



**Planning & Neighborhood Development**  
35 Cabarrus Avenue, West  
PO Box 308 Concord, NC 28026  
Phone: 704-920-5146  
Email: [rogerss@concordnc.gov](mailto:rogerss@concordnc.gov)

**Petition for Annexation into the Concord City Limits**

<b>Section A</b> Submittal Checklist	
<p>Please include all of the following (check off). If any information is missing from the application package, you will be asked to resubmit the petition with all required materials. Please carefully check the list below before you submit:</p>	
<p><b>Required</b> – An incomplete application will delay the annexation process.</p>	
	<p><b>Written metes and bounds description of the property to be annexed.</b> (Must include in application packet <u>and</u> email a Microsoft Word version to <a href="mailto:rogerss@concordnc.gov">rogerss@concordnc.gov</a> . Mark as <b>Exhibit A</b>. Source can be from Survey or Deed.</p>
	<p><b>Map</b> showing above written metes and bounds description of the property to be annexed <u>in relation to the current city limits</u> Mark as <b>Exhibit B</b>.</p>
	<p><b>A Current County Tax Map</b> with parcels included in the annexation request clearly marked. Mark as <b>Exhibit C</b>. <a href="http://gis.cabarruscounty.us/gisdataexplorer/">http://gis.cabarruscounty.us/gisdataexplorer/</a></p>
	<p><b>Correct Parcel Identification Number(s) (PIN) on second page of application. This is very important.</b> Please indicate if the property to be annexed is only a portion of an existing parcel. <a href="http://gis.cabarruscounty.us/gisdataexplorer/">http://gis.cabarruscounty.us/gisdataexplorer/</a></p>
	<p><b>Property Owners' Signatures, Date of Signatures, and addresses.</b> See page 3 of this application. <u>All real property owners</u> must sign the application, and such signature <u>must be notarized</u>. An authorized representative must sign on behalf of each legal entity that holds ownership of the property and <u>such representative's signature must be notarized</u>. <u>One signature for each legal ownership interest in the property</u>.  Please include signatures of new owners if ownership will change during the annexation process.</p>
	<p><b>Notary Statements for each signature</b></p>
	<p><b>General Warranty Deed showing ownership of the property.</b> Petitioners must submit a title opinion or title insurance if a general warranty deed is not available. Upon review, a title opinion may be required in addition to a general warranty deed.</p>
	<p><b>Statement of vested rights claimed, if any.</b></p>
	<p><b>\$300.00 Application Fee</b></p>
	<p><b>A letter authorizing a developer or agent to handle annexation petition (e.g. withdraw, delay/reactivate petition).</b></p>
	<p><b>This application form (Sections A, B, C, and D) completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application, page 2.</b></p>
<p><b>Optional, but will assist in the steps following the annexation process</b></p>	
	<p><b><u>Section E (Supplemental Information)</u></b></p>
	<p><b>Copy of any proposed plans, which may include but is not limited to a preliminary site plan or final site plan</b></p>
	<p><b>Appropriate application(s) for City of Concord Planning &amp; Zoning Commission (Rezoning Petition)</b></p>
	<p><b>List of Current Adjacent Property Owners</b></p>

**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**      Afton Business Park

**Street Address**      Goodman Road, Cabarrus County      **Staff Note: 200, 251, 283, and 293 Goodman Rd**

**Cabarrus County Property Identification Number(s)** list below

<b>P.I.N.</b> 469069180700	<b>P.I.N.</b> 469069643200	<b>P.I.N.</b> 469058693600
<b>P.I.N.</b> 469068091500	<b>P.I.N.</b> 469069053100	<b>P.I.N.</b>

**Acreage of Annexation Site**      49.91

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

**Person to contact if there are questions about the petition**

**Name**      Christopher J. Daly

**Address**      301 S. College Street, Suite 2800, Charlotte, North Carolina 28202

**Phone**      704-343-4311

**Fax #**      704-342-9039

**Email**      Chris.Daly@childressklein.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](mailto: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:

<input type="checkbox"/>	Contiguous to the present primary corporate limits of the City of Concord, North Carolina, or
<input checked="" type="checkbox"/>	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

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 \_\_\_ day of \_\_\_\_\_, 20\_\_\_ by the owners of the property described in Section C.

**Owner's Signature(s)** See following page for signature block.

**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 Staff Note: See attached Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

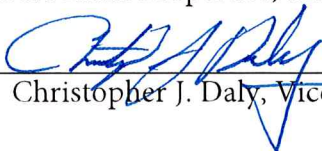
Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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

CK Afton Ridge Land, LLC, a North Carolina limited liability company

By: Childress Klein Properties, Inc., its Manager

By  \_\_\_\_\_  
Christopher J. Daly, Vice President



PETITION MUST BE NOTARIZED

State of: North Carolina  
County of: Mecklenburg

**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, Hayley J. Wynn [Notary's Name], a Notary Public for said County and State, do hereby certify that Christopher J. Daly [Representative for Landowner], a duly authorized representative for CK Afton Ridge Land, LLC [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is Vice President [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 12 day of July, 2021.

Hayley J. Wynn  
Notary Public

My commission expires September 13, 2025

[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.

<b>Acreage of Area</b>										49.9									
<b>Current Population of Area</b>										N/A									
<b>Current Zoning of Area</b>										LI									
<b>Desired City Zoning of Area</b>										I-1 Light Industrial									
<b>Proposed Use (i.e. residential, commercial, or industrial)</b>										Industrial									
<b>Estimated Total Value of Residential Units for the Proposed Development</b>										N/A									
<b>Total Proposed Number of Dwelling Units</b>										N/A									
<b>Type of Proposed Dwelling Units</b> (Single Family Detached, Single Family Attached, Multi-Family)										N/A									
Year 1				Year 2				Year 3				Year 4				Year 5			
<b>Estimated Total Value of Business Units for the Entire Proposed Development</b>																			
Commercial Value						Industrial Value			\$40 Million			Other (not-for-profit) Value							
<b>Proposed Number of Commercial</b>																			
Year 1				Year 2				Year 3				Year 4				Year 5			
<b>Proposed Number of Industrial</b>																			
Year 1		1		Year 2		1		Year 3		1		Year 4				Year 5			
<b>Proposed Number of Other (not-for-profit)?</b>																			
Year 1				Year 2				Year 3				Year 4				Year 5			

**Section E (continued)** Supplemental Information

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

Water Information									
<b>Typical water service(s) (i.e. ¾", 1", etc.)</b>					2" Domestic				
<b>Number of services installed by developer (by service type)</b>									
Year 1	1	Year 2	1	Year 3	1	Year 4		Year 5	
<b>Number of services requested (by service type)</b>									
Year 1		Year 2		Year 3		Year 4		Year 5	
<b>Typical irrigation meter size(s) to be installed (i.e. ¾", 1", etc.)</b>					1 1/2" Irrigation				
<b>Number of Services Requested</b>									
Year 1	1	Year 2	1	Year 3	1	Year 4		Year 5	
<b>Estimated Mileage of Water Pipe Needed - Linear Feet</b>									
Year 1	3500	Year 2		Year 3		Year 4		Year 5	

Sewer Information									
<b>Typical sewer service(s) (i.e. 4", 6", 8" etc.)</b>					6" Sanitary Sewer				
<b>Number of services installed by developer (by service type)</b>									
Year 1	1	Year 2	1	Year 3	1	Year 4		Year 5	
<b>Number of services requested (by service type)</b>									
Year 1		Year 2		Year 3		Year 4		Year 5	
<b>Estimated Mileage of Water Pipe Needed Sewer</b>									
Year 1	200	Year 2		Year 3		Year 4		Year 5	

**Section E (continued)** Supplemental Information

**Solid Waste Data**

<b>Number of Rollouts needed for Multi-Family Units</b>					N/A				
Year 1		Year 2		Year 3		Year 4		Year 5	
<b>Number of commercial units using City rollout collection</b>					N/A				
Year 1		Year 2		Year 3		Year 4		Year 5	
<b>Number of commercial units needing corrugated (cardboard) recycling</b>					N/A				
Year 1		Year 2		Year 3		Year 4		Year 5	
<b>Number of commercial units needing white paper pick-up (recycling)</b>					N/A				
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

## EXHIBIT A

*Being all of that tract or parcel of land situated, lying and being in the City of Concord, Cabarrus County, North Carolina, and being more particularly described as follows:*

*Commencing at a NGS Monument "TSQUARE" having NC GRID NAD 83 coordinates of N:582969.11 feet, E:1473908.34 feet proceed; thence North 40-00-52 East a horizontal ground distance of 33685.83 feet to a 1/2" new iron rod the Point and Place of BEGINNING, said point being a common corner with the of Robert E. Andrews "ET AL" as described in Deed Book 12282, Page 93 as recorded in the Cabarrus County Registry and being located on the easterly line of the property of Nancy A. Smith and husband, Richard A. Smith as described in Deed Book 10422, Page 344 as recorded in said Registry; thence along said easterly line of Nancy A. Smith and husband, Richard A. Smith property North 05-16-02 East a distance of 440.00 feet to a 1/2" new iron rod being a common corner with said Robert E. Andrews "ET AL" property; thence with the line of said Robert E. Andrews "ET AL" property the following three (3) courses and distances; 1) South 84-43-58 East a distance of 100.00 feet to a 1/2" new iron rod; 2) South 05-16-02 West a distance of 440.00 feet to a 1/2" new iron rod; 3) North 84-43-58 West a distance of 100.00 feet to the Point and Place of BEGINNING;*

*Containing 44,000 square feet or 1.0100 acres as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated December 12, 2020 JOB NO. 90813.*



*Being all of that tract or parcel of land situated, lying and being in the City of Concord, Cabarrus County, North Carolina, and being more particularly described as follows:*

*Commencing at a NGS Monument "TQUARE" having NC GRID NAD 83 coordinates of N:582969.11 feet , E:1473908.34 feet proceed; thence North 39-14-39 East a horizontal ground distance of 34354.59 feet to a new nail located within the right of way of Goodman Road (a variable width public r/w) the Point and place of BEGINNING, said point being a common corner with the property of Nancy A. Smith and husband Richard A. Smith as described in Deed Book 10422, Page 344 as recorded in the Cabarrus County Registry and with Lots 1 & 2, Goodman Road as described in Map Book 72, Page 52 as recorded in said Registry; thence within the right of way of said Goodman Road and along the southerly line of said Lots 1 & 2, Goodman Road the following five (5) courses and distances; 1) North 77-47-02 East a distance of 64.51 feet to a new nail; 2) North 78-20-28 East a distance of 35.53 feet to a new nail; 3) North 78-45-37 East a distance of 39.30 feet to a new nail; 4) North 79-59-40 East a distance of 69.50 feet to a new nail; 5) North 82-09-50 East a distance of 68.24 feet to a new nail located within the said right of way of Goodman Road and being a common corner with the property of Curtis L. Andrews, JR. as described in Deed Book 807, Page 275 as recorded in said Registry; thence leaving the said right of way of Goodman Road along the line of said Curtis L. Andrews, JR. property the following three (3) courses and distances; 1) South 05-34-17 East a distance of 241.02 feet to an 3/4" existing iron rod; 2) North 84-25-38 East a distance of 187.99 feet to an 1/2" existing iron rod; 3) North 05-33-32 West a distance of 242.09 feet to a new nail located within the said right of way of Goodman Road and being located on the southerly line of Paul R. Williams and wife Wanda U. Williams as described in Deed Book 443, Page 680 as recorded in said Registry; thence within the said right of way of Goodman Road along the said southerly line of Paul R. Williams and wife Wanda U. Williams property North 85-02-05 East a distance of 50.69 feet to a new nail being a common corner with the R.B. Andrews, JR. and wife betty Q. Andrews as described in Deed Book 325, Page 272 as recorded in said Registry; thence with the said right of way of Goodman Road along the said property of R.B. Andrews, JR. and wife betty Q. Andrews North 88-04-32 East a distance of 339.12 feet to a new nail; thence leaving the said right of way of Goodman Road along the said property of R.B. Andrews, JR. and wife betty Q. Andrews South 05-46-54 West a distance of 1235.91 feet to an 1/2" existing iron pipe located on the property line of Scannell Properties #378, LLC as described in Deed Book 13444, Page 29 as recorded in said Registry; thence with the said line of Scannell Properties #378, LLC the following three (3) courses and distances; 1) North 67-12-59 West a distance of 353.96 feet to an 1/2" existing iron rod; 2) South 57-03-59 West a distance of 366.92 feet to an 1/2" existing iron rod; 3) South 65-21-40 West a distance of 231.34 feet to a stone being a common corner with said Nancy A. Smith and husband Richard A. Smith property; thence with said Nancy A. Smith and husband Richard A. Smith property North 05-16-02 East a distance of 498.91 feet to a 1/2" new iron rod being a common corner with the property of Robert E. Andrews "ET AL" as described in Deed Book 12282, Page 93 as recorded in said Registry; thence with said Robert E. Andrews "ET AL" property the following three (3) courses and distances; 1) South 84-43-58 East a distance of 100.00 feet to a 1/2" new iron rod; 2) North 05-16-02 East a distance of 440.00 feet to an 1/2" new iron rod; 3) North 84-43-58 West a distance of 100.00 feet to an 1/2" new iron rod being a common corner with the said property of Nancy A. Smith and husband Richard A. Smith; thence*

*along the said property of Nancy A. Smith and husband Richard A. Smith North 05-16-02 East a distance of 370.13 feet to the Point of Place of BEGINNING;*

*Containing 903,384 square feet or 20.7389 acres as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated December 12, 2020 JOB NO. 90813.*

*Being all of that tract or parcel of land situated, lying and being in the City of Concord, Cabarrus County, North Carolina, and being more particularly described as follows:*

*Commencing at a NGS Monument "TSQUARE" having NC GRID NAD 83 coordinates of N:582969.11 feet, E: 1473908.34 feet proceed; thence North 39-32-30 East a horizontal ground distance of 34566.03 feet to a new nail located within the right of way of Goodman Road (a variable width public r/w) the Point and Place of BEGINNING, said point being a common corner with the property of Robert E. Andrews "ET AL" as described Deed Book 12282, Page 93 as recorded in the Cabarrus County Registry and being located on the southerly line of Lots 1 & 2, Goodman Road, as described in Map Book 72, Page 52 as recorded in said Registry; thence within said right of way of Goodman Road and along the said southerly line of Lots 1 & 2, Goodman Road the following two (2) courses and distances: 1) North 82-09-50 East a distance of 34.07 feet to a new nail: 2) North 83-37-56 East a distance of 55.63 feet to a new nail being a common corner with the property of Paul R. Williams and wife Wanda U. Williams as described in Deed Book 443, Page 680 as recorded in said Registry; thence within said right of way of Goodman Road and along the southerly line of said Paul R. Williams and wife Wanda U. Williams property North 85-02-05 East a distance of 98.38 feet to a new nail being a common corner with said property of Robert E. Andrews "ET AL"; thence leaving the said right of way of Goodman Road along the line of said Robert E. Andrews "ET AL" property the following three (3) courses and distances; 1) South 05-33-32 East a distance of 242.09 feet to an 1/2" existing iron rod; 2) South 84-25-38 West a distance of 187.99 feet to an 3/4" exiting iron rod; 3) North 05-34-17 West a distance of 241.02 feet to the Point and Place of BEGINNING;*

*Containing 45,592 square feet or 1.0466 acres as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated December 12, 2020 JOB NO. 90813.*

*Being all of that tract or parcel of land situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:*

*Commencing at a NGS monument "TSQUARE" having NC GRID NAD 83 coordinates of N:582969.11 feet, E:1473908.34 feet proceed: thence North 39-49-08 East a horizontal ground distance of 34735.96 feet to a new nail located within the right-of-way of Goodman Road (a variable width public r/w) the Point and Place of BEGINNING, said point being a common corner with the property of Robert E. Andrews "ET AL" as described in Deed Book 12282, Page 93 as recorded in the Cabarrus County Registry and being a common corner with the property of R.B. Andrews, JR. and Wife Betty Q. Andrews as described in Deed Book 325, Page 272 as recorded in said Registry; thence with the line of said Robert E. Andrews "ET AL" property South 85-02-05 West a distance of 50.69 feet to a new nail being common corner with the property of Curtis L. Andrews, JR. as described in Deed Book 807, Page 275 as described in said Registry; thence with the line of said Curtis L. Andrews, JR. South 85-02-05 West a distance of 98.38 feet to a new nail being a common corner with Lots 1 & 2, Goodman Road as described in Map Book 72, Page 52 as recorded in said Registry; thence leaving the right-of-way of Goodman Road with the line of said Lots 1 & 2, Goodman Road North 05-19-33 East a distance of 641.06 feet to an existing iron rod base located on the southern line of Lot 8, Afton Ridge Phase III as described in Map Book 60, Page 55 as recorded in said Registry; thence with the line of said Lot 8, Afton Ridge Phase III South 86-07-44 East a distance of 149.87 feet to an axle being a common corner with the said property of R.B. Andrews, JR. and Wife Betty Q. Andrews; thence with the line of said R.B. Andrews, JR. and Wife Betty Q. Andrews property South 05-37-05 West a distance of 618.24 feet to the Point and Place of BEGINNING;*

*Containing 93,320 square feet or 2.1423 acres as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated December 12, 2019, JOB NO. 90813.*

Being all of that tract or parcel of land situated, lying and being in the City of Concord, Cabarrus County, North Carolina, and being more particularly described as follows:

*BEGINNING at a 1/2" new iron rod located on the northerly margin of Interstate Highway 85 (a variable width public r/w) and being a common corner with the property of Curtis Lee Andrews, JR. as described in Deed Book 6507, Page 105 as recorded in the Cabarrus County Registry; thence with the said margin of Interstate Highway 85 the following three courses and distances; 1) South 68-09-02 West a distance of 188.01 feet to an 3"x 3" existing iron rod; 2) South 31-44-31 West a distance of 127.35 feet to an 1/2" existing iron rod; 3) with a curve turning to the left, with an arc length of 56.31 feet, with a radius of 5900.58 feet, with a chord bearing of South 66-31-35 West a distance of 56.31 feet to an 1/2" existing iron rod being a common corner with the property of Scannell Properties #378, LLC as described in Deed Book 13444, Page 29 as recorded in said Registry; thence along the line of said Scannell Properties #378, LLC property North 67-12-59 West a distance of 265.87 feet to an 1/2" existing iron pipe being a common corner with the property of Robert E. Andrews "ET AL" as described in Deed Book 12282, Page 93 as recorded in said Registry; thence along the line of said Robert E. Andrews "ET AL" property the following two courses and distances; 1) North 05-46-54 East a distance of 1235.91 feet to a new nail being located within the right of way of Goodman Road (a variable width public r/w); 2) South 88-04-32 West a distance of 339.12 feet to a new nail being a common corner with the property of Paul R. Williams, and Wife Wanda U. Williams as described in Deed Book 443, Page 680 as recorded in said Registry; thence along the line of said Paul R. Williams, and Wife Wanda U. Williams property North 05-37-05 East a distance of 618.24 feet to an axle being a common corner with Lot 8, Afton Ridge Phase III, as described in Map Book 60, Page 55 as recorded in the said Registry; thence along the line of said Lot 8, Afton Ridge Phase III the following two (2) courses and distances; 1) South 86-07-44 East a distance of 789.32 feet to an 1/4" existing iron rod; 2) South 07-42-11 East a distance of 532.31 feet to a 1/2" new iron rod being located on the northerly margin of Glen Afton BLVD. (80' public r/w); thence with the said northerly margin of said Glen Afton BLVD. the following three (3) courses and distances; 1) with a curve turning to the right with an arc length of 262.62', with a radius of 1360.00', with a chord bearing of South 85-32-29 West, with a chord length of 262.21', to a 1/2" new iron rod; 2) with a compound curve turning to the right with an arc length of 170.82', with a radius of 1360.00', with a chord bearing of North 85-19-42 West, with a chord length of 170.71', to a 1/2" new iron rod; 3) South 09-05-23 West a distance of 11.17 feet to a 1/2" new iron rod being located on the northerly margin of Goodman Road (a variable width public r/w); thence with the said margin of Goodman Road the following five (5) courses and distances; 1) South 81-53-07 East a distance of 33.50 feet to a calculated point; 2) South 79-47-15 East a distance of 116.18 feet to a calculated point; 3) with a curve turning to the right with an arc length of 142.81', with a radius of 874.15', with a chord bearing of South 75-06-26 East, with a chord length of 142.65', to a calculated point; 4) with a compound curve turning to the right with an arc length of 143.47', with a radius of 316.89', with a chord bearing of South 57-27-22 East, with a chord length of 142.25', to a calculated point; 5) with a compound curve turning to the right with an arc length of 100.96', with a radius of 369.00', with a chord bearing of South 36-38-49 East, with a chord length of 100.65', to an 1/2" existing iron rod located on the westerly line of Lot 9A, Afton Ridge Phase II, Map III as described in Map Book 67, Page 47 as recorded in said Registry; thence along said*



*westerly line of Lot 9A, Afton Ridge Phase II, Map III within the said right of way of Goodman Road South 07-42-11 East a distance of 330.68 feet to a new nail being a common corner with the property of Curtis L. Andrews, JR. as described in Deed Book 6568, Page 33 as recorded in said Registry; thence along the line of said Curtis L. Andrews, JR. property within the right of way of Goodman Road South 81-01-08 West a distance of 22.82 feet to a 1/2" new iron rod located on the westerly margin of said Goodman Road and being a common corner with the property of Carol Trimble and husband Davie Trimble as described in Deed Book 9097, Page 300 as recorded in said Registry; thence with the said westerly margin of Goodman Road and the property of said Carol Trimble and husband Davie Trimble North 08-26-46 West a distance of 111.97 feet to an 3/4" existing iron rod; thence leaving the said westerly margin of Goodman Road along the said property of said Carol Trimble and husband Davie Trimble the following three (3) courses and distances; 1) South 81-03-16 West a distance of 391.17 feet to an 3/4" existing iron rod; 2) South 09-02-01 East a distance of 393.33 feet to an 3/4" existing iron rod; 3) North 80-57-30 East a distance of 80.04 feet to an 1" existing iron rod being a common corner with the said Curtis Lee Andrews, JR. property; thence along said Curtis Lee Andrews, JR. property South 09-02-43 East a distance of 264.28 feet to the Point and Place of BEGINNING;*

*Containing 1,087,669 square feet or 24.9695 acres as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated December 12, 2020 JOB NO. 90813.*



AS-SURVYED LEGAL DESCRIPTION: PIN 4690586936000

Being all of that tract or parcel of land situated, lying and being in the City of Concord, Cabarrus County, North Carolina, and being more particularly described as follows:

Commencing at a NGS Monument "TSQUARE" having NC GRID NAD 83 coordinates of N:582969.11 feet, E:1473908.34 feet proceed: thence North 40-00-52 East a horizontal ground distance of 33685.83 feet to a 1/2" new iron rod at the Point and Place of BEGINNING...

AS-SURVYED LEGAL DESCRIPTION: PIN 46906809150000

Being all of that tract or parcel of land situated, lying and being in the City of Concord, Cabarrus County, North Carolina, and being more particularly described as follows:

Commencing at a NGS Monument "TSQUARE" having NC GRID NAD 83 coordinates of N:582969.11 feet, E:1473908.34 feet proceed: thence North 39-14-39 East a horizontal ground distance of 34354.59 feet to a new nail located within the right of way of Goodman Road (a variable width public r/w) the Point and Place of BEGINNING...

AS-SURVYED LEGAL DESCRIPTION: PIN 46906905310000

Being all of that tract or parcel of land situated, lying and being in the City of Concord, Cabarrus County, North Carolina, and being more particularly described as follows:

Commencing at a NGS Monument "TSQUARE" having NC GRID NAD 83 coordinates of N:582969.11 feet, E:1473908.34 feet proceed: thence North 26-32-30 East a horizontal ground distance of 34566.03 feet to a new nail located within the right of way of Goodman Road (a variable width public r/w) the Point and Place of BEGINNING...

AS-SURVYED LEGAL DESCRIPTION: PIN 4690694320000

Being all of that tract or parcel of land situated, lying and being in the City of Concord, Cabarrus County, North Carolina, and being more particularly described as follows:

BEGINNING at a 1/2" new iron rod located on the northerly margin of Interstate Highway 85 a variable width public r/w and being a common corner with the property of Curtis Lee Andrews, Jr. as described in Deed Book 6507, Page 105 as recorded in the Cabarrus County Registry...

AS-SURVYED LEGAL DESCRIPTION: PIN 46906918070000

Being all of that tract or parcel of land situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

Commencing at a NGS monument "TSQUARE" having NC GRID NAD 83 coordinates of N:582969.11 feet, E:1473908.34 feet proceed: thence North 39-14-39 East a horizontal ground distance of 34354.59 feet to a new nail located within the right-of-way of Goodman Road (a variable width public r/w) the Point and Place of BEGINNING...

TITLE LEGAL DESCRIPTION: PIN 46906918070000

BEGINNING at a nail in the center of Goodman Road, a corner of Robert B. Andrews, Jr. and runs thence, with the corner of Goodman Road, S. 81.16 to the 150 feet to a nail in the corner of Goodman Road and being a common corner with the property of R.B. Andrews, Jr. and Wife Betty Q. Andrews as described in Deed Book 325, Page 272 as recorded in said Registry...

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 19-18339CH, EFFECTIVE DATE: OCTOBER 22, 2019

- SCHEDULE B - II (EXCEPTIONS)
1. Right of Way Agreement to the State Highway Commission recorded in Book 350, page 403. (AS SHOWN HEREON)
2. Right-of-Way in favor of Cecil M. Wilkie, Jr. and wife, Constance W. Wilkie recorded in Book 426, page 257. (IS NOT LOCATED ON THE SURVEYED PROPERTY AS SHOWN HEREON)
3. Right of Way Agreement to the State Highway Commission recorded in Book 412, page 585 and Book 412, page 590. (AS SHOWN HEREON)
4. Right of Way set forth in North Carolina General Warranty Deed recorded in Book 672, page 248. (AS SHOWN HEREON)
10. Right of Way Agreement to The Concord Telephone Company recorded in Book 789, page 26. (BLANKET)
11. Easements to Duke Power Company recorded in Book 807, page 316; Book 884, page 237; and Book 884, page 239. (EASEMENTS ARE BLANKET OR GENERAL IN NATURE)
12. Deed for Highway Right of Way to the Department of Transportation recorded in Book 11556, page 154. (AS SHOWN HEREON)

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 20-16761CH, EFFECTIVE DATE: SEPTEMBER 3, 2020

- SCHEDULE B - II (EXCEPTIONS)
5. Easements to Duke Power Company recorded in Book 451, page 670. (BLANKET)

MAP REFERENCE: NC GRID NAD 83 (2011)
81 Know what's below. Call before you dig.
SWEETING & MAPPING, P.A. A PHARR ASSOCIATES, INC.

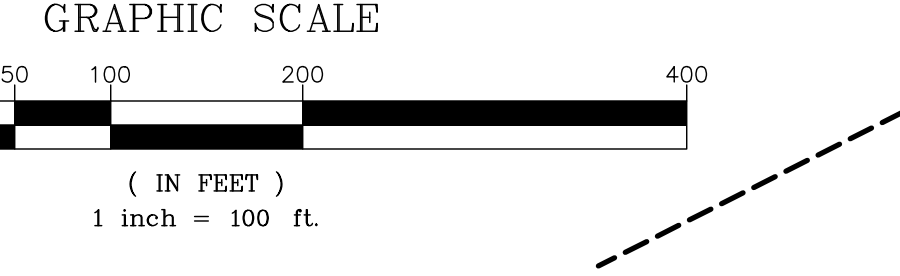
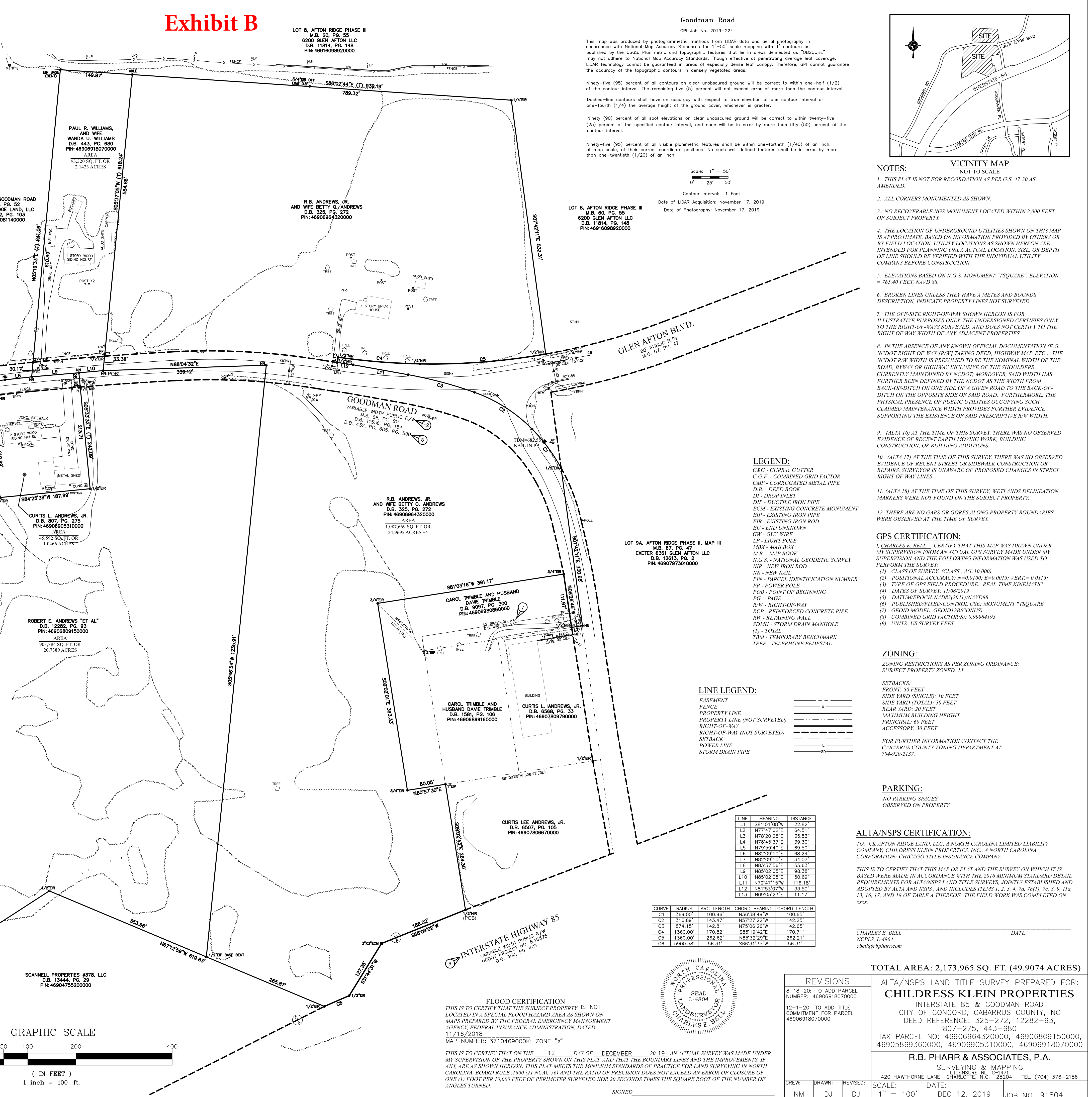


Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Contains data for curves C1 through C6.

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY... FEDERAL INSURANCE ADMINISTRATION, DATED 11/16/2018

THIS IS TO CERTIFY THAT THE ZONE "X" DAY OF DECEMBER 29 19, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON...

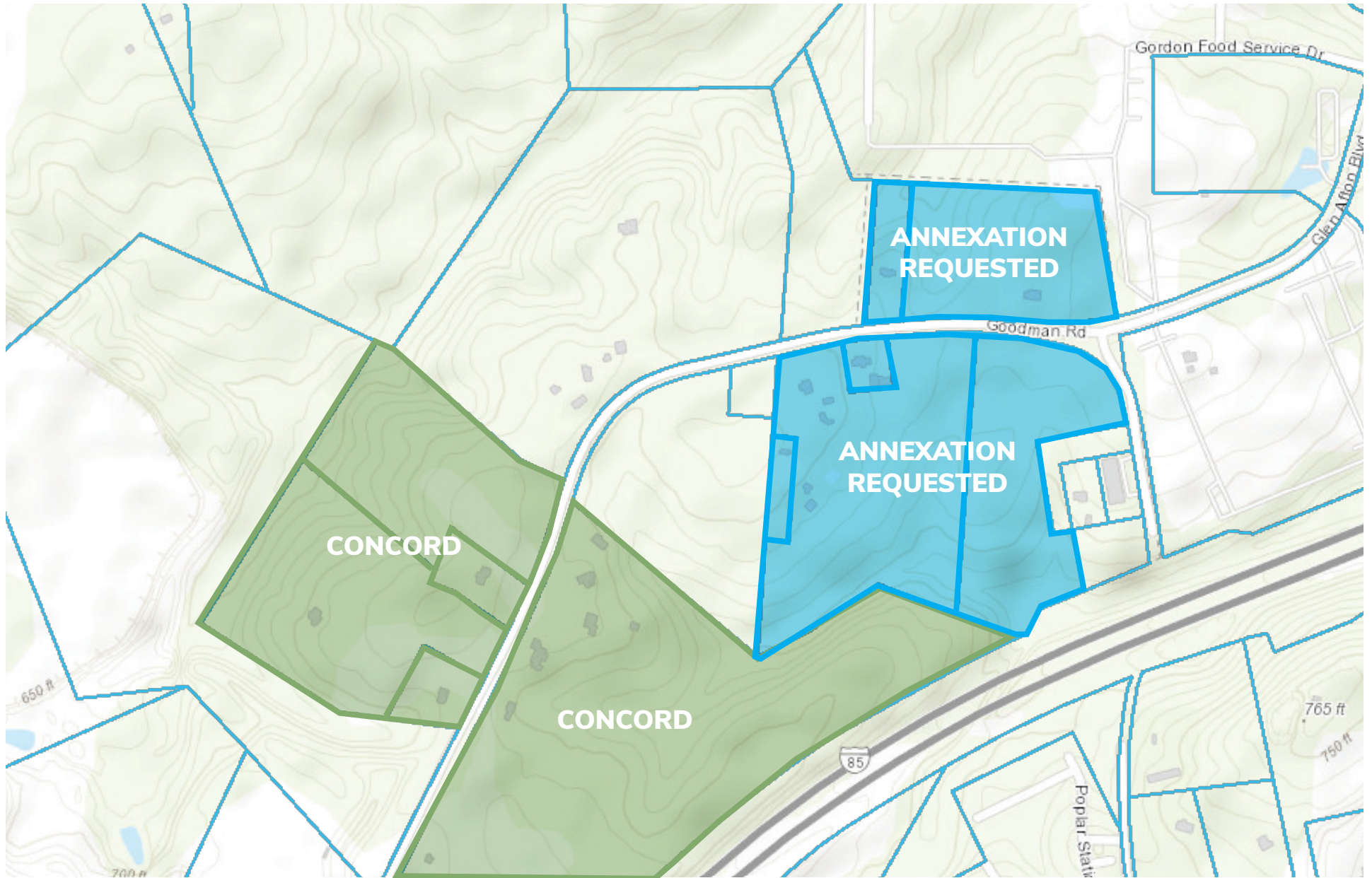
Table with columns: REVISIONS, DATE, and a section for CHILDRRESS KLEIN PROPERTIES containing address and tax information.

ALTA/NSPS CERTIFICATION
TO: CK AFON RIDGE LAND, L.L.C., A NORTH CAROLINA LIMITED LIABILITY COMPANY; CHILDRRESS KLEIN PROPERTIES, INC., A NORTH CAROLINA CORPORATION; CHICAGO TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAS/NSPS LAND TITLE SURVEYS...

Professional seal for Charles E. Bell, a North Carolina Professional Land Surveyor. The seal is circular and contains his name, title, and the number L-4804.



EXHIBIT C



FILED May 28, 2020  
AT 11:29:00 AM  
BOOK 14208  
START PAGE 0273  
END PAGE 0277  
INSTRUMENT # 15928  
EXCISE TAX \$0.00

Excise Tax \$ 0.00

Recording Time, Book and Page

**NORTH CAROLINA NON-WARRANTY DEED**

File No # 18-6096sak

Tax Lot No: 02-029-0021.00 PIN: 4690 68 0915 0000 &  
4690 58 6936 0000

Return after recording to Grantee at:  
301 S. College St., Ste 3500,  
Charlotte, NC 28202-6033

This instrument was prepared by BRIAN P. HAYES

\*\*\* NO OPINION OF TITLE EXPRESSED OR IMPLIED\*\*\*

Brief Description for the index:	20.7389 & 1.0101 Acres Goodman Road
----------------------------------	-------------------------------------

THIS deed made the 26th day of May, 2020.

GRANTOR	GRANTEE
<p>Robert E. Andrews, Individually and as Trustee for the Curtis Lee Andrews Trust dated April 19, 2000.</p> <p>Curtis L. Andrews, Jr., Single; Sherrri Andrews Graham and husband, Curt D. Graham; Michael J. Andrews, Single; Larry B. Andrews and wife, Tasha Andrews.</p> <p>Brian P. Hayes and Robert M. Critz, Co-Commissioners in 18-SP-395, Cabarrus County.</p>	<p>CK Afton Ridge Land, LLC a North Carolina limited liability company</p> <p>301 S. College St., Ste 3500 Charlotte, NC 28202-6033</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Concord, Number Two (2) Township, Cabarrus County, North Carolina and more particularly described on the attached EXHIBIT A.

Submitted electronically by "Chicago Title Company, LLC" in compliance with North Carolina statutes governing recordable documents and the terms of the Memorandum of Understanding with the Office of the Register of Deeds of Cabarrus County. NCGS 47-14(a1) (5).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 352, Page 273 & Book 642, Page 248.

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

A map showing the above described property is recorded in Map Book \_\_\_\_\_, Page \_\_\_\_\_.

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.

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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Robert Edward Andrews (SEAL)  
Robert Edward Andrews Individually and as  
Trustee for the Curtis Lee Andrews Trust  
dated April 19, 2000

Michael J. Andrews (SEAL)  
Michael J. Andrews

Curtis L. Andrews, Jr. (SEAL)  
Curtis L. Andrews, Jr.

Larry B. Andrews (SEAL)  
Larry B. Andrews

Sherri Andrews Graham (SEAL)  
Sherri Andrews Graham

Tasha Andrews (SEAL)  
Tasha Andrews

Curt D. Graham (SEAL)  
Curt D. Graham

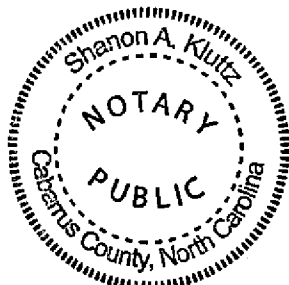
Brian P. Hayes, Co-Commissioner (SEAL)  
Brian P. Hayes, Co-Commissioner

Robert M. Critz, Co-Commissioner (SEAL)  
Robert M. Critz, Co-Commissioner

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I certify that Robert E. Andrews, Individually and as Trustee for the Curtis Lee Andrews Trust dated April 19, 2000 personally appeared before me this day and acknowledged the execution of the foregoing instrument.

(Official Seal)



Date: 5.26.20

Shanon A. Klutz  
Shanon A. Klutz, Notary Public

My commission expires: 8/12/2023.

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS



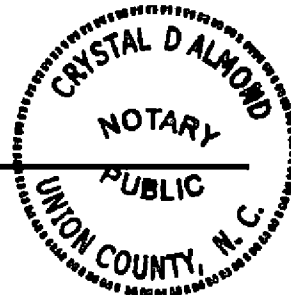
I certify that **Curtis L. Andrews, Jr.**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Date: May 26, 2020

Crystal D. Almond  
Notary Public

(Official Seal)

My commission expires: 4-25-23.



STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

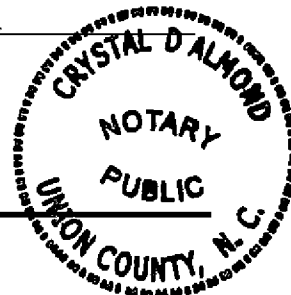
I certify that **Sherri Andrews Graham and Curt D. Graham** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Date: May 26, 2020

Crystal D. Almond  
Notary Public

(Official Seal)

My commission expires: 4.25.23.



STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

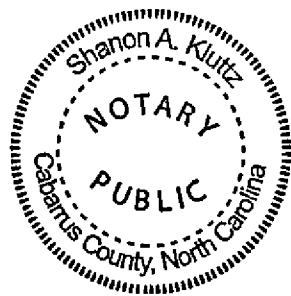
I certify that **Michael J. Andrews**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Date: 5.26.20

S. Klutz  
Notary Public

(Official Seal)

My commission expires: 8.12.23.



STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

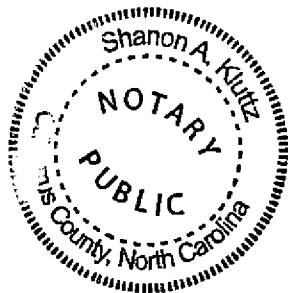
I certify that **Larry B. Andrews and Tasha Andrews**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Date: 5.24.20

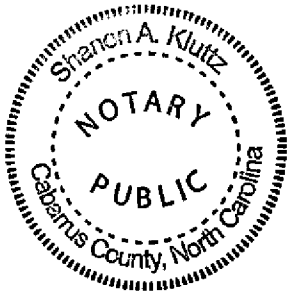
S. Klutz  
Notary Public

(Official Seal)

My commission expires: 8.12.23




STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS



(Official Seal)

I certify that **Brian P. Hayes, Co-Commissioner** personally appeared before me this day as **Co-Commissioner in that certain action filed in 18-SP-395, Cabarrus County, North Carolina** and acknowledged the execution of the foregoing instrument.

Date: 5.26.20

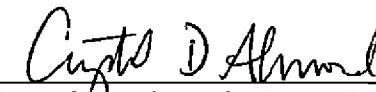
  
\_\_\_\_\_  
Sharon A. Kluttz, Notary Public

My commission expires: 8/12/2023.

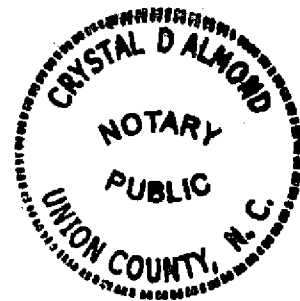
STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

I certify that **Robert M. Critz, Co-Commissioner** personally appeared before me this day as **Co-Commissioner in that certain action filed in 18-SP-395, Cabarrus County, North Carolina** and acknowledged the execution of the foregoing instrument.

Date: May 26, 2020

  
\_\_\_\_\_  
Crystal D. Almond, Notary Public

My commission expires: April 25, 2023



**EXHIBIT A****Tract 1:**

BEGINNING at a 1/2" new iron rod, a common corner with the property of Robert E. Andrews "ET AL", as described in Deed Book 12282, Page 93, as recorded in the Cabarrus County Registry, and being located on the easterly line of the property of Nancy A. Smith and husband, Richard A. Smith, as described in Deed Book 10422, Page 344, as recorded in said Registry, and runs thence along said easterly line of the Nancy A. Smith and husband, Richard A. Smith property, North 05-16-02 East a distance of 440.00 feet to a 1/2" new iron rod, being a common corner with the said Robert E. Andrews "ET AL" property; thence with the line of said Robert E. Andrews "ET AL" property, the following three (3) courses and distances: 1) South 84-43-58 East a distance of 100.00 feet to a 1/2" new iron rod; 2) South 05-16-02 West a distance of 440.00 feet to a 1/2" new iron rod; 3) North 84-43-58 West a distance of 100.00 feet to the Point and Place of **BEGINNING**, containing 44,000 square feet, or 1.0100 acres, as shown on that survey prepared by Charles E. Bell, PLS, of R.B. Pharr & Associates, P.A., dated December 12, 2019 (JOB NO. 90813).

**Tract 2:**

BEGINNING at a new nail located within the right of way of Goodman Road (a variable width public r/w), a common corner with the property of Nancy A. Smith and husband, Richard A. Smith, as described in Deed Book 10422, Page 344, as recorded in the Cabarrus County Registry, and with Lots 1 & 2, Goodman Road, as described in Map Book 72, Page 52, as recorded in said Registry, and runs thence within the right of way of said Goodman Road, and along the southerly line of said Lots 1 & 2, Goodman Road, the following five (5) courses and distances: 1) North 77-47-02 East a distance of 64.51 feet to a new nail; 2) North 78-20-28 East a distance of 35.53 feet to a new nail; 3) North 78-45-37 East a distance of 39.30 feet to a new nail; 4) North 79-59-40 East a distance of 69.50 feet to a new nail; 5) North 82-09-50 East a distance of 68.24 feet to a new nail located within the said right of way of Goodman Road, and being a common corner with the property of Curtis L. Andrews, Jr., as described in Deed Book 807, Page 275, as recorded in said Registry; thence leaving the said right of way of Goodman Road along the line of the said Curtis L. Andrews, Jr. property, the following three (3) courses and distances: 1) South 05-34-17 East a distance of 241.02 feet to an 3/4" existing iron rod; 2) North 84-25-38 East a distance of 187.99 feet to an 1/2" existing iron rod; 3) North 05-33-32 West a distance of 242.09 feet to a new nail located within the said right of way of Goodman Road, and being located on the southerly line of Paul R. Williams and wife, Wanda U. Williams, as described in Deed Book 443, Page 680, as recorded in said Registry; thence within the said right of way of Goodman Road along the said southerly line of the Paul R. Williams and wife, Wanda U. Williams property, North 85-02-05 East a distance of 50.69 feet to a new nail, being a common corner with the R.B. Andrews, JR. and wife Betty Q. Andrews as described in Deed Book 325, Page 272 as recorded in said Registry; thence with the said right of way of Goodman Road along the said property of R.B. Andrews, Jr. and wife, Betty P. Andrews, North 88-04-32 East a distance of 339.12 feet to a new nail; thence leaving the said right of way of Goodman Road along the said property of R.B. Andrews, J., and wife, Betty P. Andrews, South 05-46-54 West a distance of 1235.91 feet to an 1/2" existing iron pipe located on the property line of Scannell Properties #378, LLC, as described in Deed Book 13444, Page 29, as recorded in said Registry; thence with the said line of Scannell Properties #378, LLC, the following three (3) courses and distances: 1) North 67-12-59 West a distance of 353.96 feet to an 1/2" existing iron rod; 2) South 57-03-59 West a distance of 366.92 feet to an 1/2" existing iron rod; 3) South 65-21-40 West a distance of 231.34 feet to a stone, being a common corner with the said Nancy A. Smith and husband, Richard A. Smith, property; thence with the said Nancy A. Smith and husband Richard A. Smith, property, North 05-16-02 East a distance of 498.91 feet to a 1/2" new iron rod, being a common corner with the property of Robert E. Andrews "ET AL", as described in Deed Book 12282, Page 93, as recorded in said Registry; thence with the said Robert E. Andrews "ET AL" property, the following three (3) courses and distances: 1) South 84-43-58 East a distance of 100.00 feet to a 1/2" new iron rod; 2) North 05-16-02 East a distance of 440.00 feet to an 1/2" new iron rod; 3) North 84-43-58 West a distance of 100.00 feet to an 1/2" new iron rod, being a common corner with the said property of Nancy A. Smith and husband, Richard A. Smith; thence along the said property of Nancy A. Smith and husband, Richard A. Smith, North 05-16-02 East a distance of 370.13 feet to the Point and Place of **BEGINNING**, containing 903,384 square feet, or 20.7389 acres, as shown on that survey prepared by Charles E. Bell, PLS, of R.B. Pharr & Associates, P.A., dated December 12, 2019 (JOB NO. 90813).

FILED May 28, 2020  
AT 11:29:00 AM  
BOOK 14208  
START PAGE 0284  
END PAGE 0288  
INSTRUMENT # 15931  
EXCISE TAX \$0.00

Submitted electronically by "Chicago Title Company, LLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the Memorandum of Understanding with  
the Office of the Register of Deeds of Cabarrus County. NCGS 47-14(a1)(5).

Excise Tax \$ 0.00

Recording Time, Book and Page

**NORTH CAROLINA NON-WARRANTY DEED**

Tax Lot No: 02-029-001.00

PIN: 4690 69 6432 0000

This instrument was prepared by **BRIAN P. HAYES**

Return after recording to: Grantee at:  
301 S. College St., Ste 3500,  
Charlotte, NC 28202-6033

\*\*\* NO OPINION OF TITLE EXPRESSED OR IMPLIED\*\*\*

Brief Description for the index:	24.9695 acres Goodman Road
----------------------------------	----------------------------

THIS deed made the 26th day of May, 2020.

GRANTOR	GRANTEE
<b>Robert E. Andrews as Executor for the Estate of Robert B. Andrews, Jr.; and</b>	<b>CK Afton Ridge Land, LLC, a North Carolina Limited Liability Company</b>
<b>Robert E. Andrews as Co-Trustee for the Robert Bain Andrews, Jr. Restated Revocable Trust as amended on March 7, 2012</b>	<b>301 S. College St., Ste 3500 Charlotte, NC 28202-6050</b>
<b>Nancy Quickel Koontz as Co-Trustee for the Robert Bain Andrews, Jr. Restated Revocable Trust as amended on March 7, 2012</b>	
<b>Brian P. Hayes and Robert M. Critz, as Special Fiduciaries in 17-E-661, Cabarrus County</b>	

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 Concord, Number Two (2) Township, Cabarrus County, North Carolina and more particularly described on the attached EXHIBIT A.

File No # 18-6096sak

The property hereinabove described was acquired by Grantor by instrument recorded in Book 352, Page 272.

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

A map showing the above described property is recorded in Map Book \_\_\_\_\_, Page \_\_\_\_\_.

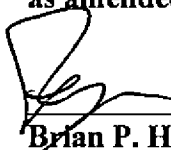
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


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

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (SEAL)

**Robert Edward Andrews as Executor for the Estate of Robert Bain Andrews, Jr. and as Co-Trustee for the Robert Bain Andrews, Jr. Restated Revocable Trust as amended on March 7, 2012**

 (SEAL)  
**Brian P. Hayes**

 (SEAL)  
**Robert M. Critz**

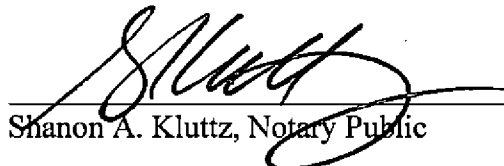
STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS



(Official Seal)

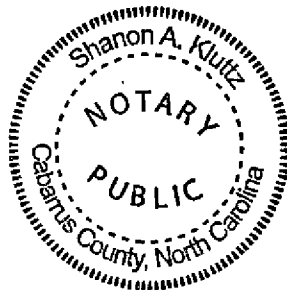
I certify that **Robert Edward Andrews** personally appeared before me in his capacity as Executor for the Estate of Robert Bain Andrews, Jr. and in his capacity as Co-Trustee for the Robert Bain Andrews, Jr. Restated Revocable Trust as amended on March 7, 2012, this day and acknowledged the execution of the foregoing instrument.

Date: 5.26.20

  
Shanon A. Klutz, Notary Public

My commission expires: 8/12/2023

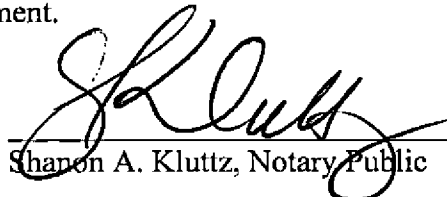
STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS



(Official Seal)

I certify that **Brian P. Hayes**, as a **Special Fiduciary in 17-E-661, Cabarrus County** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Date: 5.26.20

  
Shanon A. Klutz, Notary Public

My commission expires: 8/12/2023.



STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

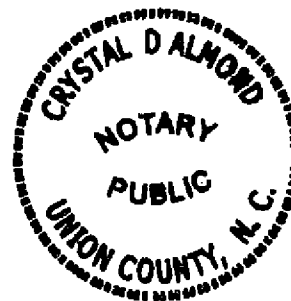
I certify that **Robert M. Critz**, as a **Special Fiduciary in 17-E-661, Cabarrus County** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

(Official Seal)

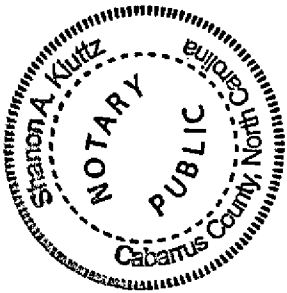
Date: 5-26-2020

Crystal D. Almond  
Crystal D. Almond, Notary Public

My commission expires: April 25, 2023



Nancy Quickel Koontz (SEAL)  
Nancy Quickel Koontz as Co-Trustee for  
the Robert Bain Andrews, Jr. Restated  
Revocable Trust as amended on March 7, 2012



STATE OF NORTH CAROLINA  
COUNTY OF Cabarrus

I certify that **Nancy Quickel Koontz** personally appeared before me in her capacity as Co-Trustee for the Robert Bain Andrews, Jr. Restated Revocable Trust as amended on March 7, 2012, this day and acknowledged the execution of the foregoing instrument.

Date: 5.26.20

[Signature]  
Notary Public

(Official Seal)

My commission expires: 8.12.23

EXHIBIT A

BEGINNING at a 1/2" new iron rod located on the northerly margin of Interstate Highway 85 (a variable width public r/w), and being a common corner with the property of Curtis Lee Andrews, Jr., as described in Deed Book 6507, Page 105, as recorded in the Cabarrus County Registry, and runs thence with the said margin of Interstate Highway 85 the following three courses and distances; 1) South 68-09-02 West a distance of 188.02 feet to an 3"x 3" existing concrete monument; 2) South 31-44-31 West a distance of 127.35 feet to an 1/2" existing iron rod; 3) with a curve turning to the left, with an arc length of 56.31 feet, with a radius of 5900.58 feet, with a chord bearing of South 66-31-35 West a distance of 56.31 feet to an 1/2" existing iron rod, being a common corner with the property of Scannell Properties #378, LLC, as described in Deed Book 13444, Page 29 as recorded in said Registry; thence along the line of the said Scannell Properties #378, LLC, property, North 67-12-59 West a distance of 265.87 feet to an 1/2" existing iron pipe, being a common corner with the property of Robert E. Andrews "ET AL" as described in Deed Book 12282, Page 93, as recorded in said Registry; thence along the line of the said Robert E. Andrews "ET AL" property, the following two courses and distances; 1) North 05-46-54 East a distance of 1235.91 feet to a new nail being located within the right of way of Goodman Road (a variable width public r/w); 2) South 88-04-32 West a distance of 339.12 feet to a new nail, being a common corner with the property of Paul R. Williams, and wife Wanda U. Williams, as described in Deed Book 443, Page 680, as recorded in said Registry; thence along the line of the said Paul R. Williams, and wife Wanda U. Williams property, North 05-37-05 East a distance of 618.24 feet to an axle, being a common corner with Lot 8, Afton Ridge Phase III, as described in Map Book 60, Page 55, as recorded in the said Registry; thence along the line of said Lot 8, Afton Ridge Phase III, the following two (2) courses and distances; 1) South 86-07-44 East a distance of 789.32 feet to an 1/4" existing iron rod; 2) South 07-42-11 East a distance of 532.31 feet to a 1/2" new iron rod being located on the northerly margin of Glen Afton BLVD. (80' public r/w); thence with the said northerly margin of said Glen Afton BLVD. the following three (3) courses and distances; 1) with a curve turning to the right, with an arc length of 262.62', with a radius of 1360.00', with a chord bearing of South 85-32-29 West, with a chord length of 262.21', to a 1/2" new iron rod; 2) with a compound curve turning to the right, with an arc length of 170.82', with a radius of 1360.00', with a chord bearing of North 85-19-42 West, with a chord length of 170.71', to a 1/2" new iron rod; 3) South 09-05-23 West a distance of 11.17 feet to a 1/2" new iron rod being located on the northerly margin of Goodman Road (a variable width public r/w); thence with the said margin of Goodman Road the following five (5) courses and distances; 1) South 81-53-07 East a distance of 33.50 feet to a calculated point; 2) South 79-47-15 East a distance of 116.18 feet to a calculated point; 3) with a curve turning to the right, with an arc length of 142.81', with a radius of 874.15', with a chord bearing of South 75-06-26 East, with a chord length of 142.65', to a calculated point; 4) with a compound curve turning to the right, with an arc length of 143.47', with a radius of 316.89', with a chord bearing of South 57-27-22 East, with a chord length of 142.25', to a calculated point; 5) with a compound curve turning to the right, with an arc length of 100.96', with a radius of 369.00', with a chord bearing of South 36-38-49 East, with a chord length of 100.65', to an 1/2" existing iron rod located on the westerly line of Lot 9A, Afton Ridge Phase II, Map III, as described in Map Book 67, Page 47, as recorded in said Registry; thence along said westerly line of Lot 9A, Afton Ridge Phase II, Map III, within the said right of way of Goodman Road, South 07-42-11 East a distance of 330.68 feet to a new nail, being a common corner with the property of Curtis L. Andrews, Jr., as described in Deed Book 6568, Page 33, as recorded in said Registry; thence along the line of said Curtis L. Andrews, Jr. property, within the right of way of Goodman Road, South 81-01-08 West a distance of 22.82 feet to a 1/2" new iron rod located on the westerly margin of said Goodman Road, and being a common corner with the property of Carol Trimble and husband, Davie Trimble, as described in Deed Book 9097, Page 300, as recorded in said Registry; thence with the said westerly margin of Goodman Road, and the property of said Carol Trimble and husband, Davie Trimble, North 08-26-46 West a distance of 111.97 feet to an 3/4" existing iron rod; thence leaving the said westerly margin of Goodman Road, along the said property of said Carol Trimble and husband, Davie Trimble, the following three (3) courses and distances; 1) South 81-03-16 West a distance of 391.17 feet to an 3/4" existing iron rod; 2) South 09-02-01 East a distance of 393.33 feet to an 3/4" existing iron rod; 3) North 80-57-30 East a distance of 80.05 feet to an 1" existing iron pipe, being a common corner with the said Curtis Lee Andrews, Jr. property; thence along said Curtis Lee Andrews, Jr. property, South 09-02-43 East a distance of 264.30 feet to the Point and Place of BEGINNING, containing 1,087,669 square feet, or 24.9695 acres, as shown on that survey prepared by Charles E. Bell, PLS, of R.B. Pharr & Associates, P.A., dated December 12, 2019 (JOB NO. 90813).

FILED	May 28, 2020
AT	11:29:00 AM
BOOK	14208
START PAGE	0289
END PAGE	0291
INSTRUMENT #	15932
EXCISE TAX	\$800.00

Prepared by:  
Law Offices of Robert M. Critz, P.A.  
P.O. Box 745, Concord, NC 28026-0745  
File #27444-C

Return to:  
CK Afton Ridge Land, LLC  
301 S. College Street, Suite 3500,  
Charlotte, North Carolina, 28202-6050

Revenue Stamps: \$800.00  
PIN: 4690-69-0531

NORTH CAROLINA

**SPECIAL WARRANTY DEED**

CABARRUS COUNTY

**THIS SPECIAL WARRANTY DEED**, made this 26th day of May, 2020, by and between **CURTIS L. ANDREWS, JR. (Unmarried)**, whose mailing address is 9 Goodman Road, Concord, North Carolina, 28027, Grantor, and **CK AFTON RIDGE LAND, LLC**, a North Carolina limited liability Company, whose mailing address is 301 S. College Street, Suite 3500, Charlotte, North Carolina, 28202-6050, 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.

**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:

Submitted electronically by "Chicago Title Company, LLC" in compliance with North Carolina statutes governing recordable documents and the terms of the Memorandum of Understanding with the office of the Register of Deeds of Cabarrus County. NCGS 47-14(a1) (5).

Tract 1

## (Old Description)

Lying and being in the City of Concord, No. 2 Township, Cabarrus County, North Carolina, on the south side of Goodman Road, adjoining the property of Curtis L. Andrews, and P. R. Williams, and being more particularly described as follows:

**BEGINNING** at a railroad spike in the centerline of Goodman Road (said spike being N. 74-26-16 E. 284.76 feet from a PK nail in the line of Allison), and runs thence along with the centerline of Goodman Road as follows: N. 78-38-51 E. 81.38 feet to a PK nail, corner of P. R. Williams; thence with Williams' line, N. 79-35-33 E. 98.52 feet to a railroad spike; thence three (3) new lines of Curtis L. Andrews, as follows: (1) S. 10-50-05 E. 242.14 feet to a #5 rebar; thence (2) S. 79-09-54 W. 179.89 feet to a #5 Rebar; and thence (3) N. 10-50-05 W. 242.14 feet to the point of **BEGINNING**, containing 1.002 acres, according to a survey by Rufus J. Love, dated May 22, 1989, and is that property conveyed to the Grantor by deed dated June 21, 1989, and recorded in Book 722, Page 139, Cabarrus County Registry.

Tract 2

## (Old Description)

Lying and being in the City of Concord, No. 2 Township, Cabarrus County, North Carolina, on the south side of Goodman Road, adjoining the property of Curtis L. Andrews, Jr., and Curtis L. Andrews, and being more particularly described as follows:

**BEGINNING** at a railroad spike in the centerline of Goodman Road, corner of Curtis L. Andrews, Jr., and runs thence with his line, S. 10-50-05 E. 242.14 feet to a #5 rebar, rear corner of Curtis L. Andrews, Jr.; thence a new line of Curtis L. Andrews, S. 79-09-54 W. 8 feet to a point, a new corner; thence a new line, N. 10-50-05 W. 242.14 feet to a point in the centerline of Goodman Road; thence with the centerline of Goodman Road, N. 74-26-16 E. 8 feet to the point of **BEGINNING**, and is that property conveyed to the Grantor by deed dated August 15, 1991, and recorded in Book 807, Page 275, 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.

The Grantor covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than 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.

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

Curtis L. Andrews, Jr. (SEAL)  
Curtis L. Andrews, Jr.

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

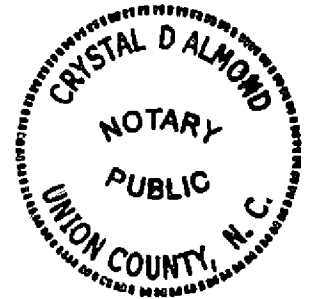
I, Crystal D. Almond, a Notary Public in and for said State and County of Union, do hereby certify that **Curtis L. Andrews, Jr.**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial stamp, this the 26th day of May, 2020.

Crystal D. Almond  
Notary Public

(Notary Seal)

My Commission Expires: April 25, 2023



FILED	Mar 01, 2021
AT	11:35:00 AM
BOOK	14955
START PAGE	0167
END PAGE	0169
INSTRUMENT #	08720
EXCISE TAX	\$0.00

**Prepared by:**

**Law Offices of Robert M. Critz, P.A.**  
**P. O. Box 745, Concord, NC 28026-0745**  
**File No. 28472-C**

**Return to:**

**CK Afton Ridge Land, LLC**  
**301 S. College Street, Suite 2800,**  
**Charlotte, North Carolina, 28202**

**Revenue Stamps: None**  
**PIN 4690-69-1807**

**NORTH CAROLINA****NON-WARRANTY DEED****CABARRUS COUNTY**

**THIS NON-WARRANTY DEED**, made this 24<sup>th</sup> day of February, 2021, by and between **WANDA U. WILLIAMS (Unmarried)**, whose mailing address is 602 Charles Street, Kannapolis, North Carolina, 28083, Grantor, and **CK AFTON RIDGE LAND, LLC**, a North Carolina limited liability company, whose mailing address is 301 S. College Street, Suite 2800, Charlotte, North Carolina, 28202, 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 not 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 Grantor's right, title and interest in and to that certain lot or parcel of land,

more particularly described as follows:

**Lying and being in No. 2, Township, Cabarrus County, North Carolina, on the north side of Goodman Road, and being more particularly described as follows:**

**Commencing at a NGS monument "TSQUARE" having NC GRID NAD 83 coordinates of N:582969.11 feet, E:1473908.34 feet proceed: thence North 39-49-08 East a horizontal ground distance of 34735.96 feet to a new nail located within the right-of-way of Goodman Road (a variable width public r/w) the Point and Place of BEGINNING, said point being a common corner with the property of Robert E. Andrews "ET AL" as described in Deed Book 12282, Page 93 as recorded in the Cabarrus County Registry and being a common corner with the property of R.B. Andrews, Jr. and wife Betty Q. Andrews as described in Deed Book 325, Page 272 as recorded in said Registry; thence with the line of said Robert E. Andrews "ET AL" property, South 85-02-05 West a distance of 50.69 feet to a new nail, being common corner with the property of Curtis L. Andrews, Jr. as described in Deed Book 807, Page 275, as described in said Registry; thence with the line of said Curtis L. Andrews, Jr., South 85-02-05 West a distance of 98.38 feet to a new nail, being a common corner with Lots 1 & 2, Goodman Road, as described in Map Book 72, Page 52, as recorded in said Registry; thence leaving the right-of-way of Goodman Road with the line of said Lots 1 & 2, Goodman Road, North 05-19-33 East a distance of 641.06 feet to an existing iron rod base located on the southern line of Lot 8, Afton Ridge Phase III, as described in Map Book 60, Page 55, as recorded in said Registry; thence with the line of said Lot 8, Afton Ridge Phase III, South 86-07-44 East a distance of 149.87 feet to an axle being a common corner with the said property of R.B. Andrews, Jr. and wife Betty Q. Andrews; thence with the line of said R.B. Andrews, Jr. and wife, Betty Q. Andrews property, South 05-37-05 West a distance of 618.24 feet to the Point and Place of BEGINNING.**

**Containing 93,320 square feet or 2.1423 acres as shown on a survey prepared by R.B. Pharr & Associates, P.A. dated December 12, 2019, Job No. 90813.**

**TO HAVE AND TO HOLD** all Grantor's right, title and interest in and to the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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

**[Signature to Appear on Following Page]**



IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

Wanda U. Williams (SEAL)  
Wanda U. Williams

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

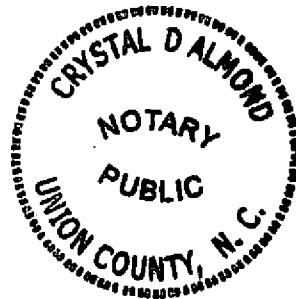
I, Crystal D. Almond, a Notary Public in and for said State and County of Union, do hereby certify that **Wanda U. Williams**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial stamp, this the 24<sup>th</sup> day of February, 2021.

Crystal D Almond  
Notary Public

(Notary Seal)

My Commission Expires: April 25, 2023





AFTON RIDGE, PHASE III  
MB 60 PG 55 & 56  
PID #4691-60-9892

NANCY A. SMITH and husband,  
RICHARD A. SMITH  
DB 10422 PG 344  
PID #4690-49-5667

NANCY A. SMITH and  
husband  
RICHARD A. SMITH  
DB 10422 PG 344  
PID #4690-49-5667

CURTIS & BETTY  
ANDREWS,  
ET AL  
DB 352 PG 278  
PID #4690-69-0018

NANCY A. SMITH AND HUSBAND,  
RICHARD A. SMITH  
D.B. 10422, PG. 344  
PIN: 4690590280000

SCANNELL PROPERTIES #376, LLC  
D.B. 13444, PG. 29  
PIN: 4694755300000

CURTIS LEE ANDREWS, JR.  
D.B. 15007, PG. 105  
PIN: 46907806670000

CAROL TRIMBLE AND  
HUSBAND DAVE TRIMBLE  
D.B. 80397 PG. 303  
PIN: 4690480800000

USE: AFTON RIDGE PHASE III, MAP III  
D.B. 67, PG. 47  
D.B. 11814, PG. 148  
PIN: 4691608500000

EXISTING BUILDING  
FFE=645.00±  
11.128 ACRES

**BUILDING 3**  
160,000 SF  
200' X 800'

**BUILDING 1**  
195,000 SF  
260' X 750'  
FFE= 678±

**BUILDING 2**  
208,000 SF  
260' X 800'  
FFE= 678±

TRUCK PARKING

STORMWATER  
BMP

STORMWATER  
BMP

STORMWATER  
BMP

POTENTIAL  
RETAINING WALL

POTENTIAL  
RETAINING WALL

POTENTIAL  
RETAINING WALL

LANDSCAPE BUFFER

PROPOSED CULVERT  
PER AFTON RIDGE  
PLANS

PROPOSED CULVERT

PROPOSED R/W  
(50' FROM CL)

EXISTING R/W

EXISTING R/W  
(50' FROM CL)

POTENTIAL  
RETAINING WALL

GOODMAN ROAD

PROPOSED PRIVATE ROAD

PROPOSED R/W  
(50' FROM CL)

EXISTING R/W

EXISTING R/W  
(50' FROM CL)

POTENTIAL  
RETAINING WALL

LANDSCAPE BUFFER

STORMWATER  
BMP

POTENTIAL  
RETAINING WALL

LANDSCAPE BUFFER

STORMWATER  
BMP

POTENTIAL  
RETAINING WALL

LANDSCAPE BUFFER

STORMWATER  
BMP

POTENTIAL  
RETAINING WALL

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STORMWATER  
BMP

POTENTIAL  
RETAINING WALL

LANDSCAPE BUFFER

STORMWATER  
BMP

POTENTIAL  
RETAINING WALL

LANDSCAPE BUFFER

