



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

Petition for Annexation into the Concord City Limits

Section A 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>Required – An incomplete application will delay the annexation process.</p>	
X	<p>Written metes and bounds description of the property to be annexed. (Must include in application packet <u>and</u> email a Microsoft Word version to rogerss@concordnc.gov). Mark as Exhibit A. Source can be from Survey or Deed.</p>
X	<p>Map showing above written metes and bounds description of the property to be annexed <u>in relation to the current city limits</u>. Mark as Exhibit B.</p>
X	<p>A Current County Tax Map with parcels included in the annexation request clearly marked. Mark as Exhibit C. http://gis.cabarruscounty.us/gisdataexplorer/</p>
X	<p>Correct Parcel Identification Number(s) (PIN) on second page of application. This is very important. Please indicate if the property to be annexed is only a portion of an existing parcel. http://gis.cabarruscounty.us/gisdataexplorer/</p>
X	<p>Property Owners' Signatures, Date of Signatures, and addresses. 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>
X	<p>Notary Statements for each signature</p>
X	<p>General Warranty Deed showing ownership of the property. 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>Statement of vested rights claimed, if any.</p>
X	<p>\$300.00 Application Fee</p>
X	<p>A letter authorizing a developer or agent to handle annexation petition (e.g. withdraw, delay/reactivate petition).</p>
X	<p>This application form (Sections A, B, C, and D) completed, dated and signed by the property owner(s) and attested submitted by the deadlines noted in section B of this application, page 2.</p>
<p>Optional, but will assist in the steps following the annexation process</p>	
	<p>Section E (Supplemental Information)</p>
X	<p>Copy of any proposed plans, which may include but is not limited to a preliminary site plan or final site plan</p>
X	<p>Appropriate application(s) for City of Concord Planning & Zoning Commission (Rezoning Petition)</p>
X	<p>List of Current Adjacent Property Owners</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 Zion Church Subdivision

Street Address 3070 Zion Church Rd. Concord, NC 28025, 3100 Zion Church Rd. Concord, NC 28025

Cabarrus County Property Identification Number(s) list below

P.I.N. 55298427760000

P.I.N.

P.I.N.

P.I.N. 55298485500000

P.I.N.

P.I.N.

Acreage of Annexation Site 26.35 AC

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

Person to contact if there are questions about the petition

Name Kate Underwood

Address 45 Spring St. SW Concord, NC 28025

Phone 980.234.7500

Fax # 704-786-7454

Email kateunderwood@cesicgs.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

Being in No. 11 Township, adjoining the lands of Ed Saunders, C. R. White, D. C. Caldwell, the Reed

Estate and others;

Beginning at a stone by a large poplar, C.R. Whites and Dr. Caldwell corner and runs thence with three of said Caldwell's lines as follows: 1st, S. 70 E. 23 poles to a stone on steep bluff near branch thence 2nd, crossing the branch, N. 15 E. 26 poles to a hickory, thence 3rd, N. 39 ½ E. 41 poles to a stone by a P.O. Caldwell's corner in the line of the Lee Land; thence with said Lee land and the Reed estate S. 2 ½ ". 46 poles to a B.O. Stump; thence S. Litakers corner in the East edge of said Zion Church Road; thence with the East edge of said road, crossing branch, S. 7 W. 52 poles to an iron stake in the East edge of road, Ed Saunders corner thence with Ed Saunders line N. 68 ½ W. 129 ½ poles to an iron stake Ed Saunders corner on C.R. Whites line, thence with C.R. Whites line N. 6 ¼ E. 52 poles to the Beginning, containing 55.1 acres, more or less, less however, that tract of land sold by said W.E. Litaker to James CmClure by deed dated December 31, 1913 and recorded in the Deed Book No. 81 page 542.

Grantors being the only heirs at law of W.E. Litaker, deceased who died in 1941.

I.R. Stamp \$3.30

PLEASE SEE Exhibit A for 3100 Zion Church Metes and Bounds.

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:

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

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 13 day of OCTOBER, 2020 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. *FRANK A SHEPHERDSON ON BEHALF OF*

Print Name: MONROE GIZY INC Phone: 704 288 9208

Address: 230 WOODBRIDGE DR CHARLOTTE NC 28211

Signature: *Frank Shepherdson* Date: 10/17/2020

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.

PETITION MUST BE NOTARIZED

State of: North Carolina
County of: Mecklenburg

Use this section for individual landowners.

I, Cecil W Mann Jr [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Frank A. Shepherdson [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 13 day of October, 2020.

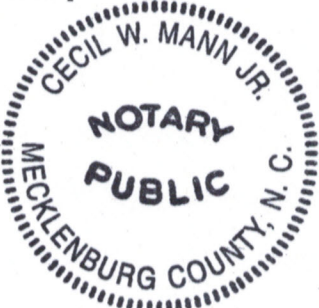
[Signature]

My commission expires March 20, 2022

Notary Public

[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					26.35 AC				
Current Population of Area					None				
Current Zoning of Area					O-I, MDR				
Desired City Zoning of Area					R-C, I-1				
Proposed Use (i.e. residential, commercial, or industrial)					Residential, Industrial				
Estimated Total Value of Residential Units for the Proposed Development					\$11,000,000				
Total Proposed Number of Dwelling Units					49				
Type of Proposed Dwelling Units (Single Family Detached, Single Family Attached, Multi-Family)					Single Family Detached				
Year 1	NA	Year 2	NA	Year 3	NA	Year 4	NA	Year 5	NA
Estimated Total Value of Business Units for the Entire Proposed Development									
Commercial Value		NA		Industrial Value		tdb		Other (not-for-profit) Value	
Proposed Number of Commercial									
Year 1	0	Year 2	0	Year 3	0	Year 4	0	Year 5	0
Proposed Number of Industrial 7 (time frame to be determined)									
Year 1	1	Year 2	NA	Year 3	NA	Year 4	NA	Year 5	NA
Proposed Number of Other (not-for-profit)?									
Year 1	0	Year 2	0	Year 3	0	Year 4	0	Year 5	0

Section E (continued) Supplemental Information

Street Information									
Proposed total linear mileage of roadway installed					1,328 lf				
Year 1	1,328	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. 3/4", 1", etc.)					3/4" for single family homes, up to 2" for industrial + fire protection				
Number of services installed by developer (by service type)					49				
Year 1	49	Year 2		Year 3		Year 4		Year 5	
Number of services requested (by service type)					49 for residential, 7 for industrial				
Year 1	49	Year 2		Year 3		Year 4		Year 5	
Typical irrigation meter size(s) to be installed (i.e. 3/4 ", 1", etc.)					N/A				
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.)					6" single family sewer services				
Number of services installed by developer (by service type)					49 for residential + 6" -8" for industrial users in future				
Year 1	49+1	Year 2		Year 3		Year 4		Year 5	
Number of services requested (by service type)									
Year 1	49+1	Year 2		Year 3		Year 4		Year 5	
Estimated Mileage of Water Pipe Needed					1,328 lf for residential, 2,580 ft water extension				
Year 1	3,900 lf	Year 2		Year 3		Year 4		Year 5	

Section E (continued) Supplemental Information

Solid Waste Data									
Number of Rollouts needed for Multi-Family Units					0				
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units using City rollout collection					Up to 7 for industrial site in future				
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing corrugated (cardboard) recycling					Up to 7 for industrial site in future				
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing white paper pick-up (recycling)					Up to 7 for industrial site in future				
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

Metes and Bounds Description for 3100 Zion Church Rd.:

BEGINNING at an iron stake on the East side of Zion Church Road, a corner of the W. F. Litaker Estate, and runs thence with the line of Litaker, and the line of J. H. Sossamon, North 67-45 West (passing an iron stake on line at 35.0 feet, a corner of Litaker and Sossamon) 432.21 feet to an iron stake in the line of Sossamon, a new corner of John R. Furr; thence a new line of Furr, North 22-15 East 200.0 feet to an iron stake, a new corner; thence a new line of Furr, South 67-15 East (passing an iron stake on line at 310.7 feet) 394.9 feet to an iron stake on the East side of Zion Church Road, and in the line of the W. F. Litaker Estate; thence with the old line of Litaker, South 11-31 West 200.0 feet to the BEGINNING, containing 1.88 acres.

Record 212

THIS INDENTURE, Made this the 22nd day of September in the year of our Lord one thousand, nine hundred and 49 Between
 A. E. Litaker and wife Lucy Litaker, O. W. Litaker and wife Louie Litaker, Sallie L. Mabrey and husband B. M. Mabrey, Minnie Garmon and husband Hubert Garmon, Marshall Litaker and wife Kathleen Litaker, Nettie Thomas and husband James Thomas, L. R. Litaker and wife Idell Litaker and C. W. Litaker
 (Single) of the County of CABARRUS and State of North Carolina, part of the first part, and
 John Furr and wife Iva B. Furr

of the County of Cabarrus and State of North Carolina, part of the second part.

WITNESSETH, That the said part 1st of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations to the said part 1st of the first part, in hand paid, the receipt whereof is hereby acknowledged, ha. vs bargained, sold and conveyed, and by these presents do bargain, sell and convey, unto the said part 1st of the second part, their heirs and assigns

the following described real estate, situate, lying and being in the County of Cabarrus No. 11 Township and State of North Carolina, bounded and described as follows, to wit:

Being in No. 11 Township, adjoining the lands of Ed Saunders, C. K. White, D. C. Caldwell, the Reed Estate and others;

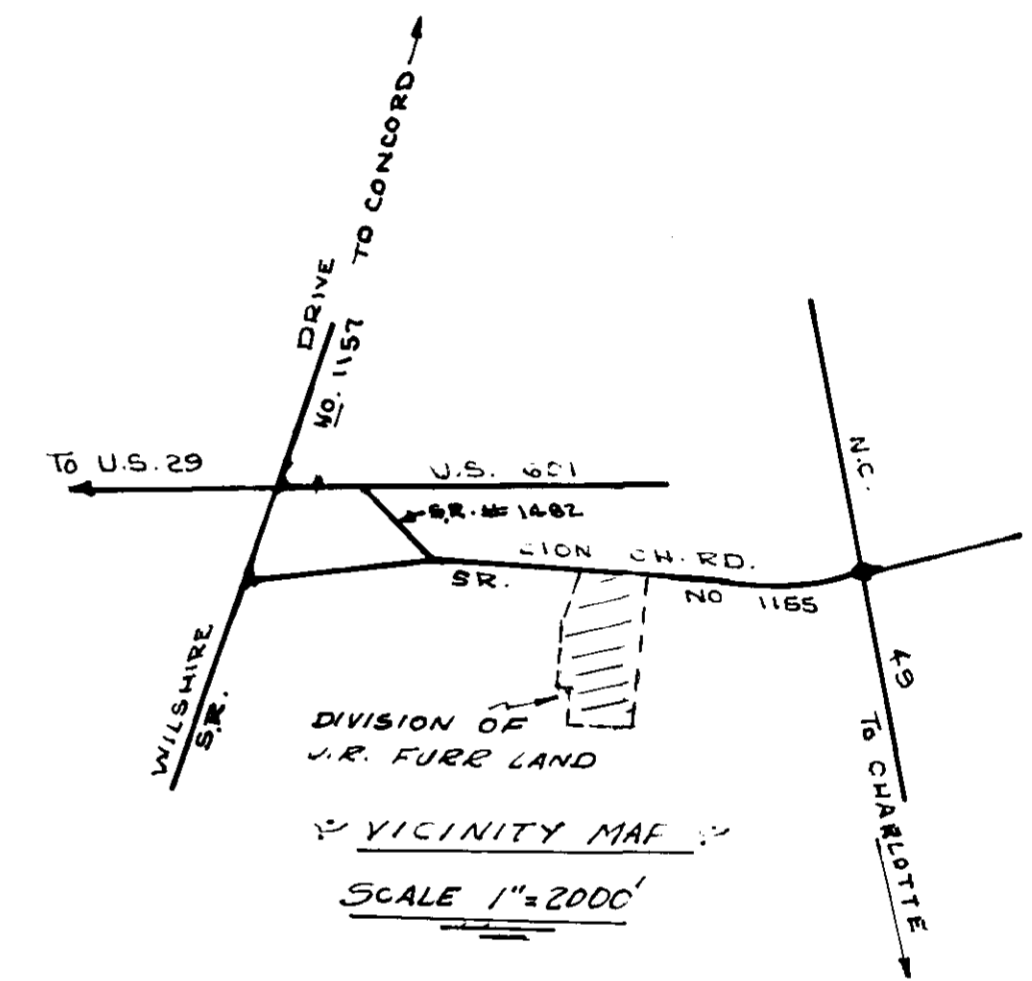
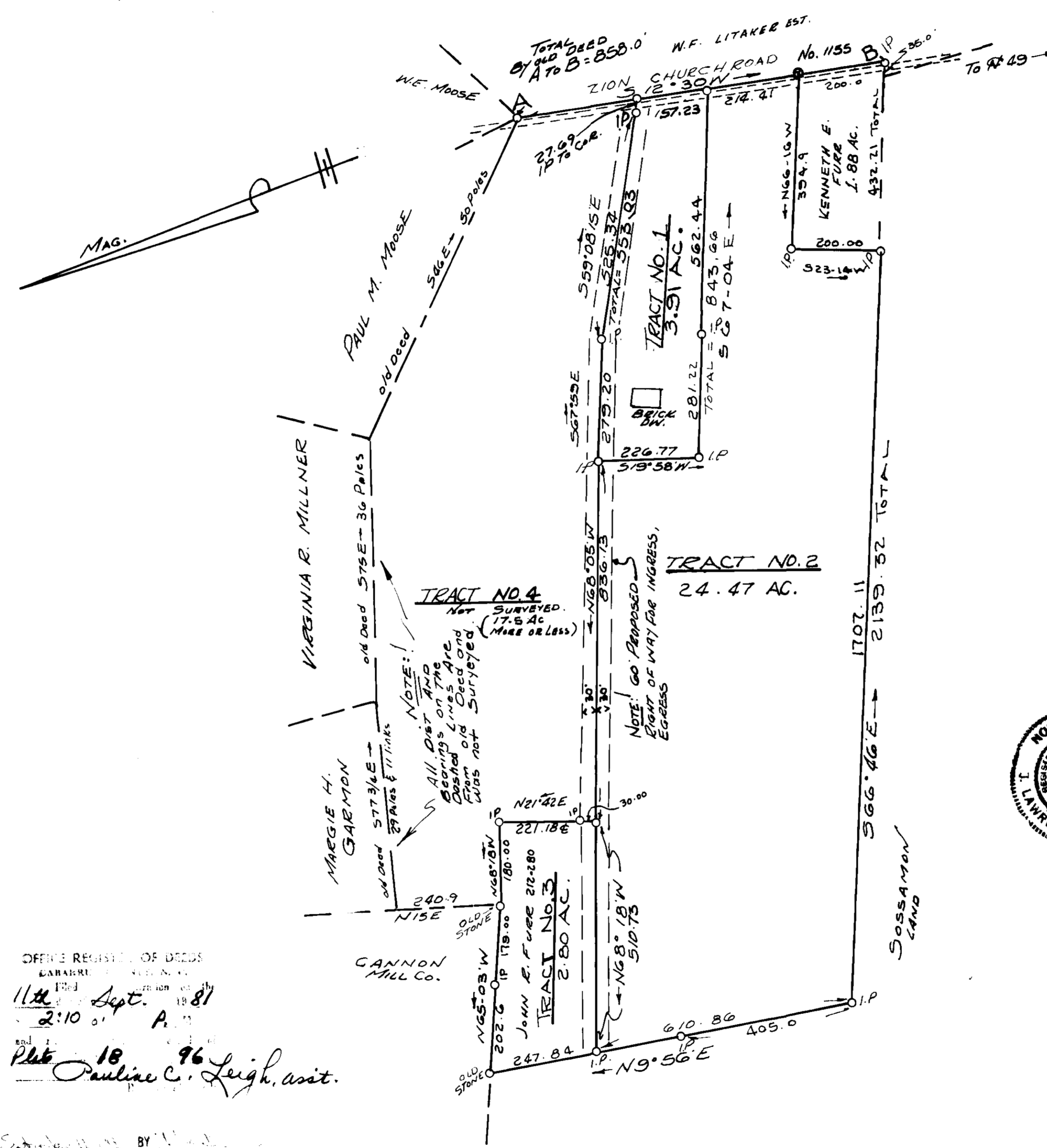
Beginning at a stone by a large poplar, G. R. Whites and Dr. Caldwell corner and runs thence with three of said Caldwell's lines as follows; 1st. S. 70 E. 23 poles to a stone on steep bluff near branch thence 2nd, crossing the branch, N. 15 E. 26 poles to a hickory, thence 3rd, N. 39½ E. 41 poles to a stone by a P. O., Caldwell's corner in the line of the Lee land; thence with said Lee land and the Reed estate S. 2½ W. 46 poles to a W. O. Stump; thence S. 75 E. 36 poles by a small Ash; thence with Will Lee's line S. 46 E. 50 poles to a stone W. E. Litaker's corner in the East edge of said Zion Concord road; thence with the East edge of said road, crossing branch, S. 7 W. 52 poles to an iron stake in the East edge of road, Ed Saunders corner thence with Ed Saunders line N. 68½ W. 129½ poles to an iron stake Ed Saunders corner on C. K. Whites line, thence with C. R. Whites line N. 6¼ E. 52 poles to the Beginning, containing 55.1 acres, more or less, Less however, that tract of land sold by said W. E. Litaker to James McClure by deed dated December 31, 1913 and recorded in Deed Book No. 81 page 542.

Grantors being the only heirs at law of W. E. Litaker, deceased who died in 1941.

I.R. Stamp \$3.30

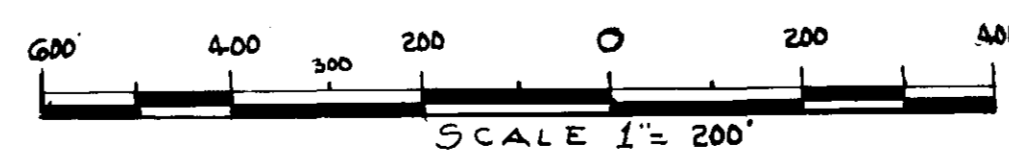
CERTIFICATE OF SURVEY & ACCURACY
 I, J. L. Blackley Certify that this map was drawn from an actual field survey, along with the use of other deeds and other recent surveys and from the deed description as recorded in Book 212 Page 280 as recorded in Cabarrus County Register of Deeds. That the error of closure is 1 ft. in 8000 ft.; that this map was prepared in accordance with G.S. 87-30 as amended.
 Witness My Hand And Seal This 8TH Day of SEPTEMBER 1981

STATE OF NORTH CAROLINA
 CABARRUS COUNTY
 I, Carl L. Hatley A Notary Public of Cabarrus County, do certify that J. L. Blackley Personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 Witness My Hand and Material Seal
 This 8TH Day of September 1981
Carl L. Hatley
 NOTARY PUBLIC
 My Commission Expires January 16th 1984



OFFICE REGISTER OF DEEDS
 CABARRUS COUNTY
 Filed 11th Sept. 1981
 2:10 P.M.
 Plat 18 96
Pauline C. Leigh, asst.

RECEIVED BY
 CABARRUS COUNTY PLANNING DEPARTMENT



PROPERTY OF JOHN R. FURR WIFE IVA ROUTE #7 BOX #220 CONCORD NC 28025		
NO. 11 TOWNSHIP CABARRUS COUNTY	SCALE 1"=200	DRAWN BY J. L. Blackley 8/24/81
PLAT OF JOHN R. FURR LAND RECORDED IN DB 212 PG. 280		
SURVEYED 7/25/81	BY J. L. BLACKLEY 65 PARK DR. CONCORD NC RIS #L-938	FILE 1-F

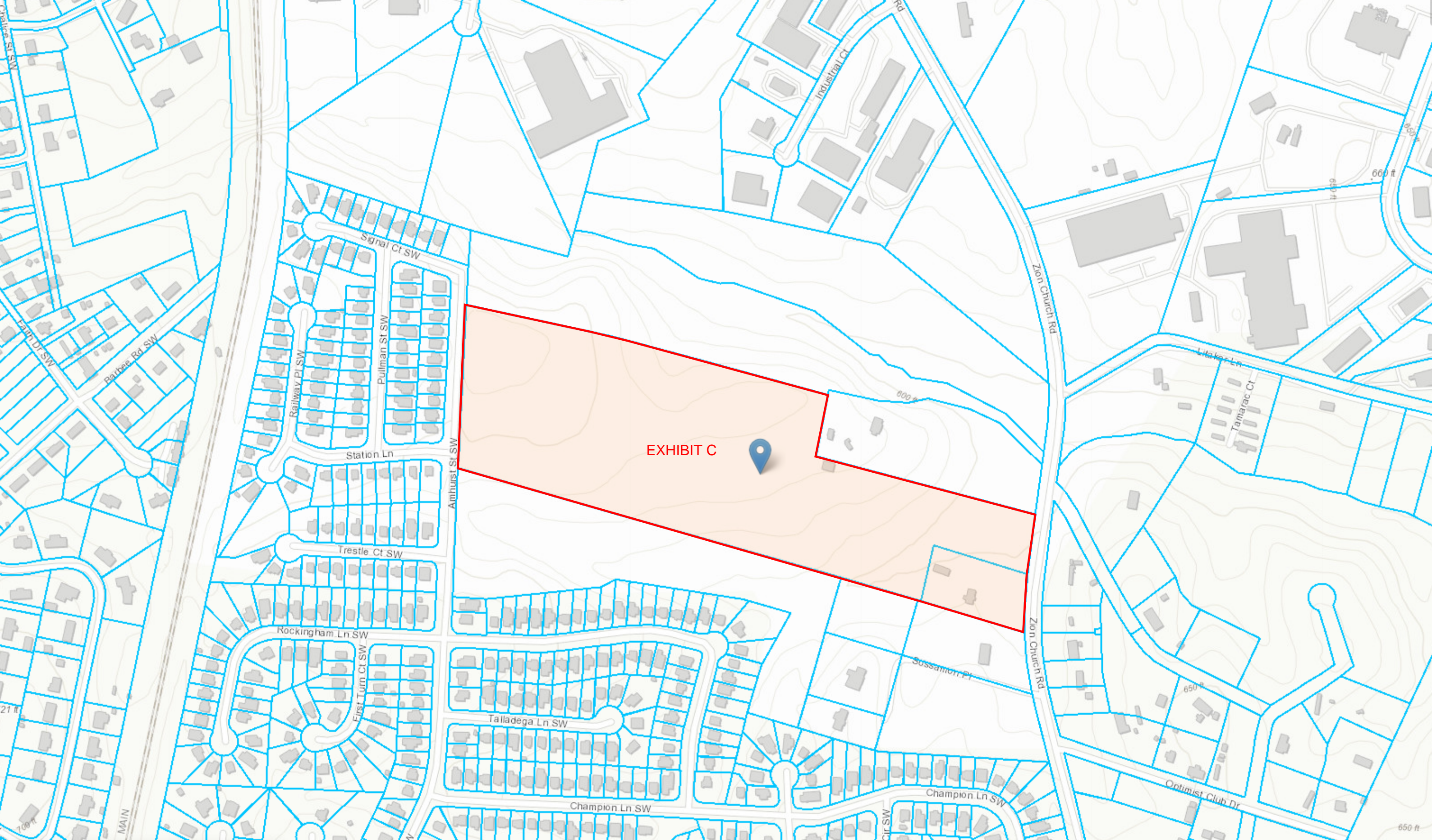


EXHIBIT C

PROJECT NAME: ZION CHURCH SUBDIVISION

ADDRESS: 3070 ZION CHURCH RD.

CONCORD NC, 28025

LIST OF CURRENT ADJACENT PROPERTY OWNERS:

1. YETTER, KORY VINCENT
3030 ZION CHURCH RD CONCORD, NC 28025
2. IME INVESTMENT GROUP INC
3150 ZION CHURCH RD CONCORD NC 28025
3. SHUTTERS, TRENA M.
SHUTTERS, BRIAN S. HSB
3152 SOSSAMON PL CONCORD NC 28025
4. LEEPARD, BRIAN SCOTT
464 AMHURST ST SW CONCORD NC 28025
5. DEESE, BRENDA G.
3033 ZION CHURCH RD CONCORD, NC 28025
6. SMITH, DANA L.
539 AMHURST ST SW CONCORD, NC 28025
7. SORIANO ARMANDO &
SORIANO ELENA V
535 AMHURST ST SW CONCORD, NC 28025
8. MNSF T2 SPE LLC
531 AMHURST ST SW CONCORD NC 28025
9. HOUSTON ROBERT R JR TRUSTEE
HOUSTON DIANE J TRUSTEE
527 AMHURST ST SW CONCORD NC 28025
10. THOMPSON KIMBERLY S
523 AMHURST ST SW CONCORD NC 28025
11. VIAR MARIAN H
519 AMHURST ST SW CONCORD, NC 28025
12. ROBERT JAMES
515 AMHURST ST SW CONCORD, NC 28025
13. VILLEGAS JURADO VIRGINIA
SIERRA PABLO A HSB
511 AMHURST ST SW CONCORD NC 28025
14. SFR JV-1 PROPERTY LLC
507 AMHURST ST SW CONCORD NC 28025
15. TAH 2017-2 BORROWER LLC
503 AMHURST ST SW CONCORD NC 28025

FILED	Oct 19, 2020
AT	10:14:00 AM
BOOK	14590
START PAGE	0315
END PAGE	0317
INSTRUMENT #	36219
EXCISE TAX	\$400.00

Prepared by:
Law Offices of Robert M. Critz, P.A.
P.O. Box 745, Concord, NC 28026-0745
File # 28516-C

Return to:
John Miller Law Firm, PLLC
2145 McClintock Road, #112
Charlotte, NC 28205

PIN: 5529-84-8550
Revenue Stamps: \$400.00

NO TITLE OPINION RENDERED NOR IMPLIED

NORTH CAROLINA

GENERAL WARRANTY DEED

CABARRUS COUNTY

THIS GENERAL WARRANTY DEED, made this 14th day of October, 2020, by and between **LINDA J. FURR (Single)**, Grantor, and **FRANK SHEPHERDSON (Married)**, whose mailing address is 230 Wonderwood Drive, Charlotte, North Carolina, 28211, 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:

(Old Description)

Lying and being in No. 11 Township, Cabarrus County, North Carolina, on the west side of Zion Church Road, and being a part of the lands of John R. Furr and wife, Iva B. Furr, the deed for which is on file in the Office of Register of Deeds for Cabarrus County, N.C., in Deed Book 212, page 280, and adjoining the lands of John R. Furr, J. H. Sossamon, and the W. F. Litaker Estate, and is bounded as follows:

BEGINNING at an iron stake on the East side of Zion Church Road, a corner of the W. F. Litaker Estate, and runs thence with the line of Litaker, and the line of J. H. Sossamon, North 67-45 West (passing an iron stake on line at 35.0 feet, a corner of Litaker and Sossamon) 432.21 feet to an iron stake in the line of Sossamon, a new corner of John R. Furr; thence a new line of Furr, North 22-15 East 200.0 feet to an iron stake, a new corner; thence a new line of Furr, South 67-15 East (passing an iron stake on line at 310.7 feet) 394.9 feet to an iron stake on the East side of Zion Church Road, and in the line of the W. F. Litaker Estate; thence with the old line of Litaker, South 11-31 West 200.0 feet to the BEGINNING, containing 1.88 acres.

SUBJECT TO the following described right-of-way:

BEGINNING at an iron state on the East side of Zion Church Road, a corner of the Litaker Estate, and runs thence with the East side of Zion Church Road, South 11-31 West 30.0 feet to a point in center of said road; thence North 67-45 West 310.7 feet to stake; thence North 22-15 East 30.0 feet to a stake; thence South 67-15 East (passing an iron stake on line at 310.7 feet) 394.8 feet to the BEGINNING.

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.

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

Linda J. Furr
Linda J. Furr

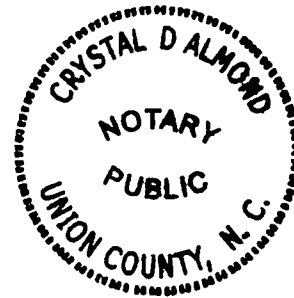
**NORTH CAROLINA
CABARRUS COUNTY**

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

Witness my hand and notarial seal, this the 14th day of October, 2020.

Crystal D Almond
Notary Public

My Commission Expires: 4/25/23



(Notary Seal)

This Indenture Made this the 20th day of February
in the year of our Lord one thousand nine hundred and seven between
E. F. White and wife M. B. White

of the county of Cabarrus and State of North Carolina, of the first part, and

W. E. Litaker

of the county of Cabarrus and State of North Carolina, of the second part,

WITNESSETH, That the said part 1st of the first part, for and in consideration of the sum of
Twenty-seven Hundred and fifty Dollars,
to the said part 1st of the first part, in hand paid, the receipt whereof is hereby acknowledged, have bar-
gained, sold and conveyed, and by these presents do bar- bargain, sell and convey, unto the said part 2d of
the second part, his heirs and assigns

the following described real estate, situate, lying and
being in the County of Cabarrus, and State of North Carolina, bounded as follows, to-wit:

Being in Mill Township adjoining the lands
of Ed. Saunders, C. R. White, S. G. Caldwell, the
Reed estate and others

Beginning at a stone by a large poplar,
C. R. White's and Dr. Caldwell corner and run
thence with three of said Caldwell's lines
as follows, 1st S 70 E 23 poles to a stone on
a steep bluff near branch, thence 2nd
crossing the branch, N 15 E 26 poles to a
hickory; thence 3rd N 39 1/2 E 41 poles to a stone
by P. O. Caldwell's corner in the line of Lee's land;
thence with said Lee's land and the Reed estate
S 2 1/2 W 46 poles to a P. O. stump; thence S 75 E 36
poles by small Ash; thence with Hill Lee's
line S 16 E 50 poles to a stone, W. E. Litaker's
corner in the East edge of said Zion-Panwood
Road; thence with the East edge of said road
crossing branch, S 7 W 52 poles to an iron stake
in the east edge of road, Ed. Saunders's corner;
thence with Ed. Saunders's line N 68 1/2 W 129 1/2 poles
to an iron stake Ed. Saunders's corner on C. R.
White's line; thence with C. R. White's line
N 6 1/2 E 52 poles to the beginning, containing
55.1 acres more or less

FILED	Sep 11, 2020
AT	03:02:00 PM
BOOK	14490
START PAGE	0114
END PAGE	0116
INSTRUMENT #	30868
EXCISE TAX	\$800.00

Prepared by:
Law Offices of Robert M. Critz, P.A.
P.O. Box 745, Concord, NC 28026-0745
File # 28516-C

Return to:
John Miller Law Firm, PLLC
21475 McClintock Road, #112
Charlotte, NC 28205

PIN 55298427760000 Excise Tax: \$800.00

NORTH CAROLINA

SPECIAL WARRANTY DEED

CABARRUS COUNTY

THIS SPECIAL WARRANTY DEED, made this 8th day of September, 2020, by and between **LINDA J. FURR (Single)**, Grantor, and **MONROE 3124 INC.**, a North Carolina corporation, whose mailing address is 230 Wonderwood Drive, Charlotte, North Carolina, 28211, 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.

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:

Lying and being in No. 11 Township, Cabarrus County, N.C., and being Tract No. 2 of the PROPERTY OF JOHN R. FURR AND WIFE IVY D. FURR as surveyed and platted by J. L. Blackley, RLS, on the 25th day of July 1981, and a copy of said plat being on file in the Office of the Register of Deeds for Cabarrus County, N.C., in Map Book No. 18 page 96, to which recorded plat reference is hereto made for a more complete description as to metes and bounds, and being a part of the property as conveyed by deed dated September 22nd, 1949, from A. E. Litaker, et. al., to John R. Furr and wife, Ivy Furr, said deed being duly recorded in the Office of the Register of Deeds for Cabarrus County, NC, in Deed Book No. 212, page 280.

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.

[Signature to Appear on Following Page]

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

Linda J. Furr
Linda J. Furr

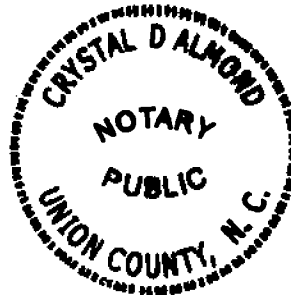
**NORTH CAROLINA
CABARRUS COUNTY**

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

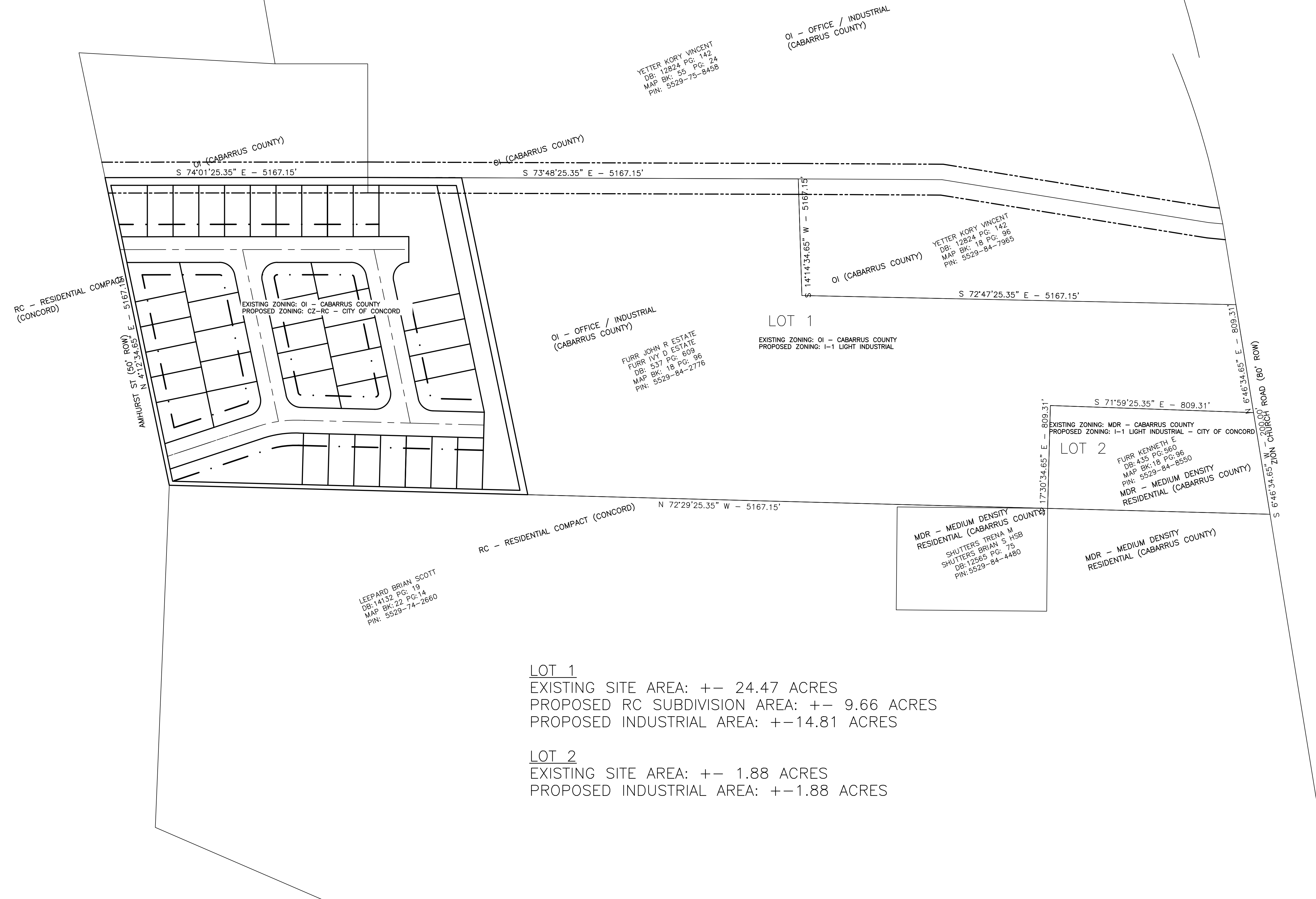
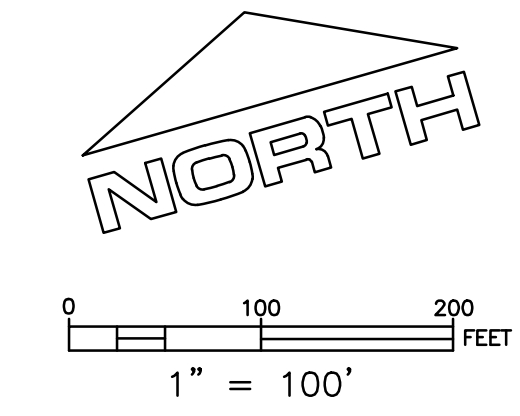
Witness my hand and notarial seal, this the 8th day of September, 2020.

Crystal D Almond
Notary Public

My Commission Expires: 4/25/23



(Notary Seal)



LOT 1
 EXISTING SITE AREA: +- 24.47 ACRES
 PROPOSED RC SUBDIVISION AREA: +- 9.66 ACRES
 PROPOSED INDUSTRIAL AREA: +-14.81 ACRES

LOT 2
 EXISTING SITE AREA: +- 1.88 ACRES
 PROPOSED INDUSTRIAL AREA: +-1.88 ACRES

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REVISION	DATE	DESCRIPTION

ZION CHURCH SUBDIVISION
 OVERALL DEVELOPMENT PLAN
 3070 ZION CHURCH RD., CONCORD, NC
 MONROE 3124, LLC

PROJECT NO. 200524.000
 PROJECT MANAGER: KWU
 DRAWN BY: KWU
 CHECKED BY: NUB

PROJECT START: 10.12.2020

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 SURVEYING

PO BOX 268
 CONCORD, NC 28026-0268
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 F. 704.786.7454
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 PROJECT NO. 200524.000
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