON THE RECOMMENDATION OF THE COUNTY REVIEW OFFICER (REGISTER OF DEEDS)**

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:

SUMMARY OF INFORMATION: See Attached

ATTACHMENTS:  YES  NO

SIGNATURE: \_\_\_\_\_ COUNTY MANAGER DATE: October 21, 2019

**RESOLUTION AUTHORIZING REFUND OF EXCISE TAX OVERPAYMENT  
UPON THE RECOMMENDATION OF THE COUNTY REVIEW OFFICER  
(REGISTER OF DEEDS)**

**WHEREAS** pursuant to the provisions of N.C.G.S. 105-228.37, the Forsyth County Board of Commissioners is required to review any timely request by a taxpayer for a refund of overpayment of excise tax on the conveyance of property and to make a timely decision regarding the County's portion of any overpayment;

**WHEREAS** the Forsyth County Board of Commissioners previously adopted a Resolution authorizing the designation of a County Review Officer on the recommendation of the Register of Deeds to investigate and hear each claim for refund and make a recommendation to the Board of Commissioners regarding such claims;

**WHEREAS** the Forsyth County Register of Deeds received a written request for refund of the \$3,580.00 excise tax overpayment from Joshua T. Knipp of Knipp Law Office, PLLC, 8221 Village Harbor Drive, Cornelius, N.C. 28031, as a result of a keyed error which added an additional zero to the amount of excise tax when recording a deed in Forsyth County on September 19, 2019;

**WHEREAS** Joshua T. Knipp has recorded with the Forsyth County Register of Deeds a Corrective Deed in Book 3483, at Pages 3520-3524, which reflects the correct excise tax of \$358.00 being paid; and

**WHEREAS** based on the investigation and hearing of the matter, it is the recommendation of the County Review Officer that Knipp Law Office, PLLC, should be given a refund of the excise tax overpayment in the amount of \$3,580.00, and the Forsyth County Board of Commissioners should authorize a refund of excise tax in that amount, plus any applicable interest;

**NOW, THEREFORE, BE IT RESOLVED**, that the Forsyth County Board of Commissioners, based on the investigation, hearing, and recommendation of the County Review Officer, hereby decides that Knipp Law Office, PLLC, is entitled to a refund of the overpayment of excise tax in the amount of \$3,580.00, plus any applicable interest; and

**BE IT FURTHER RESOLVED**, that Forsyth County Board of Commissioners hereby authorizes the County Chief Financial Officer to make payment to Knipp Law Office, PLLC, in the total amount of \$3,580.00.

Adopted this 24<sup>th</sup> day of October 2019.

**Lynne Johnson**



**Register of Deeds**

September 26, 2019

Dear Dudley Watts, County Manager,

This letter is to request a refund for the over payment of excise tax on the conveyance of property paid to the Register of Deeds office. The consideration paid for the property was \$179,000.00. The actual excise tax amount should be \$358.00, but \$3,580.00 was paid in error.

I hereby submit documentary evidence to prove that the taxpayer, Joshua T. Knipp of Knipp Law Office, PLLC 8221 Village Harbor Drive, Cornelius NC 28031, presented and recorded a North Carolina General Warranty Deed on September 19, 2019, recorded in Book 3482 Page 3506-3509. The recording fees collected were \$26.00 and \$3,580.00 for excise tax.

Attached herewith is the request from the taxpayer and copies of documents supporting the recordation of the said document.

1. Request for refund.
2. Notice of Recorded Package in Forsyth County from Simplifile(e-file vendor)
3. Official receipt(duplicate)
4. Copy of Transaction Listing Report (page #3 only)
5. Certified copy of General Warranty Deed that was recorded
6. E-file Transaction Listing Report for that transaction(page 3 only)
7. Certified copy of Corrective Deed recorded to reflect amended excise tax.

Therefore, it is my recommendation as Review Officer that the amount of \$3,580.00 for excise tax collected is refunded. I also hereby request a hearing with the County Manager and Board of Commissioners to resolve this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy R. Williams", is written over a horizontal line.

Timothy R. Williams, Review Officer

Cc: Lynne Johnson

Forsyth County Government Center

201 North Chestnut Street • Winston-Salem, North Carolina 27101 • (336) 703-2700

#1

# Knipp Law Office, PLLC

Josh T. Knipp (NC/SC) • A. Crosby Livingston, III (NC/SC) • Tamara R. Cornish (NC)  
M. Brien Bowlin, Jr. (NC) • Beth Marks (NC) • Nicolas H. Lovelace (NC)  
J. Summer Hunt (NC/SC) • Grant C. Engebretsen (NC) • Nicole R. Arrington (NC)

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Attn: County of Forsyth  
Re: Excise Tax Refund

The purpose of the letter is to request the approval for the refund of the excise tax charged to our office on 9/19/2019. The deed recorded in Book 3482 page 3506-3509 stated Excise Tax in the amount of \$358.00 was due but an extra zero was added to that amount when keyed in Simplifile. The amount we were charged for was \$3,580.00 instead of \$358.00, therefore we are requesting a refund of the full amount of \$3,580.00

Thanks,



Joshua T. Knipp  
Knipp Law Office, PLLC

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8221 Village Harbor Drive, Cornelius, NC 28031 • 220 East Blvd., Suite 200A, Charlotte, NC 28203  
8410 Pit Stop Court, Suite 160, Concord, NC 28027 • 810 N. Main Street, Kannapolis, NC 28081  
2314 N. NC 16 Business Hwy., Denver, NC 28037 • 302 Tom Hall Street, Fort Mill, SC 29715  
Phone: (704) 765-2511 / (803) 639-8340 • Fax: (704) 765-2514 • [www.KnippLaw.com](http://www.KnippLaw.com)

#2

**Strickland, Ashley**

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**From:** Simplifile - System Message <support@simplifile.com>  
**Sent:** Thursday, September 19, 2019 2:18 PM  
**To:** Iannucci, Casey; Strickland, Ashley; Danielle Jennings  
**Subject:** Notice of Recorded Package in Forsyth County, NC: NC-19-01405COM  
**Attachments:** Deed - need to update first page-DEED.pdf; Record Deed of Trust-DEED OF TRUST.pdf

SEPTEMBER 19, 2019 | 12:17 PM (MT)

Simplifile

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**Notice of Recorded Package in Forsyth County, NC: NC-19-01405COM**

**Package:** NC-19-01405COM  
**County:** Forsyth County  
**Submitter:** Knipp Law Office, PLLC  
**Submitting User:** Casey Iannucci

*Deed - need to update first page (DEED)*

**Recording Number:** E 2019037381 B RE 3482 P 3508  
**Recording Date:** 09/19/2019 2:14 PM EDT  
**Recording Fees:** 3606.00  
**Taxes:** 3580.00  
**Simplifile Submission Fee:** 5.00

*Record Deed of Trust (DEED OF TRUST)*

**Recording Number:** E 2019037382 B RE 3482 P 3510  
**Recording Date:** 09/19/2019 2:14 PM EDT  
**Recording Fees:** 64.00  
**Taxes:** 0.00  
**Simplifile Submission Fee:** 5.00

Recorded documents have been attached to this email for your convenience. However, any documents that are not recordable, such as helper documents, are not attached for privacy reasons.

To view this package, login to your Simplifile account and then paste the following URL into the address bar: <https://simplifile.com/sf/getPackage.jsp?packageID=A70F2D1B-130C-481A-0017-1CFEBC891569>

**For more information, please call Forsyth County at (336) 703-2700 or Simplifile  
Support at 800.460.5657**

You are receiving this email because you are a Simplifile user.  
For information about these updates contact Simplifile at 800.460.5657.  
[Log in here to manage your Simplifile email subscriptions](#)  
Copyright © 2010 Simplifile, LC All Rights Reserved.  
Our address is 5072 North 300 West, Provo, UT 84604, USA

#3

\*\*\*\* Official Receipt \*\*\*\*  
----- Duplicate -----  
REGISTER OF DEEDS  
LYNNE JOHNSON  
Forsyth County, NC  
by SANDRA YOUNG, DPTY  
Payment Receipt Batch 1075151

09/19/2019

Received From:  
SIMPLIFILE

ID # 2019037381                    02:14:26 PM  
DEED    26.00  
Excise Tax                                    3580.00  
Bk 3482 P 3506

ID # 2019037382                    02:14:26 PM  
DEED OF TRUST                                64.00  
Bk 3482 P 3510

Total    \$3670.00

Escrow (-)                                      \$3670.00

Escrow Debit Information  
Customer: SIMPLIFILE  
Account: Filings  
Amount Debited: \$3,670.00  
Balance: (\$15,744,920.00)

Account: Copies  
Amount Debited: \$0.00  
Balance: \$0.00

\*\*\* \$25.00 fee \*\*\*  
\*\*\* for all returned checks \*\*\*

Have a Great Day!

Transaction Listing  
 Lynne Johnson  
 Forsyth County Register of Deeds  
 All Sites

#4

09/19/2019 REAL ESTATE Sandra Young

| DATE       | TIME        | BOOK/PAGE    | BATCH # | INST#      | TYPE | PAGES         | TRANS AMT  | PAID AMT |
|------------|-------------|--------------|---------|------------|------|---------------|------------|----------|
|            |             |              |         |            |      | Batch Total   | 0.00       |          |
|            |             |              |         |            |      |               | NO PAYMENT |          |
| 09/19/2019 | 02:11:39 PM | RE-3482-3504 | 1075149 | 2019037380 | DD   | 2             | 26.00      |          |
|            |             |              |         |            |      | Excise Tax    | 360.00     |          |
|            |             |              |         |            |      | Batch Total   | 386.00     |          |
|            |             |              |         |            |      | ACCOUNT : BIS | CHARGE     | 386.00   |
| 09/19/2019 | 02:14:26 PM | RE-3482-3506 | 1075151 | 2019037381 | DD   | 4             | 26.00      |          |
|            |             |              |         |            |      | Excise Tax    | 3580.00    |          |
| 09/19/2019 | 02:14:26 PM | RE-3482-3510 | 1075151 | 2019037382 | DT   | 12            | 64.00      |          |
|            |             |              |         |            |      | Batch Total   | 3670.00    |          |
|            |             |              |         |            |      | ACCOUNT : BIS | CHARGE     | 3670.00  |
| 09/19/2019 | 02:20:23 PM | P-70-119     | 1075154 | 2019037383 | PL   | 1             | 21.00      |          |
|            |             |              |         |            |      | Batch Total   | 21.00      |          |
|            |             |              |         |            |      |               | CASH       | 21.00    |
| 09/19/2019 | 02:30:13 PM | RE-3482-3524 | 1075161 | 2019037385 | DD   | 3             | 26.00      |          |
| 09/19/2019 | 02:30:13 PM | RE-3482-3527 | 1075161 | 2019037386 | DP   | 14            | 26.00      |          |
| 09/19/2019 | 02:30:13 PM | RE-3482-3541 | 1075161 | 2019037387 | DT   | 41            | 88.00      |          |
| 09/19/2019 | 02:30:13 PM | RE-3482-3582 | 1075161 | 2019037388 | U2   | 5             | 45.00      |          |
|            |             |              |         |            |      | Batch Total   | 185.00     |          |
|            |             |              |         |            |      |               | CHECK      | 185.00   |
| 09/19/2019 | 03:03:53 PM | RE-3482-3668 | 1075178 | 2019037403 | SAT  | 1             | 0.00       |          |
|            |             |              |         |            |      | Batch Total   | 0.00       |          |
|            |             |              |         |            |      |               | NO PAYMENT |          |
| 09/19/2019 | 03:07:02 PM | RE-3482-3670 | 1075181 | 2019037405 | DD   | 2             | 26.00      |          |
|            |             |              |         |            |      | Excise Tax    | 460.00     |          |
| 09/19/2019 | 03:07:02 PM | RE-3482-3672 | 1075181 | 2019037406 | DT   | 13            | 64.00      |          |
|            |             |              |         |            |      | Batch Total   | 550.00     |          |
|            |             |              |         |            |      | ACCOUNT : BIS | CHARGE     | 550.00   |
| 09/19/2019 | 03:08:42 PM | RE-3482-3685 | 1075183 | 2019037407 | DP   | 4             | 26.00      |          |
|            |             |              |         |            |      | Batch Total   | 26.00      |          |
|            |             |              |         |            |      | ACCOUNT : BIS | CHARGE     | 26.00    |
| 09/19/2019 | 03:10:37 PM | RE-3482-3707 | 1075185 | 2019037410 | DT   | 12            | 64.00      |          |
| 09/19/2019 | 03:10:37 PM | RE-3482-3719 | 1075185 | 2019037411 | DP   | 9             | 26.00      |          |
|            |             |              |         |            |      | Batch Total   | 90.00      |          |
|            |             |              |         |            |      | ACCOUNT : BIS | CHARGE     | 90.00    |
| 09/19/2019 | 03:26:35 PM | RE-3482-3728 | 1075188 | 2019037412 | DP   | 8             | 26.00      |          |
| 09/19/2019 | 03:26:35 PM | RE-3482-3736 | 1075188 | 2019037413 | DP   | 8             | 26.00      |          |
|            |             |              |         |            |      | Batch Total   | 52.00      |          |
|            |             |              |         |            |      |               | CHECK      | 52.00    |
| 09/19/2019 | 03:46:06 PM | RE-3482-3764 | 1075200 | 2019037422 | DU   | 1             | 26.00      |          |
| 09/19/2019 | 03:46:06 PM | RE-3482-3765 | 1075200 | 2019037423 | DU   | 1             | 26.00      |          |
|            |             |              |         |            |      | Batch Total   | 52.00      |          |
|            |             |              |         |            |      |               | CASH       | 60.00    |
|            |             |              |         |            |      |               | CHANGE     | -8.00    |
| 09/19/2019 | 04:16:21 PM | RE-3482-3829 | 1075216 | 2019037438 | DU   | 1             | 26.00      |          |
|            |             |              |         |            |      | Batch Total   | 26.00      |          |
|            |             |              |         |            |      |               | CASH       | 26.00    |



#5

**2019037381 00119**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$3580.00**

PRESENTED & RECORDED  
09/19/2019 02:14:26 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: SANDRA YOUNG  
DPT

**BK: RE 3482**  
**PG: 3506 - 3509**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$358.00

Parcel Identifier No. 6854-24-1688.00 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: Shope Krohn Attorneys at Law, P.A. (WITHOUT TITLE EXAMINATION OR CERTIFICATION)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 12 day of September, 2019, by and between

**GRANTOR**

**Jopeg Ventures, a North Carolina Partnership**

Forwarding Address:  
4301 Westmount Drive  
Greensboro, NC 27410

**GRANTEE**

**Pierre Edmonson and spouse,  
Sharmille Edmonson**

Mailing Address:  
3978 Long Leaf Court  
Concord NC 28025

Property Address:  
828 Meadow Ridge Court  
Winston-Salem, NC 27107

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 Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1464, Page 381

All or a portion of the property herein conveyed \_\_\_ includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

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

#6

**FORSYTH COUNTY**  
**E-FILE TRANSACTION LISTING FOR PERIOD : 9/19/2019 THRU 9/19/2019**

| INST. #    | BK   | PG   | DATE       | TIME        | INST. TYPE | RECEIVED FROM | BANK     | AUTH # | AMOUNT  | PERCENT |
|------------|------|------|------------|-------------|------------|---------------|----------|--------|---------|---------|
| 2019037365 | 3482 | 3413 | 09/19/2019 | 01:36:44 PM | DT         | simplifile    | No Entry |        | 64.00   | 0.29    |
| 2019037366 | 3482 | 3431 | 09/19/2019 | 01:36:44 PM | DT         | simplifile    | No Entry |        | 64.00   | 0.29    |
| 2019037367 | 3482 | 3447 | 09/19/2019 | 01:49:06 PM | DD         | simplifile    | No Entry |        | 418.00  | 1.89    |
| 2019037368 | 3482 | 3449 | 09/19/2019 | 01:49:06 PM | DT         | simplifile    | No Entry |        | 64.00   | 0.29    |
| 2019037369 | 3482 | 3467 | 09/19/2019 | 02:02:13 PM | SA         | simplifile    | No Entry |        | 0.00    | 0.00    |
| 2019037370 | 3482 | 3468 | 09/19/2019 | 02:02:13 PM | SA         | simplifile    | No Entry |        | 0.00    | 0.00    |
| 2019037371 | 3482 | 3469 | 09/19/2019 | 02:03:13 PM | DD         | simplifile    | No Entry | Void   | 0.00    | 0.00    |
| 2019037372 | 3482 | 3471 | 09/19/2019 | 02:03:14 PM | DT         | simplifile    | No Entry |        | 64.00   | 0.29    |
| 2019037373 | 3482 | 3477 | 09/19/2019 | 02:03:48 PM | DP         | simplifile    | No Entry |        | 26.00   | 0.12    |
| 2019037374 | 3482 | 3478 | 09/19/2019 | 02:06:24 PM | SA         | simplifile    | No Entry |        | 0.00    | 0.00    |
| 2019037375 | 3482 | 3480 | 09/19/2019 | 02:07:02 PM | DD         | simplifile    | No Entry |        | 155.00  | 0.70    |
| 2019037376 | 3482 | 3483 | 09/19/2019 | 02:07:57 PM | DD         | simplifile    | No Entry |        | 172.00  | 0.78    |
| 2019037377 | 3482 | 3486 | 09/19/2019 | 02:10:04 PM | DD         | csc           | No Entry |        | 588.00  | 2.66    |
| 2019037378 | 3482 | 3488 | 09/19/2019 | 02:10:04 PM | DT         | csc           | No Entry |        | 64.00   | 0.29    |
| 2019037379 | 3482 | 3503 | 09/19/2019 | 02:10:53 PM | SAT        | csc           | No Entry |        | 0.00    | 0.00    |
| 2019037380 | 3482 | 3504 | 09/19/2019 | 02:11:39 PM | DD         | simplifile    | No Entry |        | 386.00  | 1.74    |
| 2019037381 | 3482 | 3506 | 09/19/2019 | 02:14:26 PM | DD         | simplifile    | No Entry |        | 3606.00 | 16.30   |
| 2019037382 | 3482 | 3510 | 09/19/2019 | 02:14:26 PM | DT         | simplifile    | No Entry |        | 64.00   | 0.29    |
| 2019037389 | 3482 | 3587 | 09/19/2019 | 02:31:54 PM | SA         | simplifile    | No Entry |        | 0.00    | 0.00    |
| 2019037390 | 3482 | 3588 | 09/19/2019 | 02:33:43 PM | DD         | simplifile    | No Entry |        | 71.00   | 0.32    |
| 2019037391 | 3482 | 3591 | 09/19/2019 | 02:36:42 PM | DT         | simplifile    | No Entry |        | 64.00   | 0.29    |
| 2019037393 | 3482 | 3614 | 09/19/2019 | 02:37:54 PM | DT         | csc           | No Entry |        | 64.00   | 0.29    |
| 2019037394 | 3482 | 3625 | 09/19/2019 | 02:37:54 PM | DP         | csc           | No Entry |        | 26.00   | 0.12    |
| 2019037395 | 3482 | 3634 | 09/19/2019 | 02:38:49 PM | DP         | csc           | No Entry |        | 26.00   | 0.12    |
| 2019037396 | 3482 | 3635 | 09/19/2019 | 02:39:42 PM | DT         | csc           | No Entry |        | 64.00   | 0.29    |
| 2019037397 | 3482 | 3646 | 09/19/2019 | 02:39:42 PM | DP         | csc           | No Entry |        | 26.00   | 0.12    |
| 2019037399 | 3482 | 3663 | 09/19/2019 | 02:40:37 PM | DP         | simplifile    | No Entry |        | 26.00   | 0.12    |
| 2019037401 | 3482 | 3665 | 09/19/2019 | 03:00:14 PM | DP         | simplifile    | No Entry |        | 26.00   | 0.12    |
| 2019037403 | 3482 | 3668 | 09/19/2019 | 03:03:53 PM | SAT        | csc           | No Entry |        | 0.00    | 0.00    |
| 2019037405 | 3482 | 3670 | 09/19/2019 | 03:07:02 PM | DD         | simplifile    | No Entry |        | 486.00  | 2.20    |
| 2019037406 | 3482 | 3672 | 09/19/2019 | 03:07:02 PM | DT         | simplifile    | No Entry |        | 64.00   | 0.29    |
| 2019037407 | 3482 | 3685 | 09/19/2019 | 03:08:42 PM | DP         | simplifile    | No Entry |        | 26.00   | 0.12    |
| 2019037410 | 3482 | 3707 | 09/19/2019 | 03:10:37 PM | DT         | csc           | No Entry |        | 64.00   | 0.29    |
| 2019037411 | 3482 | 3719 | 09/19/2019 | 03:10:37 PM | DP         | csc           | No Entry |        | 26.00   | 0.12    |
| 2019037414 | 3482 | 3744 | 09/19/2019 | 03:37:33 PM | SAT        | csc           | No Entry |        | 0.00    | 0.00    |
| 2019037416 | 3482 | 3747 | 09/19/2019 | 03:39:35 PM | SAT        | csc           | No Entry |        | 0.00    | 0.00    |
| 2019037417 | 3482 | 3748 | 09/19/2019 | 03:42:29 PM | DD         | simplifile    | No Entry |        | 26.00   | 0.12    |
| 2019037418 | 3482 | 3750 | 09/19/2019 | 03:43:08 PM | SAT        | csc           | No Entry |        | 0.00    | 0.00    |
| 2019037419 | 3482 | 3751 | 09/19/2019 | 03:44:06 PM | DT         | csc           | No Entry |        | 64.00   | 0.29    |
| 2019037420 | 3482 | 3760 | 09/19/2019 | 03:45:13 PM | DD         | simplifile    | No Entry |        | 736.00  | 3.33    |
| 2019037421 | 3482 | 3763 | 09/19/2019 | 03:45:50 PM | U1         | simplifile    | No Entry |        | 38.00   | 0.17    |
| 2019037424 | 3482 | 3766 | 09/19/2019 | 03:49:55 PM | DD         | simplifile    | No Entry |        | 306.00  | 1.38    |
| 2019037425 | 3482 | 3769 | 09/19/2019 | 03:49:55 PM | DT         | simplifile    | No Entry |        | 64.00   | 0.29    |

The Grantor makes this conveyance as part of and consistent with the winding up of Grantor's partnership pursuant to an agreement of the remaining partners and successors in interest of the deceased partners.

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:

Subject to easements, restrictions, and rights of way of record, if any, and ad valorem taxes for current and subsequent years.

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

Jopeg Ventures, a North Carolina Partnership

By: David J. Delman  
David J. Delman, Partner

By: Joanna R. Delman  
Joanna R. Delman, Partner

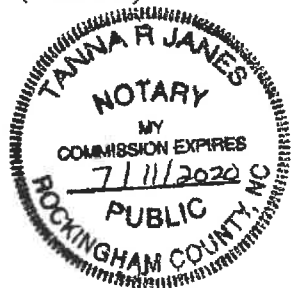
State of North Carolina  
County of Guilford

I, the undersigned Notary Public of the County of Rockingham and State aforesaid, certify that David J. Delman personally came before me this day and acknowledged that he is a Partner of Jopeg Ventures, a North Carolina Partnership, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 12<sup>th</sup> day of September, 2019.

My Commission Expires: 7/11/2020  
(Affix Seal)

Tanna R. Janes  
Tanna R. Janes Notary Public  
Notary's Printed or Typed Name



State of North Carolina  
County of Guilford

I, the undersigned Notary Public of the County of Rockingham and State aforesaid, certify that Joanna R. Delman personally came before me this day and acknowledged that she is a Partner of Jopeg Ventures, a North Carolina Partnership, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 12<sup>th</sup> day of September, 2019.

My Commission Expires: 7/11/2020  
(Affix Seal)

Tanna R. Jones  
Tanna R. Jones Notary Public  
Notary's Printed or Typed Name

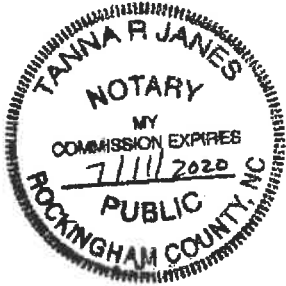


EXHIBIT "A"

BEGINNING at an iron, said iron being located the following two courses and distances from the most eastern corner of Lot 10, in the southwestern right of way line of Cole Road, as shown on the map showing Stimpson Estate as recorded in Plat Book 10, Page 111, Forsyth County Registry; South 43 degrees 32 minutes 11 seconds East 16.34 feet and South 03 degrees 18 minutes 33 seconds West 48.89 feet to said beginning point; running thence South 03 degrees 18 minutes 33 seconds West 94.00 feet to a point; thence North 88 degrees 50 minutes 04 seconds West 89.19 feet to a point; thence North 03 degrees 13 minutes 33 seconds East 86.72 feet to a point; thence North 53 degrees 39 minutes 30 seconds East 16.63 feet to a point; thence South 86 degrees 41 minutes 27 seconds East 76.32 feet to the point of BEGINNING. BEING KNOWN AND DESIGNATED as Site 1 on an unrecorded revised map of Cole Road Apartments as prepared by Harris B. Gupton.

This conveyance is made subject to restrictions, easements and rights of way of record, including but not limited to, a non-exclusive access and utilities easement as shown on that map recorded in Plat Book 27, Page 192, Forsyth County Registry, reference to which is hereby made for a more particular description.

David J. Helman

9/12/19

Younis A. [Signature]

9/12/19

LYNNE JOHNSON  
Register of Deeds

# Forsyth County Register of Deeds

Forsyth County Government Center • WINSTON-SALEM, NORTH CAROLINA 27101-4120  
Telephone 336 703 2700 • Fax 336 727 8599 • E-Mail no-reply@bislandrecords.com

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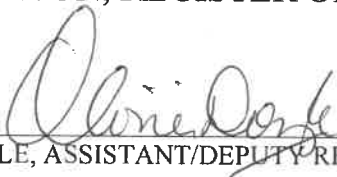
State of North Carolina, County of Forsyth

I certify that this is a true and accurate copy which appears on record in the office of the Register of Deeds of Forsyth County, North Carolina in Book 3482 Page 3506.

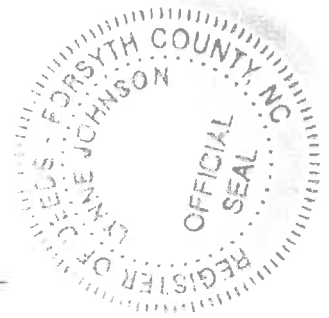
Witness my hand and seal this 25th day of SEPTEMBER 2019.

LYNNE JOHNSON, REGISTER OF DEEDS

By: \_\_\_\_\_



OLIVIA DOYLE, ASSISTANT/DEPUTY REGISTER OF DEEDS



THIS CERTIFICATION SHEET IS A PART OF THE DOCUMENT.

#7

**2019038219 00060**  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$358.00**  
PRESENTED & RECORDED  
09/25/2019 11:24:14 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST  
**BK: RE 3483**  
**PG: 3520 - 3524**

**DOCUMENT TYPE: CORRECTIVE DEED**

Prepared by/Return to: Knipp Law Office, PLLC

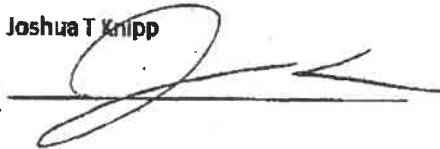
8221 Village Harbor Drive, Cornelius NC 28031

Grantor: Jopeg Ventures, A North Carolina Partnership

Grantee: Pierre Edmonson and spouse Sharmille Edmonson

This Corrective Deed is being recorded to correct the Excise Tax submitted on Deed recorded in Book 3482 Pg 3506-3509

Joshua T Knipp



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

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$358.00

Parcel Identifier No. 6854-24-1688.00 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: Shope Krohn Attorneys at Law, P.A. (WITHOUT TITLE EXAMINATION OR CERTIFICATION)

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 12 day of September, 2019, by and between

| GRANTOR   | GRANTEE  |
|---|--|
| <p><b>Jopeg Ventures, a North Carolina Partnership</b></p>                          | <p><b>Pierre Edmonson and spouse,<br/>Sharmille Edmonson</b></p>                           |
| <p><u>Forwarding Address:</u><br/>4301 Westmount Drive<br/>Greensboro, NC 27410</p> | <p><u>Mailing Address:</u><br/><u>3916 Long Leaf Court</u><br/><u>Concord NC 28025</u></p> |
|   | <p><u>Property Address:</u><br/>828 Meadow Ridge Court<br/>Winston-Salem, NC 27107</p>     |

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 Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

**SSE EXHIBIT "A" ATTACHED HERETO**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1464, Page 381

All or a portion of the property herein conveyed \_\_\_ includes or  does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.



The Grantor makes this conveyance as part of and consistent with the winding up of Grantor's partnership pursuant to an agreement of the remaining partners and successors in interest of the deceased partners.

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:

Subject to easements, restrictions, and rights of way of record, if any, and ad valorem taxes for current and subsequent years.

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

Jopeg Ventures, a North Carolina Partnership

By: David J. Delman  
David J. Delman, Partner

By: Joanna R. Delman  
Joanna R. Delman, Partner

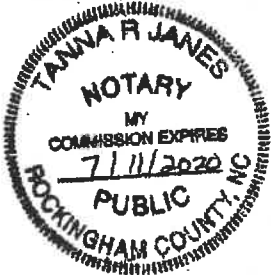
State of North Carolina  
County of Guilford

I, the undersigned Notary Public of the County of Rockingham and State aforesaid, certify that David J. Delman personally came before me this day and acknowledged that he is a Partner of Jopeg Ventures, a North Carolina Partnership, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 12<sup>th</sup> day of September, 2019.

My Commission Expires: 7/11/2020  
(Affix Seal)

Tanna R. Jones  
Tanna R. Jones Notary Public  
Notary's Printed or Typed Name



State of North Carolina  
County of Guilford

I, the undersigned Notary Public of the County of Rockingham and State aforesaid, certify that Joanna R. Delman personally came before me this day and acknowledged that she is a Partner of Jopeg Ventures, a North Carolina Partnership, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 12<sup>th</sup> day of September, 2019.

My Commission Expires: 7/11/2020  
(Affix Seal)

Tanna R. Jones  
Tanna R. Jones Notary Public  
Notary's Printed or Typed Name



EXHIBIT "A"

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*David J. Pelmar*

9/12/19

*Yvonne H. [Signature]*

9/14/19

LYNNE JOHNSON  
Register of Deeds

# Forsyth County Register of Deeds

Forsyth County Government Center • WINSTON-SALEM, NORTH CAROLINA 27101-4120  
Telephone 336 703 2700 • Fax 336 727 8599 • E-Mail no-reply@bislandrecords.com

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State of North Carolina, County of Forsyth

I certify that this is a true and accurate copy which appears on record in the office of the Register of Deeds of Forsyth County, North Carolina in Book 3483 Page 3520.

Witness my hand and seal this 25th day of SEPTEMBER 2019.

LYNNE JOHNSON, REGISTER OF DEEDS

By:   
OLIVIA DOYLE, ASSISTANT/DEPUTY REGISTER OF DEEDS



THIS CERTIFICATION SHEET IS A PART OF THE DOCUMENT.