



GREENSBORO ANNEXATION PETITION

Date 12/3/25

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.)

*3800 PINENEEDLE DR
SEE ATTACHMENT*

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.	<i>CENTURION BUCKLE INC 1304 EAST WENDOVER GREENSBORO, NC 27405</i>	<i>NO</i>	<i>[Signature]</i>
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: 12/3/25 Received By: Andrew Nelson

BK: R 8993
 PG: 1318 - 1320
 RECORDED:
 11/26/2025
 10:51:42 AM
 DEPUTY-GB
 BY: AMY L SIMPSON

2025055881
GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS

NC FEE \$26.00
 STATE OF NC
 REAL ESTATE
 EXTJ \$54.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 54.00
 Parcel Identifier No. 240592
 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:

THIS DEED made this 25th day of November 2025, by and between Grantor(s) and Grantee(s)

<p>GRANTOR:</p> <p><i>DANIEL L. UNDERWOOD aka DANNIE L. UNDERWOOD and wife, REBECCA Y. UNDERWOOD</i></p>	<p>GRANTEE:</p> <p><i>CENTURION BUYERS LLC</i></p>
<p>Mailing Address: <i>2 Abbey Court Greensboro, NC 27410</i></p>	<p>Mailing Address: <i>1304 E. Wendover Ave, Greensboro, NC 27405</i></p> <p>Property Address: <i>3800 Pineneedle Dr, Greensboro, NC 27405</i></p>

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 **MONROE**, 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 NOT the primary residence of the Grantor]

The property hereinabove described was acquired by Grantor by instrument recorded in _____
Book 3676, Page 578

A map showing the above-described property is recorded in Plat Book 72 Page 103.

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.

Daniel L. Underwood (SEAL)
Daniel L. Underwood aka Dannie L. Underwood

Rebecca Y. Underwood (SEAL)
Rebecca Y. Underwood

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
Daniel L. Underwood aka Dannie L. Underwood Rebecca Y. Underwood	Individual(s)

Date: 11/25/25 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"

BEING all of Lot One (1) of the Subdivision of Georgia Schoolfield property as recorded in Plat Book 72, Page 103, Guilford County Registry.

EXHIBIT "A"

BEING all of Lot One (1) of the Subdivision of Georgia Schoolfield property as recorded in Plat Book 72, Page 103, Guilford County Registry.

ANNEXATION BOUNDARY DESCRIPTION
3800 PINENEEDLE DRIVE

Beginning at a point in the existing Greensboro corporate limits (as of November 30, 2025), said point being the southernmost corner of Lot 1 of Subdivision for Georgia Schoolfield, as recorded at Plat Book 72, Page 103; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS directly westward, crossing Pineneedle Drive (NCSR #2570), approximately 60 feet to a point on the western right-of-way line of said road, said point being in the eastern line of Lot 12 of Subdivision of Property of J. A. Cocklereece, as recorded at Plat Book 29, Page 21; thence with said western right-of-way line N 10° 07' E approximately 30 feet to the easternmost corner of said Lot 12; thence continuing with said western right-of-way line N 05° 26' W 81.13 feet to the northeast corner of said Lot 12; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in an easterly direction, crossing Pineneedle Drive, approximately 60 feet to a point on the eastern right-of-way line of Pineneedle Drive, said point being located S 03° 19' E 135.00 feet from the northwest corner of said Lot 1; thence with said eastern right-of-way line N 03° 19' W 135.00 feet to the northwest corner of said Lot 1; thence with the northern line of said Lot 1 N 86° 41' E 162.60 feet to a point on the northwestern right-of-way line of U.S. Highway #29; thence with said northwestern right-of-way line S 32° 00' W 299.46 feet to the point and place of BEGINNING, containing approximately *** acres, of which approximately 0.50 acres lies outside of street right-of-way. All plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.