

**NORTH CAROLINA QUITCLAIM DEED**

Excise Tax: Exempt (N.C.G.S. §105-228.28)

Prepared by: Matthew Mason, Chief Deputy County Attorney (without title examination)  
Return to: Grantee @ City Attorney, P.O. Box 3136, Greensboro, NC 27402-3136  
Grantor's address: P.O. Box 3427, Greensboro, N.C. 27402

The premises described below does not include the primary residence of a Grantor

Brief Description for Index: 5602 YY2 Broadleaf Road  
Parcel No. 78256

**THIS DEED** made this \_\_\_ day of \_\_\_\_\_, 2020, by and between **Guilford County**, a body politic and corporate of the State of North Carolina (hereinafter referred to as "Grantor") and the **City of Greensboro**, a municipal corporation of the State of North Carolina (hereinafter referred to as "Grantee");

**WITNESSETH:**

Grantor, pursuant to Resolution of the Guilford County Board of Commissioners adopted \_\_\_\_\_, 2020 and for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, all of its right, title and interest in and to that certain property ("the Property"), together with improvements thereon and appurtenances thereunto belonging, in the State of North Carolina, County of Guilford, City of Greensboro, having an address of **5602 YY2 Broadleaf Road** and more particularly described as follows:

SEE ATTACHED EXHIBIT A

For back reference, see deed recorded in Book 4304 at Page 1042 in the Office of the Register of Deeds for Guilford County, North Carolina.

**TO HAVE AND TO HOLD** such right, title, and interest in and to the Property and all privileges and appurtenances thereunto belonging to Grantee, its successors and/or assigns, in fee simple subject to any easements, restrictions, and rights-of-way, if any, and ad valorem taxes for current and subsequent years.

**GRANTOR makes no warranty, express or implied, as to title to or condition of the Property.**

The designation Grantor or Grantee as used herein shall include said parties, their heirs, successors, and/or assigns, and shall include 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: Jeffrey M. Phillips  
Chairman to the Board of County Commissioners

\_\_\_\_\_  
Jeffrey M. Phillips

ATTEST:

\_\_\_\_\_  
Clerk to Board

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, \_\_\_\_\_, the undersigned Notary Public, do hereby certify that Robin Keller personally came before me this day and acknowledged that she 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 Jeffrey M. Phillips, Chairman to the Board of County Commissioners of said County, and attested by Robin 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 \_\_\_\_\_, 2020.

\_\_\_\_\_, Notary Public

My Commission Expires: \_\_\_\_\_

## EXHIBIT A

EXHIBIT A  
TO  
NORTH CAROLINA GENERAL WARRANTY DEED  
FROM  
ARAPPCO, INC.  
TO  
CITY OF GREENSBORO AND GUILFORD COUNTY, AS TENANTS IN COMMON

Beginning at a concrete monument marking the southeastern corner of Tract Two of that property described in that deed dated January 5, 1995 from William W. Spangler to Arappco, Inc., recorded in Book 4271, Page 1402 in the Guilford County Registry, and from said point of beginning thence with the southern line of Arappco, Inc., North 72° 12' 31" West 281.35 feet to a point; thence North 02° 08' 02" West 157.67 feet to a point; thence North 19° 22' 05" East 241.43 feet to a point; thence North 34° 28' 18" East 246.23 feet to a point; thence North 56° 37' 14" East 146.80 feet to a point; thence North 42° 16' 39" East 99.09 feet to a point; thence North 13° 35' 29" East 99.09 feet to a point; thence North 00° 45' 06" West 146.79 feet to a point; thence North 21° 31' 47" East 171.28 feet to a point located in the City of Greensboro's southern property line (of that property described in Deed Book 3855, Page 1480); thence with the southern line of the City of Greensboro property South 64° 21' 57" East 46.56 feet to a concrete monument; thence with the southern line of the City of Greensboro property South 75° 31' 30" East 204.14 feet to a concrete monument; thence with the western property line of the City of Greensboro South 02° 01' 05" West 307.11 feet to a concrete monument; thence continuing with the western property line of the City of Greensboro South 35° 28' 08" West 165.48 feet to an existing iron pipe; thence continuing with the western property line of the City of Greensboro South 35° 31' 47" West 291.55 feet to an existing concrete monument; thence continuing with the western property line of the City of Greensboro South 20° 47' 25" West 514.15 feet to a concrete monument, being the point of beginning; the above described property is 8.75 acres, more or less, as shown on that Tier Take-Down Map For Spangler Property dated November 2, 1994, prepared by Evans Engineering, Inc.

440100