



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.)

3804 PINE NEEDLE AVE DRIVE
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.	CENTURION BUYERS LLC 1304 EAST WENDOVER GREENSBORO, NC 27405		<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: 1323 - 1325
 RECORDED:
 11/26/2025
 10:52:35 AM
 DEPUTY-GB
 BY: AMY L SIMPSON

2025055883
GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS

NC FEE \$26.00
 STATE OF NC
 REAL ESTATE
 EXTJ \$66.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 66.00
 Parcel Identifier No. 240593
 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
 (NO OPINION ON THE ACCURACY OF THE LEGAL DESCRIPTION)
 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>3804 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]

Submitted electronically by "Farrior & Associates"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Guilford County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in _____
Book 3343, Page 1025

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"

BEGINNING at the Northwest corner of Lot 2 of Georgia Schoolfield Subdivision and running thence North 03 degrees 19' West 90 feet to an iron stake; thence North 86 degrees 41' East 200 feet to an iron stake; thence South 54 degrees 30' East 89.42 feet to an iron stake; thence South 32 degrees 00' West 46.47 feet to an iron stake; thence North 54 degrees 30' West 10 feet to an iron stake; thence South 86 degrees 41' West 233.85 feet to an iron stake at the point of beginning.

The above being a portion of Lot 3 of the Georgia Schoolfield Subdivision as per plat 72, page 103, Guilford County Registry.

ANNEXATION BOUNDARY DESCRIPTION
3804 PINENEEDLE DRIVE

Beginning at the northwest corner of Lot 2 of Subdivision for Georgia Schoolfield, as recorded at Plat Book 72, Page 103, said corner being on the eastern right-of-way line of Pineneedle Drive (NCSR #2570); thence N 03° 19' W 90 feet to an iron stake at the northwest corner of Centurion Buyers, LLC, as recorded at Deed Book 8993, Page 1323; thence with the northern line of Centurion Buyers, LLC N 86° 41' E 200 feet to an iron stake; thence continuing with said northern line S 54° 30' E 89.42 feet to an iron stake on the northwestern right-of-way line of U.S. Highway #29; thence with said northwestern right-of-way line S 32° 00' W 46.47 feet to an iron stake; thence with the northern line of said Lot 2 N 54° 30' W 10 feet to an iron stake; thence continuing with said northern line S 86° 41' W 233.85 feet to the point and place of BEGINNING, containing approximately 0.5 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.