



**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

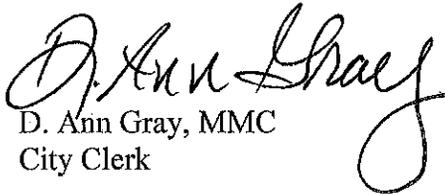


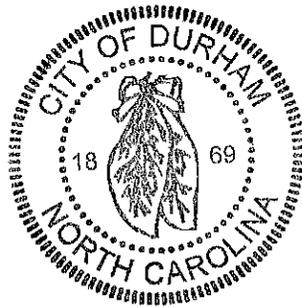
**STATE OF NORTH CAROLINA  
CITY OF DURHAM**

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 Signature of Property Owners, Notarization of Signatures and Certificate of Title submitted to the City/County Planning Department and received in the City Clerk's Office on May 28, 2013:

BDG1300002 Mineral Springs Road Residential

WITNESS my hand and the corporate seal of the City of Durham, North Carolina, this the 29<sup>th</sup> day of May, 2013.

  
D. Ann Gray, MMC  
City Clerk



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

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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 22<sup>nd</sup> day of May, 2013.

Type or Print Name of Property Owner(s)	Address and Phone Number:	Property PIN#/ Parcel ID #
OMF, LLC	PO Box 99121 Raleigh, NC 27624; 919-868-7554	0840-03-93-6866, 207920
KLS Ventures, LLC	201 Grey Bridge Row Cary, NC 27513; 919-481-0951	0840-03-93-5671, 165185

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

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**(For Budget and Management Services Use)**

Date Received: 5/23/13  
 Received by: 

ANNEXATION PETITION SIGNATURE PAGE

PARTNERSHIP or LLC:

This is a:  general partnership  
 limited partnership  
 LLC

KLS Ventures, LLC

Name of Partnership or LLC (Type or Print)

By: *Kenneth D. Bedford Jr.* Member  
Signature and Title

Attested By: *Susan K. Bedford* Member  
Witness, Signature and Title

Kenneth D. Bedford Jr.

Susan K. Bedford

(Type or Print Name)

(Type or Print Name)

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

NOTARIZATION

NORTH CAROLINA

Wake COUNTY

I, the undersigned Notary Public in and for the aforesaid County and State, certify that Kenneth D Bedford Jr., Susan K. Bedford personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 16<sup>th</sup> day of May, 2013.



*Sweta Tripathi*  
Notary Public

My commission expires 04.03.2016.

ANNEXATION PETITION SIGNATURE PAGE

ATTORNEY-IN-FACT OR OTHER AGENT:

Note: A copy of the document that appointed you to be Attorney-in-fact or Agent must be attached with this petition.

OMF, LLC

Name of Property Owner (Type or Print)

The Owner is a(n)

Individual

Corporation (if so, affix Seal)

General Partnership

Limited Partnership

X Other (please define) (Limited Liability Company)

Attorney-in-fact (Signature)

Attorney-in-fact (Type or Print)

Gerald W. Owen, Jr. (Signature)

Other Agent (Signature)

Gerald W. Owen, Jr.

Other Agent (Type or Print)

ALL SIGNATURES MUST BE NOTARIZED!!!

NOTARIZATION

NORTH CAROLINA Wake COUNTY

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

Witness my hand and notarial seal this the 13th day of May, 2013.

Miriam O. Migdal (Signature)
Notary Public



My commission expires 5/17/16

**TITLE AND OWNERSHIP INFORMATION  
FOR VOLUNTARY PETITIONED ANNEXATIONS**

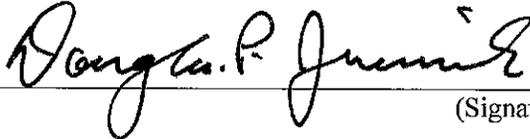
**Instructions:**

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 within one week before the submittal of the annexation petition. 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 5-23-13 and described on such petition as (name of development) Mineral Springs Road Residential, which tract is described by the metes and bounds description submitted as part of such petition, is OMF LLC; KLS Ventures LLC, and that the deed(s) showing such title are recorded at Book 006149, Page 000111; (for multiple properties attach a list with referencing of Book and Page for each parcel) at the 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 22<sup>nd</sup> day of May, 20 13.



(Signature of Attorney)

Douglas P. Jeremiah

(Type or Print Name of Attorney)

919-789-9242

(Attorney Phone Number)

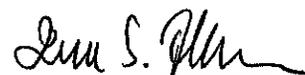
**NOTARIZATION**

NORTH CAROLINA  
Wake COUNTY

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

Witness my hand and notarial seal this the 22<sup>nd</sup> day of May, 20 13.





Notary Public

My commission expires 8/12/2017.

MINERAL SPRINGS RESIDENTIAL ANNEXATION

**Property Owner Information for Certificate of Title**

OMF, LLC

**PIN:** 0840-03-93-6866

**Parcel ID:** 207920

**Deed Book/Page:** 6149/111

**Tract Acreage:** 4.14

KLS Ventures, LLC

**PIN:** 0840-03-93-5671

**Parcel ID:** 165185

**Deed Book/Page:** 7259/60

**Tract Acreage:** 4.95



# LIMITED LIABILITY COMPANY ANNUAL R

SOSID: 0995834  
 Date Filed: 3/4/2013 8:09:00 AM  
 Elaine F. Marshall  
 North Carolina Secretary of State  
 CA201306300832

NAME OF LIMITED LIABILITY COMPANY: OMF, LLC

SECRETARY OF STATE ID NUMBER: 0995834 STATE OF FORMATION: NC

REPORT FOR THE YEAR: 2008

Filing Office Use Only

Changes

### SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Gerald W. Owen, Jr.

2. SIGNATURE OF THE NEW REGISTERED AGENT: *Gerald W. Owen Jr.*

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED OFFICE STREET ADDRESS & COUNTY

4. REGISTERED OFFICE MAILING ADDRESS

3830 Falls River Ave.

PO Box 99121

Raleigh, NC 27614 Wake

Raleigh, NC 27624

### SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real Estate, Land Development

2. PRINCIPAL OFFICE PHONE NUMBER: 919 868 7554

3. PRINCIPAL OFFICE EMAIL: jerryowen@realtadvantagenc.com

4. PRINCIPAL OFFICE STREET ADDRESS & COUNTY

5. PRINCIPAL OFFICE MAILING ADDRESS

3830 Falls River Av.

PO Box 99121

Raleigh, NC 27614

Raleigh NC 27624

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

NAME: Gerald W. Owen Jr.

NAME: Robert Faught

NAME: Dave Michelow

TITLE: member/manager

TITLE: member

TITLE: Member

ADDRESS: 3830 Falls River Ave

ADDRESS: PO Box 5314

ADDRESS: 11405

Raleigh, NC 27614

Woodbridge, Va. 22194

Nightmuse Court

Glen Allen Va. 23059

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

*Gerald W. Owen Jr.*  
SIGNATURE

Mar 4, 2013

DATE

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

Gerald W. Owen Jr.

member/manager

TITLE

Print or Type Name of Manager/Member

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$200  
MAIL TO: Secretary of State, Corporations Division, Post Office Box 29525, Raleigh, NC 27626-0525



State of North Carolina  
Department of the Secretary of State

SOSID: 0995834  
Date Filed: 3/4/2013 4:26:00 PM  
Effective: 8/25/2010  
Elaine F. Marshall  
North Carolina Secretary of State  
C201306300831

APPLICATION FOR REINSTATEMENT FOLLOWING ADMINISTRATIVE DISSOLUTION OF  
LIMITED LIABILITY COMPANY

Pursuant to §57C-6-03(c) of the North Carolina General Statutes, the undersigned limited liability company hereby submits this Application for Reinstatement Following Administrative Dissolution:

1. The name of the applicant limited liability company is:  
OMF,LLC
2. The effective date of the administrative dissolution of the applicant limited liability company was: 8/25/10
3. The ground or grounds for administrative dissolution of the applicant limited liability company as stated in its Certificate of Dissolution was or were:  
failure to file annual report
4. Complete either (a) or (b) as appropriate:  
(a) The grounds stated above for the administrative dissolution of the applicant limited liability company did not exist. (Insert brief explanation.)  
  
(b) The grounds stated above for the administrative dissolution of the applicant limited liability company have been eliminated. (Insert brief explanation.) Annual report has been filed
5. Enclosed is a fee of \$100.00 as required by §57C-6-03(c) of the North Carolina General Statutes.  
This the 4th day of March, 2013.

OMF,LLC  
Name of Limited Liability Company  
Gerald W. Owen Jr.  
Signature  
GERALD W. OWEN Jr. member/manager  
Type or Print Name and Title

Notes:

1. Filing fee for this Application for Reinstatement is \$100.00, payable by check made to the order of the Secretary of State.
2. This Application must be filed with the 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: **KLS Ventures, LLC**
2. There shall be no limit on the duration of the limited liability company.
3. The name and address of each person executing these articles of organization is as follows:

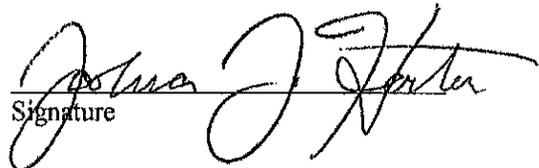
**Joshua J. Horton, Organizer**

4. The name of the initial registered agent is: **Moore & Alphin, PLLC**
5. The street and mailing address and county of the initial registered office of the limited liability company is:

**3716 National Drive, Suite 100  
Raleigh, NC 27612  
Wake County**

6. The limited liability company does not have a principal office.
7. Except as provided by N.C.G.S. Section 57C-3-20(a), the members of this limited liability company shall not be managers by virtue of their status as members.
8. Any other provisions which the limited liability company elects to include (e.g., the purpose of the entity) are attached.
9. These articles will be effective upon filing.

This is the 16<sup>th</sup> day of April, 2013.

  
Signature

Joshua J. Horton, Organizer

**EXHIBIT A**

**MEMBERS and MEMBERSHIP INTERESTS  
of KLS VENTURES, LLC**

as of 5/3/13

<u>Member Name &amp; Address</u>	<u>Contribution</u>	<u>Percentage Membership Interest</u>
Kenneth D. Bedford Jr. 201 Grey Bridge Row Cary, NC 27513		
Susan K. Bedford 201 Grey Bridge Row Cary, NC 27513		



FOR REGISTRATION REGISTER OF DEEDS  
Willie L. Covington  
DURHAM COUNTY NC  
2013 MAY 07 11 08 10 AM  
BK 7259 PG 60-62 FEE \$26 00

INSTRUMENT # 2013016726

### NORTH CAROLINA NON-WARRANTY DEED

Excise Stamps N/A

Tax ID # 165185

This property is not the primary residence of the Grantor (NC GS § 105-317.2)

After recording, Mail to GRANTEE

This instrument was prepared by Moore & Alphin, PLLC (JJH)(without title examination) JJA

Brief description for the Index Acreage on Mineral Springs Road

THIS DEED is made this 3rd day of May, 2013, by and between

GRANTOR	GRANTEE
<p><b>Kenneth D. Bedford Jr. and wife, Susan K. Bedford</b></p> <p>201 Grey Bridge Row Cary, NC 27513</p>	<p><b>KLS Ventures, LLC</b> a North Carolina limited liability company</p> <p>201 Grey Bridge Row Cary, NC 27513</p>

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 no consideration, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain right, title and interest in that certain lot or parcel of land situated in Durham County, North Carolina and more particularly described as follows

BEGINNING at a stake in the east side of the Mineral Springs Road (formerly Fish Dam Road) at E A Luquire's northwest corner, and running thence south 84° 25' east approximately 965 feet to a point, thence north 7° 00' east approximately 256 feet to a stake, thence north 85° west approximately 965 feet to a stake in the east side of the Mineral Springs Road, thence along and with the east side of said Mineral Springs Road south 5° 30' west 238 feet to a stake, the place of beginning, and being the south half of the Homplace tract of the property of ARTHUR F PERKINS, as per plat and survey thereof by S M Credle, C E, dated June 11, 1946

Property Address 1607 S Mineral Springs Road, Durham, NC 27703

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 makes no warranty, express or implied, as to title to the property herein conveyed

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

Kenneth D. Bedford, Jr (Seal)  
Kenneth D Bedford, Jr

Susan K Bedford (Seal)  
Susan K Bedford

State of North Carolina – County of Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purposes stated therein Kenneth D Bedford, Jr

Date 5-3-13

(Stamp or Seal)

JOSHUA J HORTON  
NOTARY PUBLIC  
ORANGE COUNTY, NC  
My Commission Expires 3-24-2014

Joshua J. Horton  
Signature of Notary  
Printed Name Joshua J. Horton  
My commission expires 3-24-2014

State of North Carolina – County of Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purposes stated therein Susan K Bedford

Date 5-3-13

(Stamp or Seal)

JOSHUA J HORTON  
NOTARY PUBLIC  
ORANGE COUNTY, NC  
My Commission Expires 3-24-2014

Joshua J. Horton  
Signature of Notary  
Printed Name Joshua J. Horton  
My commission expires 3-24-2014



WILLIE L COVINGTON  
REGISTER OF DEEDS, DURHAM COUNTY  
DURHAM COUNTY COURTHOUSE  
200 E MAIN STREET  
DURHAM, NC 27701

**PLEASE RETAIN YELLOW TRAILER PAGE**

It is part of recorded document, and must be submitted with original for re-recording  
and/or cancellation

\*\*\*\*\*  
Filed For Registration: 05/07/2013 11:08:10 AM  
Book: RE 7259 Page 60-62  
Document No : 2013016726  
DEED 3 PGS \$26 00  
Recorder: SHARON M CEARNEL



2013016726