

DURHAM



1869
CITY OF MEDICINE

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

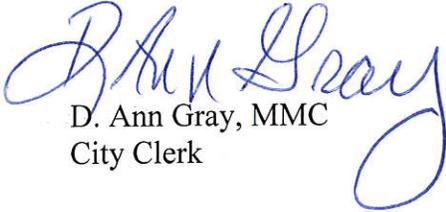


**STATE OF NORTH CAROLINA
CITY OF DURHAM**

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 Owner, Notarization of Signatures and Certificate of Title submitted to the City/County Planning Department and received in the City Clerk's Office on August 23, 2013:

BDG1300015 Grover Yancey Annexation

WITNESS my hand and the corporate seal of the City of Durham, North Carolina, this the 29th day of August, 2013.


D. Ann Gray, MMC
City Clerk



DURHAM



1869

CITY OF MEDICINE

CITY OF DURHAM | DURHAM COUNTY
NORTH CAROLINA



Date: August 22, 2013

Received in City Clerk's Office
8-23-2013
(Date)
J

To: D. Ann Gray, City Clerk
From: Scott Whiteman, Planning Supervisor
Subject: Request for Clerk Certification of Voluntary Annexation Petition

Attached is a Certificate of Title for a Voluntary Annexation Petition submitted August 14, 2013. Please certify this petition as valid for the following annexation area:

- BDG1300015 Grover Yancey Annexation

I appreciate your time and help with this request.

**PETITION FOR VOLUNTARY ANNEXATION TO THE CITY OF DURHAM
OF A NONCONTIGUOUS AREA (SATELLITE)**

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 Part 4, Article 4A, Chapter 160A of the North Carolina General Statutes (G.S. 160A-58 et seq.). In support of this petition and pursuant to G.S. 160A-58.1, the undersigned do hereby respectfully submit the following information:

1. The undersigned whose names are signed to this petition own all real estate in the area described herein, with the exception of the following: Owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina; Railroad Companies; Public Utility as defined in G.S. 62-3(23); Electric Membership Corporation; and Telephone Membership Corporations.
2. The nearest point of the area described herein to the primary corporate limits of the City of Durham is not more than three (3) miles.
3. No part of the area described herein is closer to the primary corporate limits of another city than to the primary corporate limits of the City of Durham.
4. If any part of the area described herein is a part of a subdivision as defined in G.S. 160A-376, then all of said subdivision is included within the area described.
5. This area proposed for annexation under this petition is described by metes and bounds as follows:

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

Respectfully submitted this 12 day of AUG, 2013.

Type or Print Name of Property Owner(s)	Address and Phone Number:	Property PIN#/ Parcel ID #
<u>GROVER F. YANCEY</u>	<u>603 FLORHAM DR</u>	<u>163038</u>
_____	<u>HIGH POINT LC 27262</u>	<u>0840-04-53-8081</u>
_____	_____	_____
_____	_____	_____

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

(For Planning Department Use)

Date Received: _____ Total Land Mass: _____
 Received by: _____ % Satellite: _____ If > 10%, return

ANNEXATION PETITION SIGNATURE PAGE

EVERY INDIVIDUAL WITH OWNERSHIP INTEREST:

INDIVIDUAL OWNER:

TAX PARCEL ID#

PRINT OR TYPE NAME AND ADDRESS:

Grover Fielding Yancey (Signature) 163038 3946 Laurel Drive

Grover Fielding Yancey 603 Florham Dr. High Point, N.C. 27262

ALL SIGNATURES MUST BE NOTARIZED!!!

NOTARIZATION

NORTH CAROLINA Guilford COUNTY

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

Witness my hand and notarial seal this the 5th day of August, 2013.



Lauren Dykhoff (Signature) Notary Public

My commission expires 4/24/18

INDIVIDUAL OWNER:

TAX PARCEL ID#

PRINT OR TYPE NAME AND ADDRESS:

(Signature)

ALL SIGNATURES MUST BE NOTARIZED!!!

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

**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 AUGUST 12, 2013 and described on such petition as (name of development) GROVER YANCEY ANNEXATION, which tract is described by the metes and bounds description submitted as part of such petition, is Grover Fielding Yancey, and that the deed(s) showing such title are recorded at Book 268, Page 4; (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 6 day of Aug, 2013.



(Signature of Attorney)

Lance Wootton

(Type or Print Name of Attorney)

919-382-3068

(Attorney Phone Number)

NOTARIZATION

NORTH CAROLINA
Durham COUNTY

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

Witness my hand and notarial seal this the 6th day of August, 2013.



Carol M. Rollins
Notary Public

My commission expires 2-18-2014.

Atty File #:

Lance

PRELIMINARY OPINION ON TITLE - DOCPREP ONLINE - FOR CHICAGO TITLE INSURANCE COMPANY

The undersigned has examined the record title on the **Durham** County records (and municipal tax and assessment records if within a municipality) for the period shown below relative to title to the real property described below, and gives the following opinion of status:

Owner(s): **Grover Fielding Yancey, unmarried**
Interest or estate: **Fee Simple**
Property Description: (or provide copy of legal description)

BEING all of Lots 22 and 23, as shown on plat of Bethesda Heights Subdivision, Lot 24 of the M. C. Jones Subdivision, as per plat and survey thereof now on file in Plat Book 40, Page 103, Durham County Registry.

Subject to all Standard Exceptions set forth in North Carolina Bar Association Form No. 1-P 1989
Also subject to the following **SPECIAL INFORMATION AND EXCEPTIONS:**

- Taxes:**
1. Ad valorem taxes are paid through and including those for the year:..... **2012.**
 2. Taxes now due and payable:..... **0.**
 3. Taxes, a lien, deferred or otherwise, but not yet due and payable: **0.**
 4. Special levies or assessments now due or payable in future installments:..... **0.**
 5. Estate or inheritance taxes: **0.**

Restrictive Covenants? None Recorded During Limited Search Period (Provide Copy).

1. Book , Page
2. Does survey and/or public record indicate a violation?
3. Contain reversionary or forfeiture clause?
4. Building Setback Line(s)
5. Easements/Other Matters: **Yes (See Additional Page)**

Survey and Inspection Report Provided? No

Recorded Plat? Yes

1. **Plat Book 40, Page 103**
2. Building Setback Line(s)
3. Violated?
4. Easements/Other Matters: **No**

Access to Public Right of Way? Yes

Direct (If private easement, provide copy).

If over a private easement, has a search been made of adjoining property on which easement crosses?

Property Occupied By: Unimproved

Other Easements, Liens, Deeds of Trust, Objections or Defects: No

Search Period: The Search Period was from 7/1/1960 at 4:45 PM to August 1, 2013 at 09:00 AM

If Search Period limited, updating from: **N/A.** (Provide copy of any previous title insurance policy.) If limited, has a search been made of the local public records for special proceedings, judgments, liens, lis pendens, taxes, assessments or other matters for the period of time within which such matters could affect the property, even if the indicated Search Period is for a shorter period of time?
Yes

This opinion of title is for the parties to whom it is furnished, is not transferable, and may not be used by any other person or entity without the prior written consent of the undersigned.

SUBMITTED ONLINE BY: 
Lance A. Wootton, Attorney
Wootton & Wootton, PC, 3200 Croasdaile Drive Suite 504, Durham, NC 27705 919-382-3065 919-382-2042

TITLE INSURANCE APPLICATION

1. Owner's Insurance: \$

Sales Price: \$

- a) Insured: **Grover Fielding Yancey, unmarried**
- b) Use of Property: **Residential**
- 2. Mortgagee insurance: \$ Loan Amount: \$
 - a) Insured:
Address of Insured Mortgagee:
 - b) Loan Type:
 - c) Construction Type:
 - d) The following ALTA Endorsements are requested:
 - e) Loan Number:
 - f) MERS Registration Number:
- 3. Additional Mortgagee insurance:
 - a) Additional Lender Insured:
Address of Additional Insured Mortgagee:
 - b) Additional Loan Amount \$:
 - c) Additional Loan Policy Amount \$:
 - d) Deed of trust securing this loan will be a lien on the property.
 - e) The following ALTA Endorsements are requested:
 - f) Loan Number:
 - g) MERS Registration Number:

Send original Commitment to: **Grantee**

CONTINUED FROM EASEMENTS/OTHER MATTERS FOR RESTRICTIVE COVENANTS:
restrictions per deed. No mobile homes. Minimum cost of house \$10,000.00

Address of Property to Be Insured: **3946 Laurel Drive, Durham, NC 27703**

Tax Parcel # of Property to Be Insured: **163038**

Mobile Home Located on Land? No If yes, is home to be insured as part of real estate?