



**CITY OF DURHAM**  
*Office of the City Clerk*  
101 CITY HALL PLAZA | DURHAM, NC 27701  
919.560.4166 | F 919.560.4835

www.durhamnc.gov

ATTACHMENT A

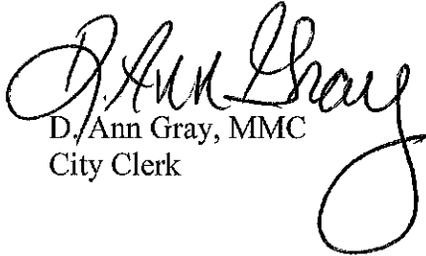


**NORTH CAROLINA  
DURHAM COUNTY**

I, D. Ann Gray, duly appointed City Clerk of the City of Durham, North Carolina, do hereby certify that the ownership is sufficient for the following Voluntary Annexation Petition based on information (Signature of Property Owners, Notarization of Signatures and Certificate of Title) submitted to the Budget Department and received in the City Clerk's Office on May 21, 2012:

Leesville Road Active Adult Community II

WITNESS my hand and the corporate seal of the City of Durham, North Carolina, this the 22<sup>nd</sup> day of May, 2012.

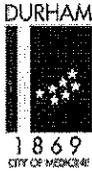
  
D. Ann Gray, MMC  
City Clerk



ATTACHMENT A

Resubmitted May 21, 2012

Received in City Clerk's Office  
4-21-2012  
4:08 p.m. (Date)  
[Signature]



CITY OF DURHAM  
BUDGET AND MANAGEMENT SERVICES  
MEMORANDUM

February 20, 2012

Received in City Clerk's Office  
2-20-2012  
10:25 A.M. (Date)  
[Signature]

To: D. Ann Gray, City Clerk

From: Robin Bibby, Annexation Coordinator  
Corporate Sr. Budget & Management Services Analyst

Subject: Request for Clerk Certification of Voluntary Annexation Petition

Attached is a Certificate of Title for a Voluntary Annexation Petition submitted prior to January 1, 2012. Please certify this petition as valid for the following annexation area:

- FY2012-04 Leesville Road Active Adult Community II

I appreciate your time and help with this request.

17

**ATTACHMENT A  
 PETITION FOR VOLUNTARY ANNEXATION TO THE CITY OF DURHAM  
 OF A CONTIGUOUS AREA BY 100% OF OWNERS OF SAID PROPERTY**

To the Mayor and Members of the City Council of the City of Durham, N.C.:

The undersigned respectfully petition the City Council of the City of Durham to annex the hereinafter described property to the City of Durham, such annexation to be pursuant to the provisions of G.S. 160A-31 and in support of this petition do hereby respectfully represent:

1. The undersigned whose names are signed to this petition own 100% of all real estate lying outside the corporate limits of the City of Durham but contiguous to the City of Durham, hereinafter described, which we would like to have annexed to the City of Durham.
2. The land and property hereby petitioned to be annexed to the City of Durham, and of which we the undersigned are owners of 100%, is described as follows, to-wit:

(ATTACH A METES AND BOUNDS DESCRIPTION FOR THE AREA TO BE ANNEXED)

Respectfully submitted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Type or Print Name of Property Owner(s)	Address and Phone Number:	Property PIN#/ Parcel ID #
<u>POLTE HOME CORPORATION</u> 919-816-1100	5920 LEESVILLE RD 5910 LEESVILLE RD	769-01-26-9883 769-01-27-8179
<u>JIM KEITH</u> 919-604-8309	736 ANDREWS CHAPEL ROAD 700 ANDREWS CHAPEL RD 804 ANDREWS CHAPEL RD 807 ANDREWS CHAPEL RD	769-04-42-5567 769-04-52-0229 769-03-41-6932 769-04-52-1768
<u>RICKY &amp; CECILE CHANDLER</u> 919-210-4491	402 ANDREWS CHAPEL RD	769-04-53-0239
<u>JOHN GURLEY</u> 336-234-0269	826 ANDREWS CHAPEL RD 814 ANDREWS CHAPEL RD 802 ANDREWS CHAPEL RD 742 ANDREWS CHAPEL RD	769-03-41-3854 769-03-41-4887 769-03-41-8938 769-03-42-9042
<u>STEPHENS ENTERPRISES LLC</u> 919-779-8649 <u>AIS FORESTRY &amp; FARMING LLC</u> 919-779-8649	5122 LEESVILLE ROAD 2392 ADVENTURE TRAIL	769-03-04-2604 (PART) 769-03-03-9331 (PART)

Please sign and complete the requested information on the Signature page of this petition

(For Budget and Management Services Use)

Date Received:

5/18/12

- Revision showing current owners

Received by:

R. G. Pateby

ATTACHMENT A

ANNEXATION PETITION SIGNATURE PAGE - Continued -

INDIVIDUAL OWNER #3:

TAX PARCEL ID#

PRINT OR TYPE NAME AND ADDRESS:

[Signature]  
(Signature)

769-04-52-1768  
(PARTIAL)

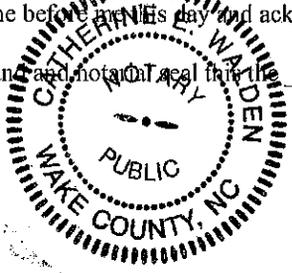
JIM KEITH  
807  
ANROWS CAMPOL RD

NOTARIZATION

NORTH CAROLINA  
WAKE COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that JIM KEITH personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 6 day of OCTOBER, 2011.



Catherine E. Walden  
Notary Public

My commission expires 10/20/2015

INDIVIDUAL OWNER #4:

TAX PARCEL ID#

PRINT OR TYPE NAME AND ADDRESS:

[Signature]  
(Signature)

769-03-42-5743

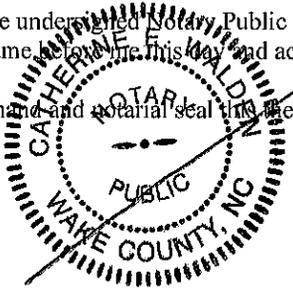
JIM KEITH / CLASSY PROPERTIES  
736 ANROWS CAMPOL RD

NOTARIZATION

NORTH CAROLINA  
WAKE COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that JIM KEITH personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 6 day of October, 2011.



Catherine E. Walden  
Notary Public

My commission expires 10/20/2015

ALL SIGNATURES MUST BE NOTARIZED!!!

ATTACHMENT A

ANNEXATION PETITION SIGNATURE PAGE - Continued -

INDIVIDUAL OWNER # 9

TAX PARCEL ID#

PRINT OR TYPE NAME AND ADDRESS:

Ricky E. Chandler  
(Signature)

769-04-53-0324  
0239

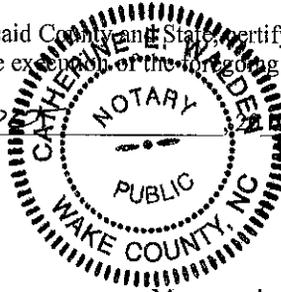
Ricky E. Chandler  
402 Anonous Chapel Rd

NOTARIZATION

NORTH CAROLINA  
WAKE COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that RICKY CHANDLER personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 6 day of October, 2011.



Catherine E. Walden  
Notary Public

My commission expires 10/20/2015

INDIVIDUAL OWNER # 10

TAX PARCEL ID#

PRINT OR TYPE NAME AND ADDRESS:

Cecile J. Chandler  
(Signature)

769-04-53-0324  
0239

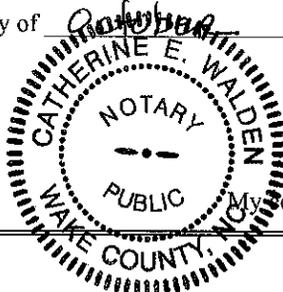
Cecile Chandler  
402 Anonous Chapel Rd

NOTARIZATION

NORTH CAROLINA  
WAKE COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that CECILE CHANDLER and personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 6 day of October, 2011.



Catherine E. Walden  
Notary Public

My commission expires 10/20/2015

**ALL SIGNATURES MUST BE NOTARIZED!!!**

ATTACHMENT A

ANNEXATION PETITION SIGNAT

Addresses missing 814, 804, 802, 742  
804 ANDROWS CHAPEL RD  
GOLD TO PULTE

EVERY INDIVIDUAL WITH OWNERSHIP INTEREST:

INDIVIDUAL OWNER # 7  
[Signature]  
(Signature)

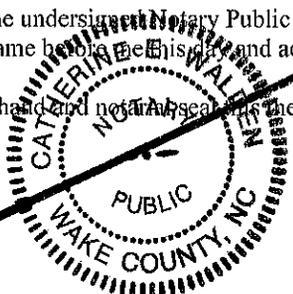
TAX PARCEL ID#  
769-04-41-7360

NOTARIZATION

NORTH CAROLINA  
WAJCE COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that JIM KEITH personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 6 day of OCTOBER, 2011.



Catherine E. Walden  
Notary Public

My commission expires 10/20/2015

INDIVIDUAL OWNER # 8  
[Signature]  
(Signature)

TAX PARCEL ID#  
769-03-41-3854  
769-03-41-4887  
~~769-03-41-6925~~  
769-03-41-8938  
769-03-42-9042

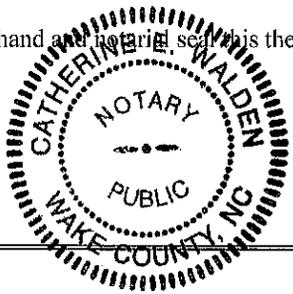
PRINT OR TYPE NAME AND ADDRESS:  
JOHN GURVEY  
826 ANDROWS CHAPEL RD  
814 ANDROWS CHAPEL RD  
802 ANDROWS CHAPEL RD  
742 ANDROWS CHAPEL RD

NOTARIZATION

NORTH CAROLINA  
WAJCE COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that JOHN GURVEY personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 8 day of october, 2011.



Catherine E. Walden  
Notary Public

My commission expires 10/20/2015

ALL SIGNATURES MUST BE NOTARIZED!!!

ATTACHMENT A

ANNEXATION PETITION SIGNATURE PAGE -- Continued -

CORPORATION:

Affix Seal:

PULTE HOME CORPORATION  
Name of Corporation (Type or Print)

By: Chris Raughley VP Land  
Signature and Title

Chris Raughley  
(Type or Print Name)



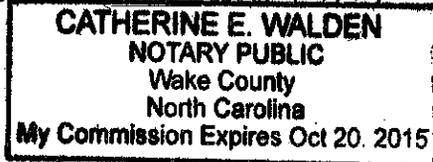
Attested By: [Signature] VP Finance  
Signature and Title

Bob Davenport  
(Type or Print Name)

NORTH CAROLINA  
WAJCE COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that CHRIS RAUGHLEY personally came before me this day and acknowledged the due execution of the foregoing instrument. and Bob Davenport

Witness my hand and notarial seal this the 15 day of MAY, 2012.



Catherine E. Walden  
Notary Public

My commission expires 10/20/2015.

PARTNERSHIP:

This is a: \_\_\_\_\_ general partnership  
\_\_\_\_\_ limited partnership

\_\_\_\_\_  
Name of Partnership (Type or Print)

By: \_\_\_\_\_  
Signature and Title

\_\_\_\_\_  
(Type or Print Name)

Attested By: \_\_\_\_\_  
Witness, Signature and Title

\_\_\_\_\_  
(Type or Print Name)

NOTARIZATION

NORTH CAROLINA  
\_\_\_\_\_ COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that \_\_\_\_\_ personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

**ALL SIGNATURES MUST BE NOTARIZED!!!**

ATTACHMENT A  
ANNEXATION PETITION SIGNATURE PAGE – Continued -

CORPORATION:

Affix Seal:

AIS Forestry and Farming LLC  
Name of Corporation (Type or Print)

By: Algie Stephens  
Signature and Title

Attested By: [Signature]  
Signature and Title

Algie Stephens, Manager/Member  
(Type or Print Name)

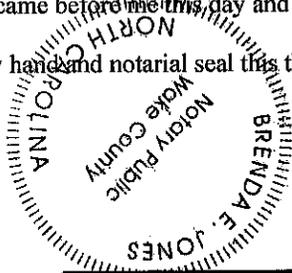
Matthew Stephens  
(Type or Print Name)

NOTARIZATION

NORTH CAROLINA  
Wake COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that Algie Stephens and Matthew Stephens personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 18<sup>th</sup> day of May, 2012.



Brenda E. Jones  
Notary Public

My commission expires June 17, 2015.

PARTNERSHIP:

This is a: \_\_\_\_\_ general partnership

\_\_\_\_\_ limited partnership

Stephens Enterprises, LLC  
Name of Partnership (Type or Print)

By: Algie Stephens  
Signature and Title

Attested By: [Signature]  
Witness, Signature and Title

Algie Stephens, Manager/Member  
(Type or Print Name)

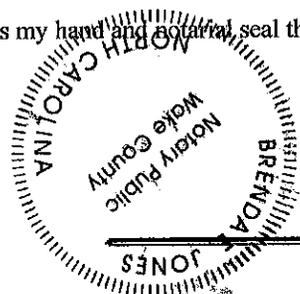
Matthew Stephens  
(Type or Print Name)

NOTARIZATION

NORTH CAROLINA  
Wake COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that Algie Stephens and Matthew Stephens personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 18<sup>th</sup> day of May, 2012.



Brenda E. Jones  
Notary Public

My commission expires June 17, 2015.

ALL SIGNATURES MUST BE NOTARIZED!!!

ATTACHMENT A

TITLE AND OWNERSHIP INFORMATION FOR VOLUNTARY PETITIONED ANNEXATIONS

Instructions:

The following information should be supplied at the time a voluntary annexation petition is submitted, unless a later date is approved by the Budget Department. The date through which title is examined should be one week before the submittal of the annexation petition, or later. NOTE that the certificate is limited to holders of fee simple interests. Among other things, holders of mortgages or deeds of trust, or trustees for the same; easements; taxes or assessments; or defects not disclosed by public records need not be listed.

CERTIFICATE OF TITLE

The undersigned attorney, who is licensed to practice law in the State of North Carolina, hereby certifies that the record owner(s) of all fee simple interests in the tract of land submitted for annexation to the City of Durham on a petition dated May 18, 2012 and described on such petition as (name of development) Dell Webb, which tract is described by the metes and bounds description submitted as part of such petition, is see attached, And that the deed(s) showing such title are recorded at Book, Page; Book, Page; Book, Page Durham County Register of Deeds. In addition, the undersigned attorney certifies that the execution of the aforesaid petition is legally sufficient in form, manner, and substance to bind all owners of the property being annexed.

This the 18 day of May, 2012.

[Handwritten Signature]

(Signature of Attorney)

David T. Pryzwansky

(Type or Print Name of Attorney)

919-828-8668

(Attorney Phone Number)

NOTARIZATION

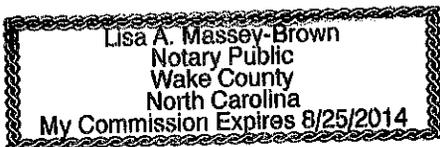
NORTH CAROLINA Wake COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that David T. Pryzwansky personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 18th day of May, 2012.

[Handwritten Signature]

Notary Public



My commission expires 8-25-14

**ATTACHMENT A**  
**ATTACHMENT TO CERTIFICATE OF TITLE**  
**DATED MAY 18, 2012**

The tracts are described in the metes and bounds description submitted as part of such petition are as follows:

1. Owner: Pulte Home Corporation  
Parcel Numbers: (i) 769-01-26-9883, (ii) 769-01-27-8179, (iii) 769-04-42-5567, (iv) 769-04-52-0229 and (v) 769-03-41-6932  
Vesting Deeds: Book 6947, page 439, 6963, page 570, Book 6963, page 566, Book 6958, page 581, Book 6966 page 695 and Book 6966, page 701
2. Owner: James F. Keith  
PIN Number: 769-04-52-1768  
Vesting Deed: Book 6958, page 585 and Estate File 04-E-302
3. Owner: Ricky E. Chandler and Cecile T. Chandler  
PIN Number: 769-04-53-0239  
Vesting Deed: Book 987, page 785
4. Owner: John Gurley  
PIN Numbers: (i) 769-03-41-3854, (ii) 769-03-41-4887, (iii) 769-03-41-8938 and (iv) 769-03-42-9042  
Vesting Deed: Book 2233, page 835
6. Owner: Stephens Enterprises, LLC  
PIN Number: portion of 769-03-04-2604  
Vesting Deed: Book 5888, page 07; See Plat Book 108, pages 305-309
5. Owner: AIS Forestry & Farming, LLC  
PIN Number: portion of 769-03-03-9331  
Vesting Deed: Book 6563, page 256; See Plat Book 108, pages 305-309



CA201201001067

# ATTACHMENT A LIMITED LIABILITY COMPANY ANNUAL R

SOSID: 0561093  
Date Filed: 1/10/2012 7:52:00 AM  
Elaine F. Marshall  
North Carolina Secretary of State

CA201201001067

NAME OF LIMITED LIABILITY COMPANY: Stephens Enterprises, LLC

SECRETARY OF STATE ID NUMBER: 0561093

STATE OF FORMATION: NC

Filing Office Use Only

REPORT FOR THE YEAR: 2011

*Stephens Enterprises, LLC*

### SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Terry J Carlton

2. SIGNATURE OF THE NEW REGISTERED AGENT: \_\_\_\_\_

SIGNATURE CONST

3. REGISTERED OFFICE STREET ADDRESS & COUNTY

4. REGISTERED

1951 Clark Avenue

Post Office B

Raleigh, NC 27605 Wake

Raleigh, NC 2

*documentation*

### SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real Estate Rental

2. PRINCIPAL OFFICE PHONE NUMBER: (919) 779-8649

3. PRINCIPAL OFFICE EMAIL: \_\_\_\_\_

4. PRINCIPAL OFFICE STREET ADDRESS & COUNTY

5. PRINCIPAL OFFICE MAILING ADDRESS

319 Chapanoke Road, Suite 102

319 Chapanoke Road, Suite 102

Raleigh, NC 27603 Wake

Raleigh, NC 27603

### SECTION C: MANAGERS/MEMBERS/ORGANIZERS (Enter additional Managers/Members/Organizers in Section E.)

NAME: Algie I Stephens

NAME: Clara G Stephens

NAME: Joshua Aaron Stephens

TITLE: Manager

TITLE: Member

TITLE: Member

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

319 Chapanoke Rd Ste 102

319 Chapanoke Rd Ste 102

319 Chapanoke Rd Ste 102

Raleigh, NC 27603

Raleigh, NC 27603

Raleigh, NC 27603

### SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

*Algie Stephens*  
SIGNATURE

*1/4/12*  
DATE

Form must be signed by a Manager/Member listed under Section C of this form.

*Algie I. Stephens*  
*Manager/Member*

Print or Type Name of Manager/Member

*Manager/Member*  
TITLE

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$200.00.  
MAIL TO: Secretary of State, Corporations Division, Post Office Box 29525, Raleigh, NC 27626-0525



CA201201001067  
ATTACHMENT A

**SECTION E: ADDITIONAL MANAGERS/MEMBERS/ORGANIZERS** (Hit the + button to add additional Managers/Members/Organizers)

NAME: <u>Justin Matthew Stephens</u>	NAME: <u>Leslie C Stephens</u>	NAME: <u>Laura Alison Stephens</u>	<input type="checkbox"/>
TITLE: <u>Member</u>	TITLE: <u>Member</u>	TITLE: <u>Member</u>	<input type="checkbox"/>
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____	
<u>319 Chapanoke Rd Ste 102</u>	<u>319 Chapanoke Rd Ste 102</u>	<u>319 Chapanoke Rd Ste 102</u>	
<u>Raleigh, NC 27603</u>	<u>Raleigh, NC 27603</u>	<u>Raleigh, NC 27603</u>	

NAME: _____	NAME: _____	NAME: _____	<input type="checkbox"/>
TITLE: _____	TITLE: _____	TITLE: _____	<input type="checkbox"/>
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____	
_____	_____	_____	
_____	_____	_____	

NAME: _____	NAME: _____	NAME: _____	<input type="checkbox"/>
TITLE: _____	TITLE: _____	TITLE: _____	<input type="checkbox"/>
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____	
_____	_____	_____	
_____	_____	_____	

NAME: _____	NAME: _____	NAME: _____	<input type="checkbox"/>
TITLE: _____	TITLE: _____	TITLE: _____	<input type="checkbox"/>
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____	
_____	_____	_____	
_____	_____	_____	

NAME: _____	NAME: _____	NAME: _____	<input type="checkbox"/>
TITLE: _____	TITLE: _____	TITLE: _____	<input type="checkbox"/>
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____	
_____	_____	_____	
_____	_____	_____	

NAME: _____	NAME: _____	NAME: _____	<input type="checkbox"/>
TITLE: _____	TITLE: _____	TITLE: _____	<input type="checkbox"/>
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____	
_____	_____	_____	
_____	_____	_____	

ATTACHMENT A

20 229 9006

SOSID: 561093  
Date Filed: 8/18/2000 2:26 PM  
Elaine F. Marshall  
North Carolina Secretary of State

STATE OF NORTH CAROLINA  
Department of the Secretary of State  
LIMITED LIABILITY COMPANY  
ARTICLES OF ORGANIZATION

Pursuant to §57C-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is:  
**STEPHENS ENTERPRISES, LLC**
2. The latest date on which the limited liability company is to dissolve is: December 31, 2050.
3. The name and address of the organizer is as follows:

Terry J. Carlton  
Post Office Box 2021  
Raleigh, North Carolina 27602

4. The street and mailing address and county of the initial registered office of the limited liability company is:

Number and Street: 225 Hillsborough Street, Suite 200  
City, State, Zip Code: Raleigh, North Carolina 27603  
County: Wake

5. The name of the initial registered agent is: **Terry J. Carlton.**
6. Check one of the following:
  - (i) Member-managed LLC: all of the members by virtue of their status as members shall be managers of this limited liability company.
  - (ii) Manager-managed LLC: except as provided by N.C.G.S. §57C-3-20(a), the members of this limited liability company shall not be managers by virtue of their status as members.
7. These Articles shall be deemed effective upon filing.

This the 15th day of August, 2000.

  
\_\_\_\_\_  
Terry J. Carlton  
Organizer