

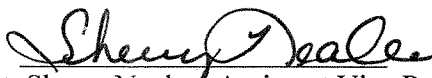
**STATE OF NORTH CAROLINA  
COUNTY OF COLUMBUS**

**NOTICE AND AFFIDAVIT  
REGARDING ERRONEOUS  
CANCELLATION OF A DEED OF TRUST**

Before me the undersigned attesting authority in and for said State and County, personally appeared the undersigned Deponent, who being duly sworn deposes and says on oath that this affidavit related to the property referenced above and Deponent makes the following statements under oath:

1. That Deponent, Sherry Nealey, is an officer of SunTrust Bank nka: Truist Bank and holds the title of Assistant Vice President, Deponent is authorized to give this affidavit.
2. That Richard M Kurtz Jr & Meredith Kurtz, executed a Deed of Trust conveying the property described in Schedule A attached hereto as security for principal indebtedness of \$18,000.00 dated April 12, 2013 owed to SunTrust Bank nka: Trust Bank said Deed of Trust, recorded in Book # 15260 Page# 2259, in the Office of the Wake County, North Carolina.
3. That the above referenced Deed of Trust was erroneously cancelled in the Office of the Wake County, North Carolina, recorded May 22, 2025 recorded in
4. Book # 19913 Page# 1087. That the debt has not been paid in full and has not been discharged.
5. That there remains an outstanding principal balance as of the date of this affidavit.
6. Security interest in said real estate described in said Deed of Trust and has initiated action to re-perfect its security interest.
7. Notice: Notice is hereby given of the claim of a first priority security interest by Truist Bank, in the real property described in the above referenced a Deed, which real property is described in Exhibit "A" attached hereto and made a part hereof.

Truist Bank



Deponent, Sherry Nealey, Assistant Vice President


This instrument should be returned to:

Truist Bank  
P O Box 1290

submitted electronically by "Truist Bank"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.

State of North Carolina  
Columbus of Columbus

I, Amy H Smith, a Notary of the County and State aforesaid certify that, Sherry Nealey is the Assistant Vice President of Truist Bank, personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of Truist Bank, Sworn to and subscribed before me this 28<sup>th</sup> day of May, 2025.

  
Amy H Smith, Notary Public

<b>AMY H SMITH</b> Notary Public Columbus Co., North Carolina My Commission Expires Mar. 8, 2026
---

**SCHEDULE A**

THE FOLLOWING REAL PROPERTY SITUATE IN THE COUNTY OF WAKE AND STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 148, SECTION 2, PART A, HEATHROW DURANT TRACE SUBDIVISION, AS SHOWN ON A MAP RECORDED IN BOOK OF MAPS 1996, PAGE 1182, WAKE COUNTY REGISTRY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD M KURTZ, JR. AND MEREDITH KURTZ BY DEED OF MATHIAS M HORRER AND ANKE M HORRER RECORDED 08/13/2004 IN BOOK 10970, AT PAGE 1380.

PARCEL ID: 0228382

PROPERTY ADDRESS: 2712 DAHLGREEN RD

This instrument should be returned to:  
Truist Bank  
P O Box 1290  
Whiteville, NC 28472  
2051303337-5998