



GREENSBORO ANNEXATION PETITION

Date _____

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.	Andrea Harrell For the City of Greensboro	NO	
2.	_____	_____	_____
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: 4/4/25 Received By: L. Carter

BK: R 8905
PG: 2177 - 2179

RECORDED:
02/19/2025
08:02:17 AM
DEPUTY-GB

2025007100
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$430.00

BY: MARY BROWN

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 430.00

Parcel Identifier No. 169567

Verified by _____ County on the _____ day of _____, 20____

By:

Mail/Box to: Farrior & Associates, 400 W. Fisher Avenue, Greensboro, NC 27401

This instrument was prepared by: Farrior & Associates, 400 W. Fisher Ave, Greensboro, NC 27401

Brief Description for the Index:

[Empty box for brief description]

THIS DEED made this 18th day of February 2025, by and between Grantor(s) and Grantee(s)

GRANTOR:	GRANTEE:
<i>MICHAEL MCCLAIN TUCKER (unmarried)</i>	<i>CITY OF GREENSBORO, a North Carolina municipal corporation</i>
Mailing Address: <i>1805 Cude Road Colfax, NC 27235</i>	Mailing Address: <i>PO Box 3136, Greensboro, NC 27402</i>
	Property Address: <i>1805 Cude Road, Colfax, NC 27235</i>

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 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 the Township of **DEEP RIVER**, County of **GUILFORD**, State of **NORTH CAROLINA** and more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein by reference.

[The above-described property is the primary residence of the Grantor]

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4037, Page 1483

A map showing the above described property is recorded in Plat Book 79 Page 26.

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 the 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: subject to the restrictions, easements and/or rights of way of record, and to ad valorem taxes for the current and subsequent years, if any.

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

Michael McClaine Tucker (SEAL)
Michael McClaine Tucker

STATE OF North Carolina - COUNTY OF Guilford

I, Sonia V. Atkins, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

NAME	CAPACITY
Michael McClaine Tucker	Individual(s)

Date: 2/18/25

Sonia V. Atkins
NOTARY PUBLIC
Commission Expires: 10/13/29

[notary seal and/or stamp]

SONIA V. ATKINS
Notary Public - North Carolina
Guilford County
My Commission Expires: October 13, 2029

EXHIBIT "A"

GUILFORD COUNTY PARCEL NUMBER 169567

TRACT 4 (GCPN 169567)

A tract designated as TRACT #4 containing an area of 1.045 acres described as follows:

Beginning at an existing 1/2" iron pipe, being the southeastern property corner of herein described Grantor, Michael McClaine Tucker (Guilford County Parcel Number 169567) as described and recorded in Deed Book 4037, Page 1483 and being Lot 2 as shown on a map titled "Property of Nellis Tucker" and recorded in Plat Book 79, Page 26 in the Office of the Register of Deeds of Guilford County, NC; said beginning point lying in the southwestern margin of Cude Road and also being the northeastern property corner of City of Greensboro (GCPN 97800) as described as Tract #2 and recorded in Deed Book 8812, Page 212 and being Lot 3 as shown on a map titled "Steve R. Satterfield & Margaret S. Satterfield" and recorded in Plat Book 120, Page 118 in above said Deed Registry; thence leaving above said margin of Cude Road along above said GCPN 97800 North 88°30'42" West

334.05 feet to an existing 1-1/4" iron pipe being, the southwestern property corner of herein described Grantor; thence leaving above said GCPN 97800 along the northeastern property line of 9300, LLC, A NC LLC (GCPN 169561) as described and recorded in Deed Book 8880, Page 1395 and being Lot 3 as shown on a map recorded in above said Plat Book 79, Page 26 North 23°55'10" West 133.36 feet to a 3/4" new iron pipe, being the northwestern property corner of herein described Grantor; thence leaving above said GCPN 169561 along the southern property line of Cynthia Tucker Cole (GCPN 169572) as described and recorded in Deed Book 7317, Page 799 and being Lot 2 as shown on a map recorded in above said Plat Book 79, Page 26 North 85°54'41" East 321.73 feet to an existing 1/2" iron pipe lying in above said southwestern margin of Cude Road; thence along above said margin, leaving above said GCPN 169572 South 23°36'24" East 167.55 feet back to the point of beginning.

For further reference, see Drawing G-1404 (revised 12-04-2024) on file with the City of Greensboro's Engineering and Inspections Department, Records Section.

filename: S00304 1805 Cude Rd.docx

Initials: jcc Date:

12/04/24

Revised: 01/09/25