



GREENSBORO ANNEXATION PETITION

Date 12-30-24

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

CONTIGUOUS: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

NON-CONTIGUOUS: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1. The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

SEE ATTACHED

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	<u>Print or Type Name and Address</u>	<u>Do you declare vested rights?*</u> (Indicate yes or no.)	<u>Signature</u>
1.	<u>David L. Feaster</u>	<u>NO</u>	<u>David L. Feaster</u>
2.	<u>Patricia O. Feaster</u>	<u>NO</u>	<u>Patricia O. Feaster</u>
3.	_____	_____	_____

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 12/30/24 Received By: L. Carter

BK: R 8707
PG: 352 - 355

RECORDED:
03/06/2023
10:39:58 AM
DEPUTY-GB
BY: SABRINA MILLSAPS

2023009655
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$330.00

Submitted electronically by "Douglas B. Elliott PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 330.00

Parcel Identifier No. 220331

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

This instrument prepared by: Douglas B. Elliott, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Mail/Box to: Record/E-Record; mail to Grantee: 349 Blair Ave., Newport News, VA 23607

This instrument was prepared by: Douglas B. Elliott, P.A.

THIS DEED made this 6th day of March, 2023 by and between

GRANTOR (name and address)	GRANTEE (name and address)
<p>Toan Duc Nguyen and spouse, Linh Thi Phuong Nguyen</p> <p>3202 S. Holden Road Greensboro, NC 27407</p>	<p>David L. Feaster, Jr. and spouse, Patricia Oldham Feaster</p> <p>349 Blair Avenue Newport News, VA 23607</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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:

Fentress Township, Guilford County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A."

Back Deed Reference: Book 7821, at Page 2614.

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.

And 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) Restrictions, Easements and Rights of Way of record

SIGNATURES:

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

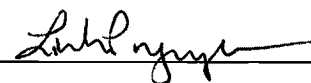
Entity Name: _____ **OR**

Individuals:

By: _____ (SEAL)
Signature

Name:  (SEAL)
Toan Duc Nguyen

Printed Name and Title: _____

Name:  (SEAL)
Linh Thi Phuong Nguyen

NOTARY ACKNOWLEDGEMENT(S):

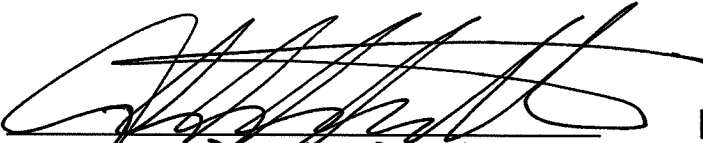
STATE: North Carolina

COUNTY: Davidson

I, the undersigned notary public in the above County and State certify that the following person(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument, in the capacity (individually, on behalf of the entity, or otherwise) as indicated above:

Toan Duc Nguyen and spouse, Linh Thi Phoung Nguyen

WITNESS my hand and official stamp or seal, this the 6th day of March, 2023.

NOTARY PUBLIC:  [SEAL]
Signature and Printed Name Douglas B Elliott

My commission expires: 25th March, 2023

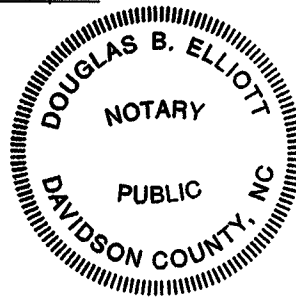


EXHIBIT A

Lying and being in or near the City of Greensboro, Morehead Township, Guilford County, North Carolina, and being more particularly described as follows:

BEGINNING at the northeast corner of Lot 2 of Plat (Plat) recorded in the Guilford County Registry in Plat Book 185, Page 14 and running thence along the eastern boundary of Lot 2 South 15 deg. 48 min. 4 sec. West 238.2 feet to a point; thence a new line North 89 deg. 6 min. 38 sec. East 234 feet to a point in the line of JMM Holding Company, LLC; thence another new line within the JMM Holding Company property North 5 deg. 23 min. 25 sec. East 208 feet to a point in a southern line of Lot 1 as shown on the Plat; thence along the southern line of Lot 1 South 84 deg. 23 min. 36 sec. East 53.45 feet to the southeast corner of Lot 1; thence along the eastern line of Lot 1 North 5 deg. 12 min. 35 sec. East 177.38 feet to a new iron pin in the southern margin of Edgemont Road as established in the Plat; thence along the southern margin of Edgemont Road along a curve to the left having a radius of 4894.72 feet, a chord bearing of North 83 deg. 38 min. 19 sec. West, a chord distance of 456.61 feet to the northwest corner of Lot 1; thence along the western line of Lot 1 South 22 deg. 33 min. 44 sec. West 479.87 feet to a point within Pegram Lake, the southwest corner of Lot 1; thence along the southern line of Lot 1 South 38 deg. 18 min. 13 sec. East 171.11 feet to a southeast corner of Lot 1 (located within Pegram Lake); thence along the eastern line of Lot 1 North 20 deg. 03 min. 12 sec. East 243.72 feet; thence continuing along an eastern line of Lot 1 North 47 deg. 26 min. 17 sec. East 218.84 feet to another corner of Lot 1; thence along a southern boundary of Lot 1 South 84 deg. 23 min. 32 sec. East 42.48 feet to the point and place of BEGINNING.

The foregoing is intended to describe all of Lot 1, as shown on the Plat, and to describe and add to Lot 1, by this deed, approximately 1.06 acres comprising the area containing a wet detention pond described in and made the subject of an Easement and Maintenance Agreement for Permanent Wet Detention Pond ("Easement") dated April 24, 2000 and recorded in the Guilford County Registry in Book 5009 at Page 502 such that the entire property described shall constitute one lot of record. The conveyance of the 1.06 acres is made expressly subject to the terms and provisions of the Easement and with the express reservation of all rights and benefits reserved for the benefit of the "Melvin Property" as identified and described in Paragraph 3 of the Easement and together with the rights set forth in Paragraph 6 of the Easement. Grantor herein further disclaims any representations as to the condition of the approximately 1.06 acres added to Lot 1 and the status or condition of the water quality facility located thereon.