

TOWN OF CARRBORO

PETITION FOR ANNEXATION OF
CONTIGUOUS PROPERTY

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

- 1) THE UNDERSIGNED, BEING THE OWNER OF ALL REAL PROPERTY LOCATED WITHIN THE AREA DESCRIBED IN PARAGRAPH #2 BELOW, REQUESTS THAT SUCH AREA BE ANNEXED TO THE TOWN OF CARRBORO, NORTH CAROLINA.
- 2) THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF CARRBORO, AND IS LOCATED AT 610 Homestead Road AND TAX MAP REFERENCED Parcel ID # 9779182544. THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.
- 3) A MAP (NO LARGER THAN 18" X 24") OF THE FOREGOING PROPERTY, SHOWING ITS RELATIONSHIP TO THE EXISTING CORPORATE LIMITS OF THE TOWN, IS ALSO ATTACHED HERETO.
- 4) THE TOTAL ACREAGE AND DWELLING UNITS LOCATED ON THIS PROPERTY ARE AS FOLLOWS:

<u>4.65</u>	<u>ACRES</u>	<u>DWELLING UNITS</u>
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RESPECTFULLY SUBMITTED THIS 2nd DAY OF October, 2017.

NAME:	<u>The Berryhill Group, LLC</u>	
ADDRESS:	<u>104 Painted Turtle Lane</u>	
	<u>Chapel Hill, NC 27516</u>	
OWNER/PRESIDENT:	<u>James Brandewie</u>	

ATTEST: Catherine C. Dorando SECRETARY

I, Catherine C. Dorando, Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-reference petition has been checked and found to be in compliance with G.S. 160A-31.

This the 10th day of November, 2017.

TOWN CLERK: Catherine C. Dorando



2013013000025250 DEED
Bk : RB5536 Pg : 416
01/31/2013 11:29:34 AM 1/3
FILED Deborah B Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$25.00
NC Real Estate Tax: \$332.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: \$382.00

Return to: Grantee

Parcel Identifier No. 9779182544

THIS DEED made this 31st day of January, 2013 by and between

GRANTOR

DAVID J. CAMPBELL, widower
2423 HWY 54, Carrboro, NC 27510

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

THE BERRYHILL GROUP, LLC
100 Cascade Point Lane, Suite 101, Cary, NC 27513

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 County of Orange, North Carolina, and more particularly described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference.



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 136, Page 274, Orange County Registry.

A map showing the above described property is recorded in Plat Book 110, Page 197, and referenced within this instrument.

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

AND THE 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 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:

Subject to 2013 taxes, easements, conditions and restrictions of record, if any.

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 officer(s), the day and year first above written.


David J. Campbell

STATE OF North Carolina
COUNTY OF Orange

I, Wayne H. Adler, Notary Public for the County of Orange, State of North Carolina, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David J. Campbell, Grantor(s). Witness my hand and official stamp or seal, this the 31st day of February, 2013.

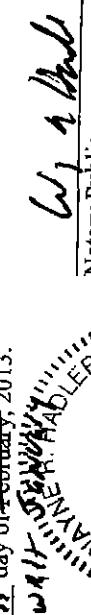

Wayne H. Adler
Notary Public
My Comm. Expires: 11/22/2015
F. C. C. N. C.
Orange County
North Carolina



EXHIBIT "A"

BEING ALL OF that 202594.72 sq. ft. (4.65093 acres) as shown on that map and survey entitled "THE BERRY HILL GROUP, LLC, Property Address 610 Homestead Road, Chapel Hill, NC" by William Gregory Autry, Professional Land Surveyor, dated December 19, 2012, Job #121912, and recorded January 31, 2013, in Plat Book 110, Page 17, Orange County Registry, reference to which is hereby made for a more particular description.

TOWN OF CARRBORO

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CONTIGUOUS PROPERTY

TO THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO:

- 1) THE UNDERSIGNED, BEING THE OWNER OF ALL REAL PROPERTY LOCATED WITHIN THE AREA DESCRIBED IN PARAGRAPH #2 BELOW, REQUESTS THAT SUCH AREA BE ANNEXED TO THE TOWN OF CARRBORO, NORTH CAROLINA.
- 2) THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF CARRBORO, AND IS LOCATED AT 8802 Lake Hogan Farm Road AND TAX MAP REFERENCED Parcel ID # 9779184160. THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.
- 3) A MAP (NO LARGER THAN 18" X 24") OF THE FOREGOING PROPERTY, SHOWING ITS RELATIONSHIP TO THE EXISTING CORPORATE LIMITS OF THE TOWN, IS ALSO ATTACHED HERETO.
- 4) THE TOTAL ACREAGE AND DWELLING UNITS LOCATED ON THIS PROPERTY ARE AS FOLLOWS:

	1.95	ACRES	DWELLING UNITS
RESPECTFULLY SUBMITTED THIS	<u>2nd</u>	DAY OF <u>October</u>	, 2017.

NAME:	<u>The Berryhill Group, LLC</u>		
ADDRESS:	<u>164 Painted Turtle Lane</u>		
	<u>Chapel Hill, NC 27516</u>		
OWNER/PRESIDENT:	<u>James Brandewie</u>		

ATTEST: Catherine C. Doran SECRETARY

I, Catherine C. Doran, Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-reference petition has been checked and found to be in compliance with G.S. 160A-31.

This the 16th day of November, 2017.

TOWN CLERK: Catherine C. Doran

2/2



20140313000197130 DEED
Bk: RB5864 Pg: 332
 10/31/2014 11:42:04 AM 1/3
 FILED Deborah B. Brooks
 Register of Deeds, Orange Co., NC
 Recording Fee: \$26.00
 NC Real Estate TX: \$345.00 

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by: Beemer, Hadler & Willett, P.A.

Return to: Grantee

Excise Tax: \$ 345.00

Parcel Identifier No. 9779184700 

THIS DEED made this 24th, day of October, 2014 by and between

GRANTOR

GLADYS ANNE CAMPBELL, a/k/a ANNE CAMPBELL
 5235 Salem Church Road, Graham, NC 27253

If checked, the property includes the primary residence of at least one of the Grantors. (NC G.S. § 105-317.2)

GRANTEE

THE BERRYHILL GROUP, LLC
 a North Carolina limited liability company
 104 Painted Turtle Lane, Chapel Hill, NC 27516

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 County of Orange, North Carolina, and more particularly described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by reference.



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 4823, Page 209, Book 3230, Page 594, and Book 318, Page 173, Orange County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 147, Orange County Registry, and referenced within this instrument.

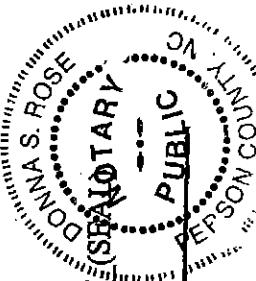
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, their heirs, successors, and assigns, in fee simple.

AND THE GRANTOR COVENANT(S) 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 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:

Subject to 2014 taxes, easements, conditions and restrictions of record, if any.

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 officer(s), the day and year first above written.



Gladys Anne Campbell (Signature)
Gladys Anne Campbell

STATE OF FL
COUNTY OF Orange
I, Anna S. Rose,

Notary Public for the County of Orange, State of Florida, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Gladys Anne Campbell a/k/a Anne Campbell, Grantor(s). Witness my hand and official stamp or seal, this the 24 day of October, 2014.

Anna S. Rose

Notary Public

My Commission Expires: 3-19-2015

WRH/sbw

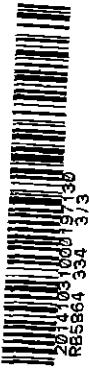


EXHIBIT "A"

BEING all of Lot B, 86,498.15 square feet (1.986 acres) as shown on that plat and survey entitled "BOUNDARY SURVEY FOR: THE BERRYHILL GROUP, LLC", prepared by William Gregory Autry, Professional Land Surveyor, Job Number 121912D, dated December 19, 2012 and updated May 23, 2013, and recorded in Plat Book 112, Page 147, Orange County Registry, reference to which is hereby made for a more particular description. And, being the same property conveyed to Larry Lee Campbell by deed recorded in Book 318, Page 173, and the same property conveyed to Larry L. Campbell and spouse Anne Campbell by deed recorded in Book 3230, Page 594, and the same property conveyed to Larry L. Campbell and spouse Anne Campbell by deed recorded in Book 4823, Page 209, all Orange County Registry.

Book 113 Page 197

Book 113 Page 147

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CONTIGUOUS PROPERTY



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- 1) THE UNDERSIGNED, BEING THE OWNER OF ALL REAL PROPERTY LOCATED WITHIN THE AREA DESCRIBED IN PARAGRAPH #2 BELOW, REQUESTS THAT SUCH AREA BE ANNEXED TO THE TOWN OF CARRBORO, NORTH CAROLINA.
- 2) THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN OF CARRBORO, AND IS LOCATED AT 716 Homestead Road AND TAX MAP REFERENCED Parcel ID # 9779188760. THE BOUNDARIES OF SUCH TERRITORY ARE AS SHOWN ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.
- 3) A MAP (NO LARGER THAN 18" X 24") OF THE FOREGOING PROPERTY, SHOWING ITS RELATIONSHIP TO THE EXISTING CORPORATE LIMITS OF THE TOWN, IS ALSO ATTACHED HERETO.
- 4) THE TOTAL ACREAGE AND DWELLING UNITS LOCATED ON THIS PROPERTY ARE AS FOLLOWS:

6.67 ACRES DWELLING UNITS
RESPECTFULLY SUBMITTED THIS 2nd DAY OF October, 20¹⁷.

NAME: Homescape Development Company, Inc.
ADDRESS: 104 Painted Turtle Lane
Chapel Hill, NC 27516
OWNER/PRESIDENT: James Brandewie

ATTEST: *John Bracken* SECRETARY

I, Catherine C. Derando Town Clerk of the Town of Carrboro, do hereby certify that the sufficiency of the above-reference petition has been checked and found to be in compliance with G.S. 160A-31.

This the 10th day of November, 20 17.

TOWN CLERK: Anthony J. Donando



201305060000108250 DEED
BK:RB5600 Pg:412
05/06/2013 03:45:25 PM 1/4
FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$6.00
NC Real Estate Tax: \$530.00

DO
NORTH CAROLINA
GENERAL WARRANTY DEED

Prepared by: Beemer, Hadler & Willett, P.A.

Excise Tax: # 530.22

Return to: Grantee
County: Orange

PIN: 9779188760 MAS

THIS DEED made this 1st day of May, 2013 by and between

GRANTOR

EDWARD J. HAHN and wife JOANNE ROSSETTI

5A School Lane Lloyd Harbor, NY 11743

If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

GRANTEE

HOMEscape DEVELOPMENT COMPANY, INC.

104 Painted Turtle Lane
Chapel Hill, NC 27516

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 and more particularly described as follows:

See Attached Exhibit "A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5182, Page 72, Orange County Registry.

A map showing the above described property is recorded in Plat Book 111, Page 78 referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee, it's successors, and assigns, in fee simple.

And the 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 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:

Subject to 2013 taxes, easements, conditions and restrictions of record, if any.

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 officer(s), the day and year first above written.



Edward J. Hahn (SEAL)

EDWARD J. HAHN

Joanne Rosetti (SEAL)

JOANNE ROSETTI

New York State
NORTH EASTERN NY

COUNTY OF: Suffolk

I, Erika L. Zelaya, a Notary Public for Suffolk County, New York,
do, hereby certify that Edward J. Hahn and Joanne Rosetti, personally appeared before
me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 15 day of May 2013

ERIKA L. ZELAYA
Notary Public, State of New York
No. 01268261612
Qualified in Suffolk County
Commission Expires May 14, 2014

Notary Public
My Commission Expires: May 14, 2014



EXHIBIT "A"

BEING all of that 6.67698 acres as shown on that plat and survey entitled "BOUNDARY SURVEY FOR: HOMESCAPE DEVELOPMENT COMPANY INC.", prepared by William Gregory Autry, Professional Land Surveyor, dated February 26, 2013, revised May 6, 2013, and recorded May 6, 2013, in Plat Book 111, Page 78, Orange County Registry, reference to which is hereby made for a more particular description.

