

Section B Submittal Deadlines

Petitions for annexation are accepted by Planning & Neighborhood Development at any time. Find annexation schedule here: <https://www.concordnc.gov/Departments/Planning/Planning-Services/Annexations> The annexation will become effective immediately upon adoption of the annexation ordinance at the scheduled public hearing unless notified otherwise by the City Clerk.

(The City reserves the right to make exceptions to this tentative processing schedule for any reason, including when outstanding staff comments need to be addressed.)

Section C Summary Information / Metes and Bounds Descriptions

Development Project Name
Buffalo Ranch

Street Address
2183 and 2315 Heglar Road

Cabarrus County Property Identification Number(s) list below

P.I.N. 5549499161000	P.I.N. 5549-48-9427 5549489270000	P.I.N.
P.I.N.	P.I.N.	P.I.N.

Acreage of Annexation Site
3.366 ac and 1.391 ac

Annexation site is requesting connection to City of Concord Water YES and/or Sewer YES

Person to contact if there are questions about the petition

Name
William Niblock

Address
759 Concord Pwky N, Suite 20, Concord, NC 28027

Phone 704 788-4818	Fax #	Email wniblock@niblockhomes.com kenfoster@outlook.com
-----------------------	-------	---

Written metes and bounds description of property to be annexed
Attach additional sheets if necessary. Petitioners must submit an electronic Microsoft Word version. Petitioners must email an electronic copy to rogerss@concordnc.gov

Section D Annexation Petition

State of North Carolina, Cabarrus County, Petition of Annexation of Property to the City of Concord, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Concord, North Carolina. **The petitioners understand and agree that any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

YES	Contiguous to the present primary corporate limits of the City of Concord, North Carolina, or
	Satellite (Not Contiguous) to the municipal limits of the City of Concord, and meets all of the requirements for NCGS §160A-58.1(b) . This includes that if any portion of an area of the proposed annexation is part of a subdivision, all of the subdivision must be included.

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes ___ No X

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 12 day of March, 2021 by the owners of the property described in Section C.

Owner's Signature(s)

Include signatures of new owners if ownership will change during the annexation process.

Indicate if owner is signing on behalf of legal entity and in what capacity.

Print Name Randy Gene Walter Phone _____

Address 2183 Heglar Rd., Concord, NC 28025

Signature Randy Gene Walter Date 3-12-2021

Print Name Sherry Yates Walter Phone _____

Address 2183 Heglar Rd., Concord, NC 28025

Signature Sherry Yates Walter Date 3-12-2021

Print Name Niblock Homes, LLC Phone 704 788-4818

Address 759 Concord Pkwy N, Suite 20, Concord, NC 28027

Signature [Signature] Date 3/18/21

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

A notary statement must be completely filled out for each signature.

PETITION MUST BE NOTARIZED

State of: NC
County of: Cabarrus

Use this section for individual landowners.

I, Crystal D. Almond [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Randy Gene Walter [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that _____ [Representative for Landowner], a duly authorized representative for _____ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is _____ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the ___ day of _____, 20___, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

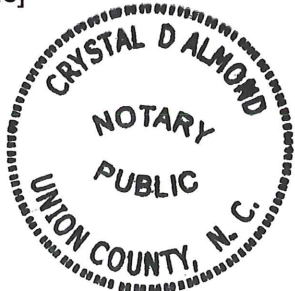
Witness my hand and official seal this 12th day of March, 2021.

Crystal D Almond
Notary Public

My commission expires April 25, 2023

[SEAL of Notary Public]

Notary's Stamp:



PETITION MUST BE NOTARIZED

State of: NC
County of: Cabarrus

Use this section for individual landowners.

I, Crystal D Almond [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Sherry Yates Walter [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that _____ [Representative for Landowner], a duly authorized representative for _____ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is _____ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the ___ day of _____, 20___, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

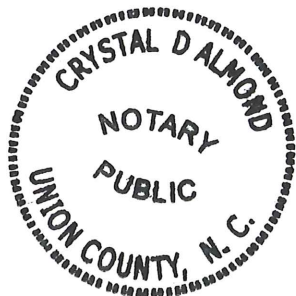
Witness my hand and official seal this 12th day of March, 2021.

Crystal D Almond
Notary Public

My commission expires April 25, 2023

[SEAL of Notary Public]

Notary's Stamp:



PETITION MUST BE NOTARIZED

State of: North Carolina
County of: Cabarrus

Use this section for individual landowners.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, _____ [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, Christin Coble [Notary's Name], a Notary Public for said County and State, do hereby certify that William Niblock [Representative for Landowner], a duly authorized representative for Niblock Homes, LLC [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is Authorized Signer [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the ___ day of _____, 20___, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

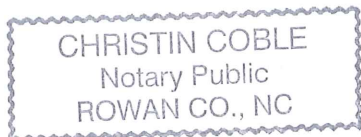
Witness my hand and official seal this 8th day of March, 2024.

Christin Coble
Notary Public

My commission expires February 17, 2023

[SEAL of Notary Public]

Notary's Stamp:



Section E Supplemental Information

In order for the City of Concord to better serve annexation areas, now and in the future, the City requests the following information from you. Please give your best estimates where they are needed. Contact information for relative City Departments can be found at the end of the worksheet. Please indicate 'N/A' for questions on which you have no information.

Acreage of Area										4.76 acres				
Current Population of Area										2				
Current Zoning of Area										LDR				
Desired City Zoning of Area										PUD (Add to adjoining PUD Site Plan)				
Proposed Use (i.e. residential, commercial, or industrial)										residential				
Estimated Total Value of Residential Units for the Proposed Development														
Total Proposed Number of Dwelling Units														
Type of Proposed Dwelling Units (Single Family Detached, Single Family Attached, Multi-Family)														
Year 1		Year 2		Year 3		Year 4		Year 5						
Estimated Total Value of Business Units for the Entire Proposed Development														
Commercial Value					Industrial Value					Other (not-for-profit) Value				
Proposed Number of Commercial														
Year 1		Year 2		Year 3		Year 4		Year 5						
Proposed Number of Industrial														
Year 1		Year 2		Year 3		Year 4		Year 5						
Proposed Number of Other (not-for-profit)?														
Year 1		Year 2		Year 3		Year 4		Year 5						

Section E (continued) Supplemental Information

Street Information									
Proposed total linear mileage of roadway installed									
Year 1		Year 2		Year 3		Year 4		Year 5	
Proposed total number of non-state maintained street miles									
Year 1		Year 2		Year 3		Year 4		Year 5	

Water Information									
Typical water service(s) (i.e. ¾", 1", etc.)									
Number of services installed by developer (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of services requested (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Typical irrigation meter size(s) to be installed (i.e. ¾", 1", etc.)									
Number of Services Requested									
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Mileage of Water Pipe Needed									
Year 1		Year 2		Year 3		Year 4		Year 5	

Sewer Information									
Typical sewer service(s) (i.e. 4", 6", 8" etc.)									
Number of services installed by developer (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of services requested (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Mileage of Water Pipe Needed									
Year 1		Year 2		Year 3		Year 4		Year 5	

Section E (continued) Supplemental Information

Solid Waste Data									
Number of Rollouts needed for Multi-Family Units									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units using City rollout collection									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing corrugated (cardboard) recycling									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing white paper pick-up (recycling)									
Year 1		Year 2		Year 3		Year 4		Year 5	

PLEASE SUBMIT ANY SKETCH PLANS OR PRELIMINARY PLATS THAT YOU MAY CURRENTLY HAVE FOR YOUR PROJECT.

City Contact Information

Planning and Neighborhood Development	704-920-5146
Water Resources Director	704-920-5343
Director of Electric Services	704-920-5301
Director of Engineering	704-920-5401
Solid Waste Manager	704-920-5351
Fire Chief	704-920-5536
Police Chief	704-920-5000
Transportation	704-920-5362
Legal	704-920-5114

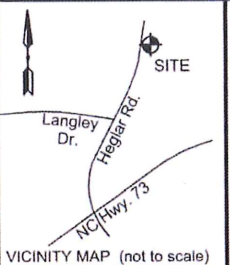
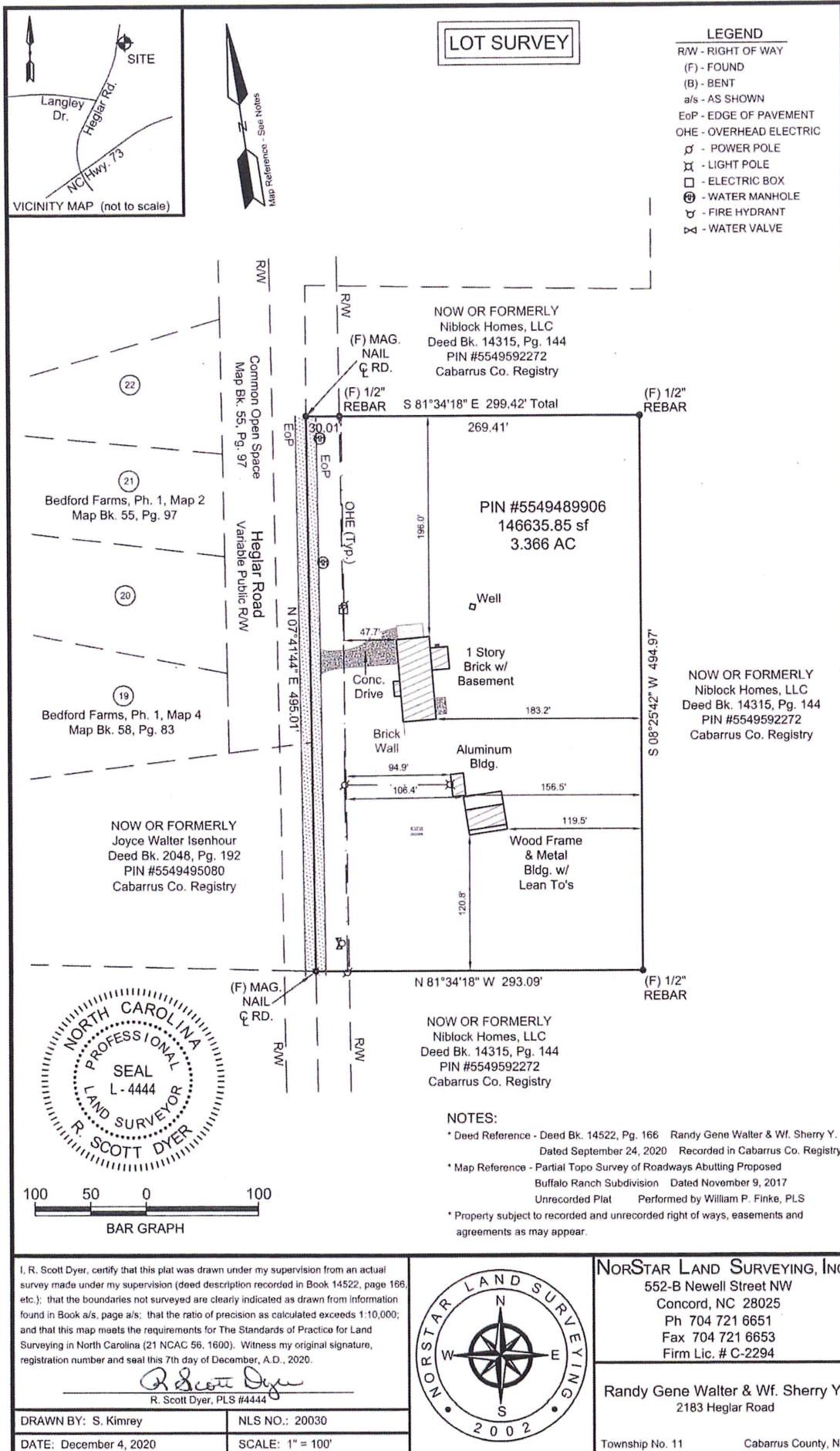
**Voluntary Annexation
Legal Description for
1.391 Acres located at
2315 Heglar Road**

All that parcel of land lying and being in Township 11 Central Cabarrus, Cabarrus County, Concord, North Carolina, and being all of Lot 3 of the Minor Subdivision Plat of 4.831 Acres on Heglar Road, prepared for Niblock Homes, LLC, as recorded in Plat Book 81, page 36 in the Cabarrus County Register of Deeds and more particular described as follows:

Beginning at a computed point near a brick wall. Said computed point being the common front corner of Lot 2 and Lot 3 of the Minor Subdivision Plat of 4.831 Acres on Heglar Road, prepared for Niblock Homes, LLC, as recorded in Plat Book 81, page 36 in the Cabarrus County Register of Deeds. Thence with the easterly 60' Right-of-Way of Heglar Road, (S.R. #2636), **N8°06'52"E 162.64'** to a #4 Rebar set. Said Rebar being located **S73°27'04"E 1.93'** from an existing #5 Rebar. Thence with three lines of Niblock Homes, LLC, 70.633 acres tract as recorded in Deed Book 14315, page 144, 1) **S73°27'04"E 207.45'** to a #4 Rebar set. 2) **S73°38'11"E 229.11'** to an existing small Axle. 3) **S19°08'12"W 138.00'** to an existing #4 Rebar, a common rear corner of Lot 2 and Lot 3 of the aforementioned subdivision. Thence with the common lot lines of Lot 2 and Lot 3 the following two calls, 1) **N54°27'49"W 31.27'** to an existing #4 Rebar. 2) **N78°35'44"W 378.43'**, (passing through an existing #4 Rebar at 375.43'), to the point and place of beginning, containing 1.391 Acres or 60,573 Square Feet.

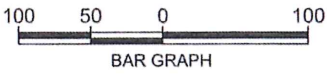
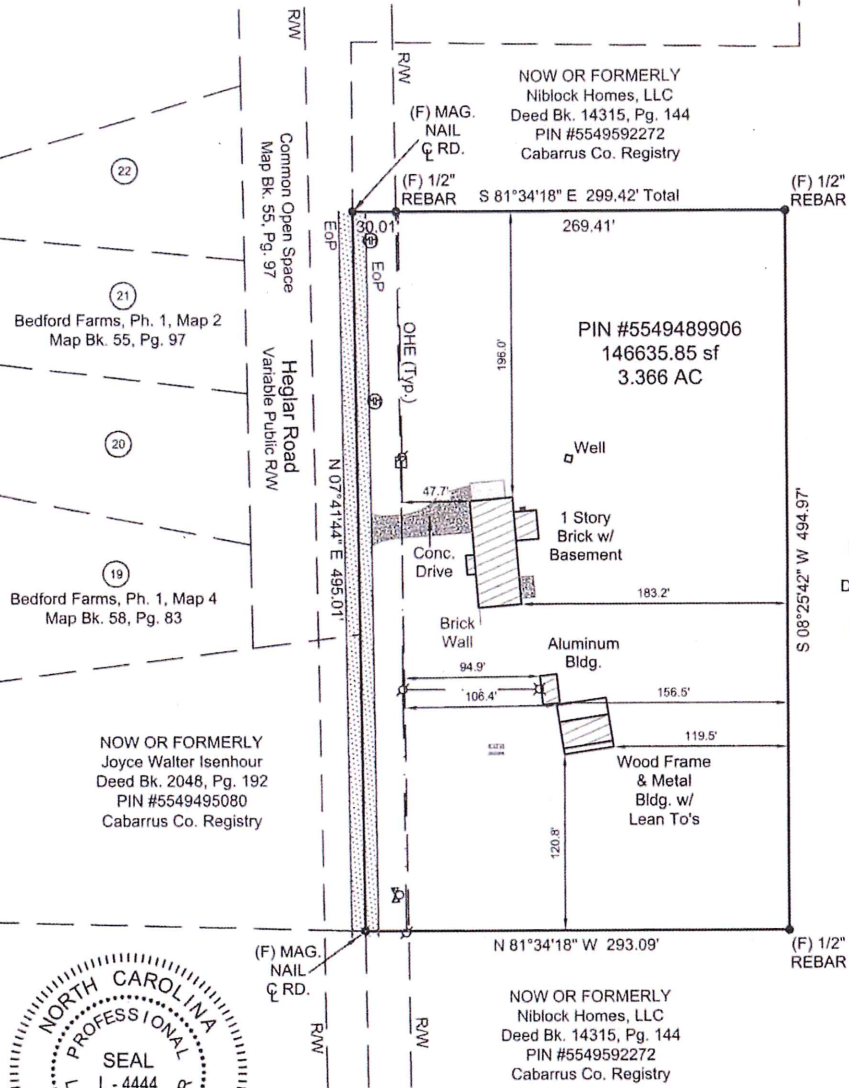
PIN #5549489906

Beginning at a nail in the centerline of Heglar Road (Variable Public R/W), said nail being a common corner with now or formerly Niblock Homes, LLC (Deed Bk. 14315, Pg. 144), thence with the centerline of Heglar Road (Variable Public R/W), N 07°41'44" E 495.01 feet to a nail, said nail being a common corner with the property of now or formerly Niblock Homes, LLC (Deed Bk. 14315, Pg. 144); thence with the property of now or formerly Niblock Homes, LLC (Deed Bk. 14315, Pg. 144) the following three (3) calls: (1) S 81°34'18" E, passing a ½" rebar on line at 30.01 feet for a total of 299.42 feet to a ½" rebar; (2) S 08°25'42" W 494.97 feet to a ½" rebar; (3) N 81°34'18" W 293.09 feet to the POINT AND PLACE OF BEGINNING and containing 3.366 AC.



LOT SURVEY

- LEGEND**
- R/W - RIGHT OF WAY
 - (F) - FOUND
 - (B) - BENT
 - a/s - AS SHOWN
 - EP - EDGE OF PAVEMENT
 - OHE - OVERHEAD ELECTRIC
 - ⊙ - POWER POLE
 - ⊗ - LIGHT POLE
 - ⊠ - ELECTRIC BOX
 - ⊕ - WATER MANHOLE
 - ⊗ - FIRE HYDRANT
 - ⊗ - WATER VALVE



NOTES:

- * Deed Reference - Deed Bk. 14522, Pg. 166 Randy Gene Walter & Wf. Sherry Y. Dated September 24, 2020 Recorded in Cabarrus Co. Registry
- * Map Reference - Partial Topo Survey of Roadways Abutting Proposed Buffalo Ranch Subdivision Dated November 9, 2017 Unrecorded Plat Performed by William P. Finke, PLS
- * Property subject to recorded and unrecorded right of ways, easements and agreements as may appear.

I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 14522, page 166, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book a/s, page a/s; that the ratio of precision as calculated exceeds 1:10,000; and that this map meets the requirements for The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56, 1600). Witness my original signature, registration number and seal this 7th day of December, A.D., 2020.

R. Scott Dyer
R. Scott Dyer, PLS #4444



NORSTAR LAND SURVEYING, INC.
552-B Newell Street NW
Concord, NC 28025
Ph 704 721 6651
Fax 704 721 6653
Firm Lic. # C-2294

Randy Gene Walter & Wf. Sherry Y.
2183 Heglar Road

Township No. 11 Cabarrus County, NC

DRAWN BY: S. Kimrey	NLS NO.: 20030
DATE: December 4, 2020	SCALE: 1" = 100'



FILED
CABARRUS COUNTY NC
WAYNE NIXON
REGISTER OF DEEDS

FILED Jul 10, 2019
AT 04:06 pm
BOOK 13596
START PAGE 0028
END PAGE 0030
INSTRUMENT # 17256
EXCISE TAX \$650.00
EBV

SCANNED AND RETURNED

PREPARED BY AND RETURN TO:
LAW OFFICES OF ROBERT M. CRITZ, P.A.
P. O. BOX 745, CONCORD, NC 28026-0745
FILE NO. 28075-C

REVENUE STAMPS: \$650.00
TAX I.D. NUMBER: 5549-48-8278

NORTH CAROLINA

GENERAL WARRANTY DEED

CABARRUS COUNTY

THIS GENERAL WARRANTY DEED, made this 9th day of July, 2019, by and between **DOGWOOD AND PINES, LLC**, a North Carolina limited liability company, whose mailing address is 800 Wilhelm Place, N.E., Concord, North Carolina 28025, Grantor, **NIBLOCK HOMES, LLC**, a North Carolina limited liability company, whose mailing address is 759 Concord Parkway North, Suite 20, Concord, North Carolina 28027, Grantee.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context. Neither the property, nor any part thereof, is the primary residence of the Grantor.

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 tract or parcel of land, more particularly described as follows:

3/ALB-

(OLD DESCRIPTION)

Lying and being in No. 11 Township, Cabarrus County, North Carolina on the east side of Heglar Road (S.R. #2636), adjoining the property of REO Funding Solutions III, LLC (Book 10058, Page 176), and being more particular described as follows:

BEGINNING at an existing #5 rebar on the east side of the right-of-way of Heglar Road, in the line of REO Funding Solutions III, LLC (said #5 rebar being located S. 75-36-13 E. 25.95 feet from a 1" iron found in the right-of-way of Heglar Road, and being the northwest corner of PIN #5549-69-0093) and runs thence four (4) courses and distances with the line of REO Funding Solutions III, LLC, as follows: (1) S. 73-27-04 E. 207.45 feet to a #4 rebar set; thence (2) S. 73-38-11 E. 229.11 feet to a small axle found; thence (3) S. 19-08-12 W. 452.55 feet to a small axle found; and thence (4) N. 83-41-55 W. (passing a small axle found on line at 381.20 feet) 429.51 feet to a computed point in the right-of-way of Heglar Road, a corner of REO Funding Solutions III, LLC; thence three (3) courses and distances through the right-of-way of Heglar Road, as follows: (1) N. 30-23-28 E. 71.78 feet; thence (2) N. 17-23-48 E. 100 feet to a computed point; and thence (3) N. 09-31-54 E. 360.77 feet to a computed point, a corner of REO Funding Solutions III, LLC; thence through the right-of-way of Heglar Road, S. 73-27-04 E. 30.02 feet to the point of BEGINNING, containing 4.831 acres, more or less, as shown on that survey by Mark S. Pence, PLS, dated January 24, 2019.

For back reference see Book 13353, Page 273, Cabarrus County Registry.

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.

Grantor covenants with the Grantee, that 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 liens and encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and subsequent years, easements, restrictions, and any other exceptions of record, any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, and matters that would be disclosed by a current survey and inspection of the aforesaid tract or parcel of land.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

IN TESTIMONY WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

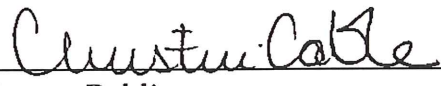
DOGWOOD AND PINES, LLC,
a North Carolina limited liability company

By: 
James O. Campbell, Member/Manager

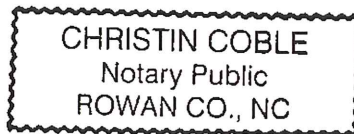
NORTH CAROLINA
CABARRUS COUNTY

I, Christin Coble, a Notary Public in and for said State and County of Rowan, do hereby certify that **James O. Campbell** personally appeared before me this day and acknowledged that he is the Member/Manager of Dogwood and Pines, LLC, a North Carolina limited liability company, and that he as Member/Manager, being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and notarial seal, this the 9th day of July, 2019.


Notary Public

My Commission Expires: 02/17/2023



FILED	Sep 24, 2020
AT	01:34:00 PM
BOOK	14522
START PAGE	0166
END PAGE	0169
INSTRUMENT #	32687
EXCISE TAX	\$0.00

PREPARED BY AND RETURN TO:
LAW OFFICES OF ROBERT M. CRITZ, P.A.
P. O. BOX 745, CONCORD, NC 28026-0745
FILE NO. 28531-C

REVENUE STAMPS: None
PIN: 5549-49-9229; 5549-48-9906; and 5549-49-9134
(TO BE COMBINED)

N O T I T L E O P I N I O N R E N D E R E D N O R I M P L I E D

NORTH CAROLINA

GENERAL WARRANTY DEED

CABARRUS COUNTY

THIS GENERAL WARRANTY DEED, made this 21st day of September, 2020, by and between **RANDY GENE WALTER and wife, SHERRY YATES WALTER**, whose mailing address is 2183 Heglar Road, North Carolina 28025, Grantor, and **RANDY GENE WALTER and wife, SHERRY YATES WALTER**, whose mailing address is 2183 Heglar Road, North Carolina 28025, Grantee.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context. The property is the primary residence of the Grantor.

W I T N E S S E T H:

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 tract or parcel of land, more particularly described as follows:

TRACT 1:
(Tax PIN 5549-49-9134)

Lying and being in Number 11 Township, Cabarrus County, North Carolina, on the east side of Heglar Road, and being part of the property described in Deed Book 209, at Page 613, in the office of the Register of Deeds for Cabarrus County, North Carolina, and more particularly described as follows:

BEGINNING at a new iron pipe (said iron pipe being S. 5-30 W. 523.8 feet from an existing iron pipe on line on the east side of Heglar Road, and S. 78-30 E. 33.3 feet from a point in the center of Heglar Road), and runs thence, S. 78-30 E. 264 feet to a new iron pipe; thence S. 11-30 W. 165 feet to a new iron pipe; thence N. 78-30 W. (passing a new iron pipe on line at 264 feet) 295.2 feet to a point in the center of Heglar Road (said point being 2250 feet from North Carolina Highway Number 49); thence with the center of Heglar Road, N. 10-46 E. 165.01 feet to a point in the center of Heglar Road; thence S. 78-30 E. 33.3 feet to the point of BEGINNING, containing 1.12 acres, as surveyed by Charles D. Brown, Registered Land Surveyor, on October 9, 1982, and being the same property as conveyed by deed dated April 13, 1983, and recorded in Book 559, Page 696, Cabarrus County Registry.

TRACT 2:
(Tax PIN 5549-49-9229)

Lying and Being in Number Eleven (11) Township of Cabarrus County, North Carolina, on the East side of Heglar Road (SR 2636), adjoining the property of Randy Gene Walter, being a part of the property of Otha Walter, and being more fully described as follows:

BEGINNING at an iron stake in the centerline of Heglar Road, the old Southwestern corner of Randy Gene Walter (Deed Book 559, Page 696), and runs thence with the Southern line of Randy Gene Walter, South 78-30 East 295.20 feet to an iron stake, the old Southeastern corner of Randy Gene Walter; thence two (2) new lines of Otha Walter as follows: First, South 11-30 West 164.98 feet to a new iron stake, a new corner; thence Second, North 78-30 West (passing a new iron stake in line at 281.09 feet) 293.09 feet to a nail in the centerline of Heglar Road, a new corner; thence with the centerline of said Road, North 10-46 East 165.00 feet to the point of BEGINNING, containing 1.114 acre, more or less, as surveyed and platted by Charles D. Brown, R.L.S., August 8, 1996, and being the First Tract as conveyed by deed dated September 16, 1996, and recorded in Book 1716, Page 24, Cabarrus County Registry. Subject to the Right of Way for Heglar Road.

TRACT 3:
(Tax PIN 5549-48-9906)

Lying and Being in Number Eleven (11) Township of Cabarrus County, North Carolina, on the East side of Heglar Road (SR 2636), adjoining the property of Randy Gene Walter, being a part of the property of Otha Walter, and being more fully described as follows:

BEGINNING at an iron stake in the centerline of Heglar Road, the old Northwestern corner of Randy Gene Walter (Deed Book 559, Page 696), and runs thence with the

centerline of Heglar Road, North 10-46 East 165.00 feet to a new nail in the centerline of Heglar Road, a new corner of Otha Walter; thence with two (2) new lines of Otha Walter, as follows: First, South 78-30 East 299.42 feet to a new iron stake, a new corner; and thence, Second, South 11-30 West 164.98 feet to an iron stake, the old Northeastern corner of Randy Gene Walter; thence with the Northern line of Randy Gene Walter, North 78-30 West 297.30 feet to the point of BEGINNING, containing 1.130 acre, more or less, as surveyed and platted by Charles D, Brown, R.L.S., August 8, 1996, and being the Second Tract as conveyed by deed dated September 16, 1996, and recorded in Book 1716, Page 24, Cabarrus County Registry. Subject to Right of Way for Heglar Road.

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE TAX PIN NUMBERS 5549-49-9229, 5549-48-9906, and 5549-49-9134.

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.

Grantor covenants with the Grantee, that 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 liens and encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year and subsequent years, easements, restrictions, and any other exceptions of record, any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property, and matters that would be disclosed by a current survey and inspection of the aforesaid tract or parcel of land.

[Signatures to Appear on Following Page]

IN TESTIMONY WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Randy Gene Walter (SEAL)
Randy Gene Walter

Sherry Yates Walter (SEAL)
Sherry Yates Walter

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Crystal D Almond, a Notary Public in and for the County of Union and State of North Carolina, do hereby certify that **Randy Gene Walter and Sherry Yates Walter** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial stamp, this the 21st day of September, 2020.

Crystal D. Almond
Notary Public

My Commission Expires: 4/25/23
(Notary Seal)

