

001425

12/02/2004	GUILFORD CO, NC	
1 DEEDS	912273	\$12.00
3 DEEDS ADDN PGS		\$9.00
1 PROBATE FEE		\$2.00
GUILFORD COUNTY 12/ 2/2004		
NC REAL ESTATE EXTX		\$23.00

RECORDED - 912273
 KATHERINE LEE PAYNE
 REGISTER OF DEEDS
 GUILFORD COUNTY, NC
 BOOK: 6217
 PAGE(S): 1425 TO 1429
 12/02/2004 14:21:16

Drawn By: Office of City Attorney, P.O.Box 3136, Greensboro, NC 27402-3136

Mail To: Real Estate Division, P.O. 3136, Greensboro, NC 27402-3136

Br *City Pickup*

Tax Map No. 356-3-17 (part of)

NORTH CAROLINA

GUILFORD COUNTY

THIS DEED, made this the 18th day of November, 2004, by GUILFORD COUNTY BOARD OF EDUCATION, hereinafter called Grantor, to CITY OF GREENSBORO, Real Estate Division, P.O. Box 3136, Greensboro, NC 27402-3136, a municipal corporation of Guilford County and State of North Carolina, hereinafter called Grantee,

WITNESSETH:

That, the said Grantor, for and in consideration of the sum of \$11,400.00 Eleven Thousand Four Hundred and 00/100 Dollars and other valuable considerations to him paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell, convey and confirm unto said Grantee and its successors and assigns, a tract or parcel of land in the County of Guilford and State of North Carolina, in Morehead Township, adjoining the lands of others and bounded as follows:

TM 356-3-17

A proposed Tract, for the construction of South Holden Road Sidewalk Improvement, containing an area of 816 square feet, being described as follows:

Beginning at a new iron pipe in the recorded western boundary of Grantor (now or formerly Guilford County Board of Education as described and recorded in Deed Book 1982 Page 651, in the Office of the Register of Deeds of Guilford County, N.C.), also being a new iron pipe in the eastern margin of South Holden Road, said point of beginning being located the following two (2) courses and distances along said eastern margin of South Holden Road from an existing iron pipe at the recorded southwestern corner of George W. Smith as described and recorded in Deed Book 2651 Page 147 and being Lot 70 as shown on a map entitled "Pinecroft Homes, Section 1" and recorded in Plat Book 28 Page 31, in said Guilford County Registry: 1) North 01 degrees 47 minutes 31 seconds West 163.22 feet to a point; thence, 2) North 01 degrees 22 minutes 14 seconds West 251.74 feet to said new iron pipe; thence, along the recorded western line of Grantor and the eastern margin of South Holden Road the following three (3) courses and distances: 1) North 01 degrees 22 minutes 14 seconds West 3.70 feet to an existing iron pipe; thence, 2) North 02 degrees 48 minutes 05 seconds East 189.17 feet to an existing iron pipe; thence, 3) North 03 degrees 10 minutes 44 seconds East 374.38 feet to an

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treatment, storage, handling and disposal of any hazardous or toxic wastes, substances or other materials on the Property prior to the closing date and any breach of the Grantor's warranty of environmental and ecological condition of the Property.

Together with the temporary rights needed to go in and upon Grantor's property to make the necessary grade adjustments to any and all of Grantor's existing private driveway accesses to tie those driveway accesses into the grade of the proposed roadway and/or sidewalk.

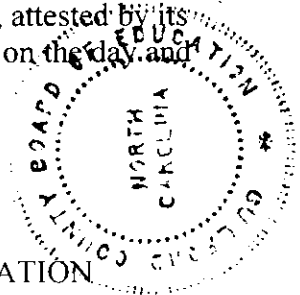
TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said party of the second part and its successors and assigns, forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the said party of the first part has caused this deed to be signed in its corporate name by its _____ Chairman, attested by its _____ Secretary, and sealed with its common corporate seal, on the _____ day and _____ year first above written.

Guilford County



BOARD OF EDUCATION

Attest:

Terry Grier
Secretary

By: *Alan W. Duncan* (Seal)
Chairman

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Chapel D. Thompson, A Notary Public of said County and State, certify that Terry Grier personally came before me this day and acknowledged that he/she is _____ Secretary of Guilford County Board of Education, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ Chairman, sealed with its corporate seal, and attested by himself/herself as its _____ Secretary.

Witness my hand and official seal, this the 18th day of November, 2004.

CHAPEL D. THOMPSON
Notary Public
Randolph County, NC
My Commission Expires October 8, 2008

Chapel D. Thompson (Seal)
Notary Public

My Commission Expires:
Oct. 8, 2008

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existing iron pipe; thence, along Grantor's recorded northwestern line, also being the southeastern intersection of South Holden Road and Vanstory Street, along a curve to the right having a radius of 20.00 feet and having an arc length of 31.37 feet with a chord bearing and distance of North 48 degrees 06 minutes 48 seconds East 28.25 feet to an existing iron pipe in the southern margin of Vanstory Street; thence, along the recorded northern line of Grantor and the southern margin of Vanstory Street South 86 degrees 57 minutes 09 seconds East 1.65 feet to a new iron pipe at the proposed northwestern corner of Grantor; thence, along the proposed northwestern line of Grantor, also being the proposed southeastern intersection of Vanstory Street and South Holden Road, along a curve to the left having a radius of 20.00 feet and having an arc length of 31.37 feet with a chord bearing and distance of South 48 degrees 07 minutes 08 seconds West 28.25 feet to a new iron pipe; thence, along the proposed western line of Grantor, also being the proposed eastern margin of South Holden Road South 03 degrees 11 minutes 26 seconds West 567.25 feet to the point and place of beginning, containing an area of 816 square feet.

A proposed permanent slope easement, containing an area of 68 square feet, being described as follows:

Beginning at a point at the proposed southern corner of the herein described permanent slope easement, also being a point in the proposed western line of Grantor and the proposed eastern margin of South Holden Road as described above, said point of beginning being located along said proposed western line of Grantor, said proposed eastern margin of South Holden Road, North 03 degrees 11 minutes 26 seconds East 373.68 from a new iron pipe being the southernmost corner of the above described tract; thence, along the proposed western line of Grantor and the proposed eastern margin of South Holden Road North 03 degrees 11 minutes 26 seconds East 69.52 feet to a point at the proposed northern most corner of said herein described easement; thence, along the eastern margin of said herein described easement the following three (3) courses and distances: 1) South 01 degrees 02 minutes 53 seconds East 22.57 feet to a point; thence, 2) South 04 degrees 17 minutes 39 seconds West 25.00 feet to a point; thence, 3) South 06 degrees 16 minutes 36 seconds West 22.04 feet to the point and place of beginning, containing an area of 68 square feet.

A proposed 5.0 foot temporary construction easement, "A" for the construction of South Holden Road Sidewalk Improvement, containing an area of 3,131 square feet, being 5.0 feet east of and parallel with the following described line:

Beginning at a new iron pipe at the proposed northwestern corner of Grantor, as described above, also being a new iron pipe in the southern margin of Vanstory Street, as referenced above; thence, along Grantor's proposed northwestern line, the proposed southeastern intersection of Vanstory Street and South Holden Road, as described above, along a curve to the left having a radius of 20.00 feet and having an arc length of 31.37 feet with a chord bearing and distance of South 48 degrees 07 minutes 08 seconds West 28.25 feet to a new iron pipe; thence, along Grantor's proposed western boundary, the proposed eastern margin of South Holden Road, as described above, South 03 degrees 11 minutes 26 seconds West 124.05 feet to a point, being the northern most corner of the above described slope easement; thence, along the proposed eastern margin of said slope easement the following three (3) courses and distances: 1) South 01 degrees 02 minutes 53 seconds East 22.57 feet to a point; thence, 2) South 04 degrees 17 minutes 39 seconds West 25.00 feet to a point; thence, 3) South 06 degrees 16 minutes 36 seconds West 22.04 feet to a point, being the southern most corner of said slope easement; thence, along said proposed western boundary of Grantor, said proposed eastern margin of South Holden Road, South 03 degrees 11 minutes 26

seconds West 373.68 feet to a new iron pipe in the recorded western line of Grantor, as described above. also being a new iron pipe in the eastern margin of South Holden Road.

The proposed margins, of the above described temporary construction easement, extend to Grantor's recorded western line, as described above.

A proposed temporary construction easement, "B", for the construction of South Holden Road Sidewalk Improvement, containing an area of 49 square feet, to exist during the period of construction only and being described as follows:

Beginning at a point at the southwestern corner of the herein described temporary construction easement, also being a point in the recorded western line of Grantor, as referenced above, also being a point in the eastern margin of South Holden Road, as referenced above, said point of beginning being located the following two (2) courses and distances from an existing iron pipe at the recorded southwestern corner of George W. Smith, as referenced above: 1) North 01 degrees 47 minutes 31 seconds West 163.22 feet to a point; thence, 2) North 01 degrees 22 minutes 14 seconds West 82.64 feet; thence, along the recorded western line of Grantor and the eastern margin of South Holden Road North 01 degrees 22 minutes 14 seconds West 15.79 feet to a point at the proposed northern corner of said herein described easement; thence, along the proposed northeastern margin of said herein described easement, South 47 degrees 29 minutes 23 seconds East 5.79 feet to a point; thence, along the proposed eastern margin of said herein described easement, South 06 degrees 32 minutes 55 seconds West 12.48 feet to a point; thence, along the proposed southern margin of said herein described easement, North 78 degrees 04 minutes 32 seconds West 2.52 feet to the point and place of beginning, containing an area of 49 square feet.

For further reference see drawing G-894E on file with the City of Greensboro's Engineering and Inspections Department, Records Section.

Back reference. see Deed Book 1980 Page 194, Deed Book 1982 Page 651, Deed Book 2045 Page 311, Deed Book 1974 Page 665, Deed Book 1974 Page 666, Deed Book 1974 Page 664, Deed Book 1975 Page 487, Deed Book 1982 Page 235 and Deed Book 1974 Page 667, in the Office of the Register of Deeds, Guilford County, North Carolina.

It is further understood and agreed that the City shall have the right to maintain any and all slopes along the property abutting the street on a slope ratio of three-foot horizontal for every foot of vertical elevation until such time as the property owner alters the adjacent lands in such a manner that the lateral support of said slopes is no longer needed.

Grantor warrants to Grantee that (1) the environmental and ecological condition of the Property as of the closing date will be such that the Property will not in violation of any law, ordinance, notice requirement, rule or regulation applicable thereto; (2) Grantor neither knows of, nor has been advised of, any legal or administrative proceedings, claims or alleged claims, violations or alleged violations, infractions or alleged infractions of any laws, rules or regulations relating to the condition of the Property; (3) the soil, surface water and groundwater of, on, under or about the Property are free from solid waste, hazardous waste, or other toxic or hazardous substances or contaminants; and (4) the Property has not been used for the treatment, storage or disposal of any solid or hazardous waste materials or other toxic or hazardous substances, and no such hazardous or toxic waste materials or substances are known to be present on or to have been buried on, or released to, the Property. Grantor agrees to indemnify and hold Grantee harmless against any and all liabilities and losses of whatever nature including, without limitation, the payment of any costs and attorney fees arising from or in connection with the

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KATHERINE LEE PAYNE, REGISTER OF DEEDS
GUILFORD COUNTY
201 SOUTH EUGENE STREET
GREENSBORO, NC 27402

* * * * *

State of North Carolina, County of Guilford

The foregoing certificate of Chapel D. Thompson

A Notary (Notaries) Public is/are certified to be correct. This instrument and this certificate are duly registered at the date and time shown herein.

KATHERINE LEE PAYNE, REGISTER OF DEEDS

By: Linda J. Alred
Deputy - ~~Assistant~~ Register of Deeds

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**This certification sheet is a vital part of your recorded document.
Please retain with original document and submit when re-recording.**