

WAKE COUNTY, NC 374
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
08/21/2013 AT 16:06:47

BOOK:015413 PAGE:02717 - 02720

CORRECTIVE DEED

The purpose of this Corrective Deed is to correct the deed recorded on July 10, 2013, in Book 15353, Page 523, Wake County Registry, which omitted the legal description. Excise Tax: N/A Real Estate ID #: 0414742

The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording mail to: Grantee

This instrument was prepared by: Moore & Alphin, PLLC, 3716 National Drive
Suite 100, Raleigh, NC 27612 (13-COR-2269CM)

Brief description for the Index: Unit No. 1189, Phase 10, The Villas of Wake Forest JH

THIS DEED is made this 9th day of July, 2013, by and between:

GRANTOR

WF Villas, LLC
6912 Three Chopt Road, Ste C
Richmond, VA 23226

GRANTEE

Norman Bell and Katherine Bell,
Husband and Wife

Grantee's Address:
1189 Blue Bird Ln Unit 1189
Wake Forest, NC 27587

The designation Grantor and Grantee as used herein shall include said parties, heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WHEREAS, by virtue of that certain DECLARATION OF THE VILLAS OF WAKE FOREST, A CONDOMINIUM, recorded in the office of the Register of Deeds for Wake County, North Carolina, on February 26, 2007, in Book 12415, Page 1031; amended in Book 12448, Page 2727; Book 12537, Page 1539; Book 12739, Page 1631; Book 12784, Page 1962; Book 13883, Page 2503; Book 13888, Page 1061; Book 14196, Page 1205; Book 14504, Page 699; Book 14797, Page 2565; Book 14908, Page 870; Book 15031, Page 133, Book 15128, Page 1553, Wake County Registry, (together with all Amendments and Supplements thereto, the "Declaration"), certain real property, together with the buildings and other improvements located thereon, were submitted to the North Carolina Condominium Act, said property being located in the Town of Wake Forest, Wake County, North Carolina, and being more particularly described in Exhibit "A" to the Declaration, as Supplemented; and

WHEREAS, the plats and plans of said Condominium are filed for record in Condominium File No. CM 2007, Pages 427A7-F9 in the Office of the Register of Deeds for Wake County, North Carolina (said plats and plans being collectively referred to as the "Plans"); and

WHEREAS, Grantee desires to purchase one of the Condominium Units in The Villas of Wake Forest, along with the undivided interest in the Common Elements appurtenant to said Unit fixed by the Declaration.

NOW, THEREFORE, in consideration of One Hundred Dollars (\$100.00) and other valuable consideration in hand paid to Grantor by Grantee, the receipt of which is hereby acknowledged, Grantor does by these presents hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns, the Condominium Unit identified and described on **Exhibit A** attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the aforesaid Condominium Unit and all privileges and appurtenances thereunto belonging to GRANTEE in fee simple.

And Grantor covenants with 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. Title to the property hereinabove described is subject to the following exceptions:

- The lien of *ad valorem* real property taxes not yet due and payable.
- Rights of way, easements and restrictions of record affecting the property.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set its hand and seal, the day and year first written above.

WF Villas, LLC,
a Virginia limited liability company

(Seal)

By: CH Construction, L.L.C., Manager

By:

Roger A. Glover, III, Manager

STATE OF Virginia -- Richmond COUNTY:

I, the undersigned, a Notary Public of Richmond County, State of Virginia, certify that Roger A. Glover, III, personally appeared before me this day and acknowledged that he is Manager of CH Construction, L.L.C., Manager of WF Villas, LLC, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the company.

WITNESS my hand and official stamp or seal, this the 19th day of August, 2013.

Sheryl S. Tyner
(Print or Type Name)

My commission expires: February 28, 2015

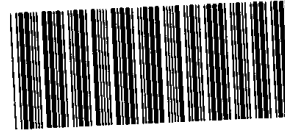


EXHIBIT A

Unit No. 1189, The Villas of Wake Forest, A Condominium, Phase 10, a residential condominium located in the County of Wake, State of North Carolina, as designated and described under the provisions of Chapter 47C of the North Carolina General Statutes in the Declaration of The Villas of Wake Forest, A Condominium, recorded 2-26-07, in Book 12415, Page 1031, Wake County Registry (together with all Amendments and Supplements thereto, the "Declaration"), together with a certain percentage undivided interest in the common areas and facilities declared therein to be appurtenant to said Unit, which undivided interest shall automatically change in accordance with the terms of said Declaration and in any Amendment or Supplement to the Declaration (an "Amendment") filed of record pursuant to the provisions of the North Carolina Condominium Act, which undivided interest shall automatically be deemed to be conveyed effective on the recording of such Amendment as though conveyed hereby. The land upon which the buildings and improvements are located is situated in the County of Wake, State of North Carolina and is fully described in the Declaration, to which reference is hereby made for a more particular description of same. Said unit and said land is also shown in Condominium File No. CM 2007, Pages 427A7-F9, in the Office of the Register of Deeds of Wake County, North Carolina, to which reference is also made for a more particular description.

Grantee, by accepting this Deed, hereby expressly assumes and agrees to be bound by and comply with all the covenants, terms, provisions and conditions set forth in the Declaration, the Articles and the Bylaws of The Villas of Wake Forest Condominium Owners Association, Inc., and the Rules and Regulations made thereunder including, but not limited to, the obligation to make payments of assessments for the maintenance and operation of the condominium which may be levied against such unit. The unit conveyed hereby shall be used only for residential purposes.

Tax ID # 0414742 JJA



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**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group

_____ # of Time Stamps Needed

This Document

_____ New Time Stamp
_____ *4* # of Pages *66*