

Revenue Stamps \$ 0.00

DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY Kenny Hill CHECKED BY Shelby Randall

The hereinafter described property ☐ Does ☒ Does not include the primary residence of the Grantor

RETURN TO: Division 10 R/W Agent, NCDOT
206 Charter Street
Albemarle, NC 28001

NORTH CAROLINA
COUNTY OF Mecklenburg
TAX PARCEL 017-101-11

TIP/PARCEL NUMBER: U-5114 051A
WBS ELEMENT: 42376.2.1
ROUTE: US 21 (Statesville Road) and
SR 2136 (Gilead Road)

THIS FEE SIMPLE DEED, made and entered into this the _____ day of _____ 20 17
by and between Town of Huntersville
PO Box 664
Huntersville, NC 28078

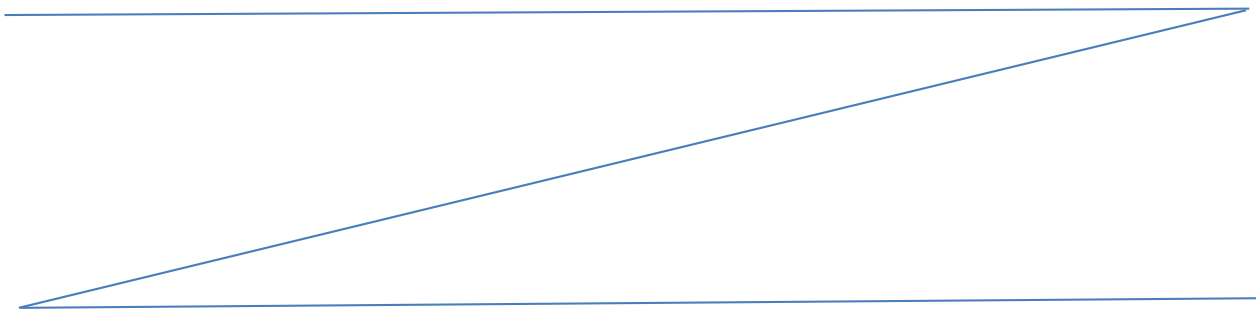
hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$ 1.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE that certain property located in Huntersville Township, Mecklenburg County, North Carolina, which is particularly described as follows::

Area One: Point of beginning being N 06^25'18.3" E, 16.447 feet from -Y3- Sta 13+00; thence to a point on a bearing of S 83^58'14.5" E, 45.001 feet; thence to a point on a bearing of N 38^58'33.3" W, 25.983 feet; thence to a point on a bearing of N 06^25'18.3" E, 12.464 feet; thence to a point on a bearing of N 83^38'48.6" W, 26.500 feet; thence to a point on a bearing of S 06^25'18.3" W, 30.986 feet; returning to the point and place of beginning.

Area Two: Point of beginning being N 06^25'18.3" E, 16.447 feet from -Y3- Sta 13+00; thence to a point on a bearing of N 06^25'18.3" E, 30.986 feet; thence to a point on a bearing of N 83^38'48.6" W, 60.731 feet; thence to a point on a bearing of S 06^01'45.5" W, 31.328 feet; thence to a point on a bearing of S 83^58'14.5" E, 60.518 feet; returning to the point and place of beginning.



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IN ADDITION, and for the aforesated consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests:

None

SPECIAL PROVISIONS. This deed is subject to the following provisions only:

The undersigned property owners request that the Department enter upon our lands outside the right of way to the extent necessary for the reconnection of our driveway and we will have no further claim as a result of said reconnection.

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Mecklenburg County Registry in Deed Book 30698 Page 147 .

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The Grantors acknowledge that the project plans for Project # 42376.2.1 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 42376.2.1 , 42376.2.1 County, and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS 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 hereby conveyed subject to the following exceptions:
None

IN WITNESS WHEREOF, the GRANTORS pursuant to authority delegated by Town Of Huntersville Town Council on _____, have caused this instrument to be signed in its corporate name by its Mayor, its corporate seal to be hereunto affixed, and attested by its TOWN CLERK by order of the TOWN OF HUNTERVILLE TOWN COUNCIL, the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

Town of Huntersville

BY: _____
John Aneralla ; Mayor of Town of Huntersville

ATTEST: _____ Clerk of the Town of Huntersville

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ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: _____

<div>(Official Seal)</div>	North Carolina, Mecklenburg County

	I, _____, a Notary Public for Mecklenburg _____ County, North Carolina, do hereby certify that
	personally appeared before me this day and acknowledged that he/she is the Clerk of the Town of Huntersville and that by authority duly given, the foregoing instrument was signed in its name by its MAYOR of the Town of Huntersville, sealed with its corporate seal and attested by _____ as its Town Clerk. . Witness my hand and official seal this the _____ day of _____, 20 17 . _____ Notary Public My commission expires: _____