

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: Exempt

Parcel Identifier No. 125321 & 125322 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: _____

This instrument was prepared by: City of Greensboro, Office of the City Attorney

Brief description for the Index: 24.343 acres metes and bounds

THIS DEED made this _____, day of _____, 2021, by and between

GRANTOR	GRANTEE
Guilford County, a body politic and corporate of The State of North Carolina P.O. Box 3427 Greensboro, NC 27402	City of Greensboro, a N.C. municipal corporation P.O. Box 3136 Greensboro, NC 27402-3136 Property Address: 5414 and 5424 Doggett Road

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 the 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 City of Greensboro, Morehead Township, Guilford County, North Carolina and more particularly described on EXHIBIT A attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

For back reference, see deed recorded in Deed Book 3815 Page 2123 and Deed Book 3783 Page 460 of the Guilford County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantor in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

This conveyance is made subject to all easements, restrictions and rights of way of record, if any, and all ad valorem taxes.

IN WITNESS WHEREOF, the Chairman of the Board of County Commissioners of Guilford County hath hereunto set his hand and seal the day and year first above written, pursuant to authority granted by the Board of County Commissioners at a public meeting on _____.
(date)

GUILFORD COUNTY, a body politic

Attest:

Clerk to the Board

By: _____ (Seal)
Chairman

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of said County and State, hereby certify that _____, personally came before me this day and acknowledged that he/she is Clerk of the Board of County Commissioners of Guilford County, a body politic and corporate; that the seal affixed to the foregoing instrument in writing is the corporate seal of said County and was affixed by her/him; that the said instrument was signed in the name of Guilford County by _____, Chairman of the Board of County Commissioners of said county and attested by said _____, as Clerk of said Board and that said instrument is the act and deed of Guilford County.

WITNESS my hand and seal, this the _____ day of _____, 2021.

Notary Public

My Commission Expires: _____

Exhibit A

Legal Description

GUILFORD COUNTY PARCEL NUMBER 0125321 & 0125322

Beginning at an existing $\frac{3}{4}$ " iron pipe in the western line of Guilford County (GPN:0125321) as described and recorded in deed book 3783 page 460 in the Office of Register of Deeds of Guilford County, N.C., being the Southeastern corner of the City of Greensboro (GPN:0125408) as described and recorded in deed book 4501 page 1214 in said Guilford County Registry, said iron also being located South $87^{\circ}39'18''$ East 135.01 feet from the centerline of Doggett Road (S.R. 2630); thence from point of beginning along the western line of herein described parcel, being the eastern line of said City of Greensboro (GPN: 0125408) North $02^{\circ}55'58''$ East 465.37 feet to a concrete monument; thence along the northwestern line of said herein described parcel, being the southeastern line of said City of Greensboro (GPN: 078539) as described and recorded in deed book 2309 page 654 in said Guilford County Registry, North $63^{\circ}44'00''$ East 406.30 feet to an existing iron rod in concrete, said rod marking the northernmost corner of herein described parcel; thence along the eastern line of said herein described parcel, being the western line of said City of Greensboro (GPN:078539), the following four (4) courses and distances: 1) South $13^{\circ}54'06''$ East 697.01 feet to an existing iron rod in concrete; thence 2) South $13^{\circ}49'36''$ West 629.83 feet to a $\frac{3}{4}$ " new iron pipe; thence 3) South $08^{\circ}13'47''$ West 867.95 feet to an existing iron rod in concrete; thence 4) South $24^{\circ}12'30''$ West 657.88 feet to an existing iron rod in concrete, said iron rod marking the southeastern corner of said herein described parcel, being the northwestern corner of said City of Greensboro (GPN: 078539); thence along the southern line of said herein described parcel, being a northwestern line of said City of Greensboro (GPN:078539) South $63^{\circ}12'23''$ West 151.34 feet to an existing iron rod in concrete, said rod being a southeastern corner of Guilford County (125364) as described and recorded in deed Book 4377 page 1924 in said Guilford County Registry; thence along said western line of said herein described parcel, being the eastern line of said Guilford County (GPN: 0125364), North $03^{\circ}18'16''$ East 1,921.23 feet to a mag nail in said Doggett Road (S.R. 2630); thence South $87^{\circ}12'45''$ East 15.06 feet to a mag nail in the centerline of said Doggett Road (S.R. 2630); thence, continuing along said western line of herein described parcel, being the centerline of Doggett Road (S.R. 2630) the following four (4) courses and distances: 1) North $39^{\circ}19'36''$ E 66.42 feet to a mag nail; thence 2) North $29^{\circ}46'39''$ E 91.82 feet to a mag nail; thence 3) North $22^{\circ}13'03''$ East 88.48 feet to a mag nail; thence 4) North $18^{\circ}50'26''$ East 37.03 feet to a mag nail; thence North $87^{\circ}39'18''$ West 135.01 feet the principle point of beginning, containing an area of 24.343 acres \pm .