



Craig T. McCall, Attorney at Law
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919.858.0450 telephone • 919.858.0705 fax

Melvin Alston
301 W. Market Street
Greensboro, NC 27401

Dear Mr. Alston,

On June 7, 2021 The McCall Law Firm erroneously recorded a deed at Book 8461 Page 1076 with the Guilford County Register of Deeds. The aforementioned deed should have been recorded with the Alamance County Register of Deeds, as the subject property is located within Alamance County.

The McCall Law Firm, PC would like to be refunded for the Excise Tax on the deed in the amount of \$485.00, as well as the recording fee for the deed.

We apologize for any inconvenience that this has caused for you and/or your office and greatly appreciate your help in getting this resolved as soon as possible. Please let me know if any additional information is needed from our office.

Best Regards,

Katheline Tran
Attorney at Law
The McCall Law Firm, PC
2626 Glenwood Ave Suite 390
Raleigh, NC 27608
(919) 858-0450

BK: R 8461
PG: 1076 - 1077
RECORDED:
06/07/2021
11:37:43 AM
DEPUTY-GB
BY: MISTY MARTIN

2021042313
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$485.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$485.00

Parcel Identifier No. 135295 Verified by _____ County on the ___ day of _____,
By: _____

This instrument was prepared by: **The McCall Law Firm, PC** – 2626 Glenwood Ave, Suite 390, Raleigh, NC 27608
Mail/Box to: Grantee – 712 Sideview St, Graham, NC 27253
Brief description for the Index: LOTS 23 & 24, Austin Whitsett Subdivision

THIS DEED made this **4th** day of **June, 2021** by and between

GRANTOR	GRANTEE
Corinthian Brown and spouse, William Brown 3575 Liberty Drive Burlington, NC 27215	Melva Palacios and spouse, Lonnie Knowles 712 Sideview St Graham, NC 27253

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 Township of **BURLINGTON**, City of **Graham**, **Alamance** County, North Carolina and more particularly described as follows:

BEGINNING at a point at the intersection of the South line of Whitsett Street and the West line of Sideview Street; thence with the West line of Sideview Street, South 4 ½ deg. West 114 feet to a corner with Larry C. Dollar; thence with the line of Larry C. Dollar, North 85 ½ deg. West 105 feet to an iron stake and corner with lands of First Baptist Church; thence with the line of said Church, North 4 deg. 30' East 111.89 feet to an iron stake the South line of Whitsett Street; thence with the South line of Whitsett Street, South 88 ½ deg. East 105 feet to the **POINT OF BEGINNING AND BEING PORTION OF LOT NUMBERS TWENTY-THREE (23) AND TWENTY-FOUR (24) OF the Austin Whitsett Subdivision**, as shown by drawing recorded in the Office of the Alamance County Registry in Deed Book 25, Page 95.

Parcel ID: 135295
Tax/Map ID: 8874977684
Property Address: 712 Sideview St, Graham, NC 27253

Submitted electronically by "The McCall Law Firm, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

This property is ✓ or _____ is not the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3283, Page 717; Book 2836, Page 199, Alamance County Registry.


A map showing the above described property is recorded in Book 25, Page 95, Alamance County Registry.

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:


1. 2021 ad valorem real property taxes and subsequent years.
2. All easements, restrictions and rights-of-way of record, if any.
3. Restrictive covenants recorded in OF RECORD, IF ANY, as supplemented or amended, and any other of record.

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.

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



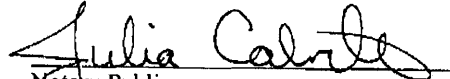
 Corinthian Brown



 William Brown

SEAL-STAMP State of North Carolina – County of Wake
 I, the undersigned Notary Public of the County and State aforesaid, certify that **Corinthian Brown** and **William Brown** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 4th day of June, 2021.

JULIA CALVILLO
 NOTARY PUBLIC
 Wake County
 North Carolina
 My Commission Expires April 29, 2023


 Notary Public:
 Printed Name: Julia Calvillo

My Commission Expires: 4.29.2023