

LAW OFFICES OF MICHELLE VERECKEY, PLLC

212 N. Main Street Monroe, NC 28112
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July 28, 2022

Brunswick County Commissioners

RE: 110 Blockade Runner Street, Holden Beach, NC 28462
Tax Parcel # 232MG011

Dear Brunswick County Commissioners:

The above referenced property was transferred from Fox Business Ventures, LLC to Charles Bradley Rippetoe and Emily Brooke Rippetoe by General Warranty Deed recorded on July 28, 2022 in Deed Book 4889 at Page 270 of the Brunswick County Registry. The Deed was erroneously recorded twice. The second recording was thirty minutes later and recorded in Deed Book 4889 at Page 373 of the Brunswick County Registry. Since the Deed was incorrectly recorded twice, the excise tax was paid twice to the Brunswick County Register of Deeds in the amount of \$2,262.00.

Please refund to Law Offices of Michelle Vereckey, PLLC the incorrectly duplicate paid amount for the excise tax in the amount of \$2,262.00. Please find attached the recorded corrective affidavit reflecting the error. I thank you in advance for your assistance.

Very Truly Yours,

Michelle Vereckey

Law Offices of Michelle Vereckey, PLLC

**CORRECTIVE AFFIDAVIT**

Prepared by Law Offices of Michelle Vereckey, PLLC
212 North Main Street Monroe NC 28112

Giving Notice of typographical or other minor error pursuant to NCGS 47-36.1

Title of Original Instrument: North Carolina General Warranty Deed

Date of Recording: 07/28/2022

Recording Book and Page: Book 4889 Page 373

Originals Parties to the Instrument:

Grantor: Fox Business Ventures, LLC

Grantee: Charles Bradley Rippetoe and Emily Brooke Rippetoe

Now comes the undersigned as drafting attorney of the North Carolina General Warranty Deed, being first duly sworn and does say the following:

1. Through mutual mistake, inadvertence or mistake of the draftsmen the Instrument referenced above contained the following typographical or other minor error:

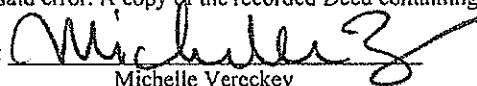
The General Warranty Deed erroneously reflects the Excise Tax in the amount of \$2,262.00.

2. It was the intent of the parties to the Instrument that the erroneous information in the Instrument referenced above, as corrected, should be as follows:

The Excise Tax should be zero as this deed was recorded twice in error.

The sole reason for recording this Affidavit of Correction is to correct said error and to allow the Brunswick County Register of Deeds to correct the Excise Tax so that a refund of the duplicate payment of the Excise Tax may be given to the appropriate party.

Affiant handled the filing of the Deed, which included the above-referenced error, and makes this Affidavit for the purpose of correcting said error. A copy of the recorded Deed containing the error is attached.

Signature of Affiant: 

Print Name:

Michelle Vereckey

State of NC County of UNION

Sworn to and subscribed before me this 29 day of July 2022.

Notary Public: Meredith C. Younger

My Commission Expires: 4-10-27

Notary Seal

