

SPECIAL WARRANTY DEED

Excise Tax: -0- Grantor is exempt pursuant to N.C. Gen. Stat. § 105-228.28
Tax Parcel ID Nos. 128213, 128250, and 128241
Tax Map No. 4-197-45-3

Return to: pickup – City of Greensboro
Prepared by: Anthony J. Baker, Asst. County Attorney
P.O. Box 3427
Greensboro, N.C. 27402

Brief Description for the Index: Tax Parcel ID Nos: 128213 (770 Doggett Road, approximately 476.23 acres); 128250 (7519 Doggett Road, approximately 21.6 acres); and 128241 (7219 Brown Summit Road, approximately 12 acres)

THIS DEED, made this ____ day of _____, 2019 by and between, **GUILFORD COUNTY**, Grantor, having a mailing address of P.O. Box 3427, Greensboro, N.C. 27402 and **CITY OF GREENSBORO**, Grantee, having a mailing address P.O. Box 3136, Greensboro, N.C. 27402-3136

WITNESSETH:

That, the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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 Monroe Township, adjoining the lands of others and bounded as follows:

TO HAVE AND TO HOLD, the entire one-half undivided interest of Guilford County in a Special Warranty Deed which includes all property obtained from the City of Greensboro to Guilford County on August 5, 2008, recorded November 12, 2008, in Deed Book 6951 at Page 2410 in the Guilford County Register of Deeds, and more particularly described as:

BEING ALL OF the property approximated to be 534.43 acres, obtained from the Joseph M. Bryan Foundation of Greater Greensboro, Inc., a non-profit organization, to the City of Greensboro and Guilford County, on August 5, 1998, recorded September 2, 1998 in Deed Book 4739 at Page 1760 in the Guilford County Register of Deeds and **SAVE AND EXCEPT** the property conveyed to Timothy Wayne Troxler and wife, Sandra Johnson Troxler dated, January 12, 2007, and recorded April 3, 2007, in Deed Book 6701 at Page 2836, which is approximately 23.570 acres, but also including that portion of property deed back to the City of Greensboro and Guilford County by Timothy Wayne Troxler and Sandra Johnson Troxler, on January 12, 2007, and recorded on April 3, 2007, in Deed Book 6701 at Page 2887, which is approximately 9.953 acres.

Back references: Deed Book 6951, Page 2410; Deed Book 4739, Page 1760; Deed Book 6701, Page 2836; and Deed Book 6701, Page 2887, all recorded in the Register of Deeds, Guilford County, North Carolina.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the exceptions hereinafter and hereinabove stated, if any.

And Grantor hereby covenants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, except for the exceptions hereinafter and hereinabove stated, if any.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, rights-of-way and easements properly of record or prescriptive, if any, and current year *ad valorem* taxes.

Grantor and Grantee agree that if the properties cease to be used as a park then Grantee will notify Grantor and Grantor will have 30 days from receipt of notice from Grantee to determine if Grantor wishes to have the property deeded back to Grantor for the purchase of one dollar.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has set its hand and seal the day and year first above written.

By: J. Alan Branson
Chairman to the Board of County Commissioners

J. Alan Branson

ATTEST:

Robin B. Keller, Clerk to Board

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, _____, the undersigned Notary Public, do hereby certify that **Robin B. Keller** personally came before me this day and acknowledged that (s)he is the Clerk to the Board of County Commissioners of Guilford County, a body politic and corporate and that, by authority duly given and as the act of the said county, the foregoing instrument was signed in its name by **J. Alan Branson** Chairman to the Board of County Commissioners of said county, and attested by **Robin B. Keller** as the Clerk to said Board and that the instrument is the act and deed of Guilford County.

Witness my hand and official seal, this ____ day of _____, 2019.

Notary Public, _____ (Printed Name)
My Commission Expires: