

Graham County, North Carolina, as shown on that plat of survey titled "Boundary Survey of Lot 6 – Section B and Lots 7 & 8 – Section A Santeetlah Lakeside Subdivision, Jose Minski, Trustee", dated May 7, 2020, by James Watkins, PLS L-4757, said plat of survey being recorded at Plat Cabinet DB, Slide 2522, Graham County Registry, reference to said plat of survey being hereby made for incorporation herein, and being more particularly described by metes and bounds from said plat of survey as follows:

BEGINNING at a ½ inch rebar found on the common boundary line of Lot 7 & 8, Section A, said rebar found lies North 15-05'35" East 88.83 feet from a ½ inch rebar found, a tie, thence travelling with the line common with said Lot 8, North 15-05'35" East 20.00 feet to the common northern corner with said Lot 8, being a point on the southern margin of the subdivision road right of way; thence leaving the line common with said Lot 8 and travelling with the southern margin of the subdivision road right of way as follows: South 82-35'02" East 37.34 feet; South 85-17'46" East 24.85 feet; South 86-22'47" East 16.45 feet to the common northern corner with Lot 5, Section B; thence leaving the southern margin of the subdivision road right of way and travelling with the line common with said Lot 5 as follows: South 16-09'00" East 15.00 feet to a ½ inch rebar found; South 16-09'00" East 70.64 feet to a ½ inch rebar found; South 16-09'00" East 15.00 feet to the common southern corner with said Lot 5 on the 1817 contour elevation line with Lake Santeetlah; thence leaving the line common with said Lot 5 and traveling thence with the 1817 contour elevation line of Lake Santeetlah, as follows: South 63-46'39" West 46.10 feet; South 26-30'25" West 18.08 feet; South 26-30'25" West 19.89 feet; South 57-09'53" West 30.44 feet; North 86-40'25" West 26.14 feet; North 27-30'59" West 20.06 feet; North 18-01'01" West 24.97 feet to the common southern corner with Lot 8, Section A; thence leaving the 1817 contour elevation line of Lake Santeetlah and travelling with the line common with said Lot 8 as follows: North 07-50'01" East 15.00 feet to a set rebar; North 07-50'01" East 99.13 feet back to the place and point of BEGINNING, containing 0.355 acres, +/-.

BEING the Combined Revised Lot 7, Section A, and Lot 6, Section B, of Santeetlah Lakeside and being that tract of real property shown on the above referenced plat of survey as "Remaining Portion of Lot 6 – Section B & Lot 7 – Section A".

TOGETHER with and SUBJECT to all rights, easements, restrictions, and other appurtenant matters of record.

TOGETHER with the right to re-subdivide the above described lands as reserved in the deed recorded at Deed Book, 384, Page 028, Graham County Registry.

BEING the same lands described in the deed recorded at Deed Book, 384, Page 028, Graham County Registry.

This Quitclaim Deed corrects the erroneous deed from the Grantor recorded at Deed Book 403, Page 469, Graham County Registry, wherein the name of the Grantee was misspelled. As there is no Florida limited liability company with the name of the Grantee as listed in the deed recorded at Deed Book 403, Page 469, Graham County Registry, said deed was ineffective to convey any interest.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all appurtenances and privileges thereunto belonging, to the said Grantee and the Grantee's heirs and assigns, free and discharged from all right, title, claim or interest of the Grantor or anyone claiming by, through or under the Grantor.

THE GRANTOR makes no warranty, express or implied, as to the title to the real property described herein.

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

FUTURA CAPITAL, LLC

By: [Signature] (Seal)
Jack Minski, Member/Manager

STATE OF FLA
COUNTY OF TRAD

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jack Minski, as Member/Manager of Futura Capital, LLC, on behalf of said limited liability company and as a duly authorized and directed act thereof

Date: 6/22/22

[Signature]
(Official Signature of Notary)
Edward Aronowicz, Notary Public
(Notary's printed or typed name)

(Official Seal)

My Commission Expires: 8/2/22

