

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: JULY 15, 2013 AGENDA ITEM NUMBER: 6


SUBJECT: RESOLUTION ACCEPTING THE DONATION BY THE HEIRS OF W.A. ARMFIELD OF 3.34 ACRES OF LAND ON IDOLS ROAD ADJOINING TANGLEWOOD PARK AND AUTHORIZING RECORDATION OF THE GENERAL WARRANTY DEED OF CONVEYANCE TO FORSYTH COUNTY

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS: Recommend Approval

SUMMARY OF INFORMATION:

See attached

ATTACHMENTS: YES NO

SIGNATURE:  DATE: July 11, 2013
COUNTY MANAGER

**RESOLUTION ACCEPTING THE DONATION BY THE HEIRS OF
W.A. ARMFIELD OF 3.34 ACRES OF LAND ON IDOLS ROAD ADJOINING
TANGLEWOOD PARK AND AUTHORIZING RECORDATION OF THE
GENERAL WARRANTY DEED OF CONVEYANCE TO FORSYTH COUNTY**

WHEREAS, N.C.G.S. 153A-158 authorizes counties to acquire real property by gift, grant, devise, exchange, purchase, lease, or any other lawful method for use by the county; and

WHEREAS, the heirs of W.A. Armfield have executed a General Warranty Deed which conveys 3.34 acres, known and designated as Tax Block 4205, Tax Lot 003C, on Idols Road, by donation to Forsyth County, which property adjoins Tanglewood Park; and

WHEREAS, based on a Phase 1 environmental examination of the subject property, the County Manager, the Parks and Recreation Department Director, and the General Services Department Director recommend that the County accept the donation of the above-described property and record the General Warranty Deed;

NOW, THEREFORE, BE IT RESOLVED that the Forsyth County Board of Commissioners hereby accepts, on behalf of Forsyth County, the donation of 3.34 acres of land on Idols Road adjoining Tanglewood Park.

BE IT FURTHER RESOLVED that the County Manager and Clerk to the Board are hereby authorized to record the General Warranty Deed of Conveyance by the heirs of W.A. Armfield of the above-described property to Forsyth County.

BE IT FURTHER RESOLVED that the Forsyth County Board of Commissioners hereby thanks the heirs of W.A. Armfield for the generous property donation to Forsyth County.

Adopted this the 15th day of July 2013.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ _____

Parcel Identifier No.: 5881-69-8482.00 (Block 4205, Lot 003C)

Return after recording to: Kangur & Porter, LLP (Box 144)

Mail tax bills to Grantee:

This instrument was prepared by: Kangur & Porter, LLP

Brief description for the Index: 3.34 Acres Idols Rd.

THIS DEED made this 2nd day of April, 2013, by and between,

GRANTOR	GRANTEE
<p>ROBERT FOLLIN ARMFIELD and wife LUCY F. ARMFIELD; LUCY A. BLEAU, divorced; WYATT A. ARMFIELD, JR., unmarried; ARTHUR K. ARMFIELD and wife MICHELLE V. ARMFIELD; EVERETTE C. SHERRILL, Trustee under the Will Edward of M. Armfield Mailing Address: 120 Westhaven Circle, Winston-Salem, NC 27104</p>	<p>FORSYTH COUNTY Mailing Address: 201 N. Chestnut St., Winston-Salem, NC 27101</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 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 City of Clemmons, Clemmonsville Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 0 Clemmons, Winston-Salem, NC 27012

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [], does not [X] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2024, Page 3365, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page .

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.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Robert F. Armfield (SEAL)
Robert F. Armfield

Lucy F. Armfield (SEAL)
Lucy F. Armfield

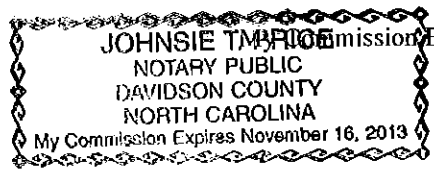
State of North Carolina, County of Forsyth

I 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 herein and in the capacity indicated: Robert F. Armfield and wife Lucy F. Armfield.

Date: 4-5-13

Johnsie T. Price
Notary Public

Johnsie T. Price
printed or typed name of notary public



Commission Expires: 11-16-13

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.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

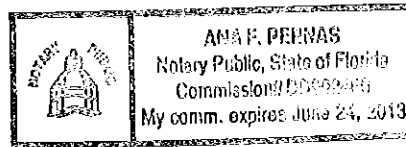
Lucy A. Bleau (SEAL)
Lucy A. Bleau

____ (SEAL)

State of FL, County of Collier

I 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 herein and in the capacity indicated: Lucy A. Bleau.

Date: 4-11-13



Ana F. Pervas
Notary Public

My Commission Expires: 6-24-13

Ana F. Pervas
printed or typed name of notary public

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.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Wyatt A. Armfield, Jr. (SEAL)
Wyatt A. Armfield, Jr.

_____ (SEAL)

State of MICHIGAN, County of EMMETT

I 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 herein and in the capacity indicated: Wyatt A. Armfield, Jr.

Date: 4/24/13

[Signature]
Notary Public

My Commission Expires: 11/6/13

CHAD OWENS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF EMMETT
My Commission Expires 11/06/2013
Acting in the County of EMMETT

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.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Arthur K. Armfield (SEAL)
Arthur K. Armfield

Michelle V. Armfield (SEAL)
Michelle V. Armfield

State of Michigan, County of Emmet

I 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 herein and in the capacity indicated: Arthur K. Armfield and wife Michelle V. Armfield.

Date: 5-13-13

Rebecca O'Neil
Notary Public

My Commission Expires: 8-16-2015

Rebecca O'Neil
printed or typed name of notary public



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.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

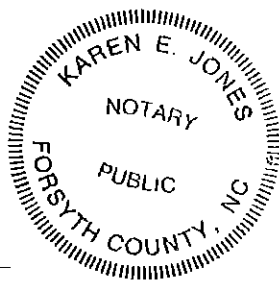
Everette C. Sherrill (SEAL)
Everette C. Sherrill, Trustee under the Will of Edward M. Armfield

____ (SEAL)

State of *NC*, County of *Forsyth*

I 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 herein and in the capacity indicated: Everette C. Sherrill, Trustee under the Will of Edward M. Armfield.

Date: *4-5-2013*



Karen E. Jones
Notary Public

My Commission Expires: *11-4-2017*

Karen E. Jones
printed or typed name of notary public

Exhibit A

BEGINNING at an iron stake on the west side of Idols Road, a chord distance of 343.05 feet north of the north right of way line of the "back entrance" to Tanglewood Park, running thence North 60 deg. 54 min. 35 sec. West 520.04 feet to an iron; thence South 54 deg. 46 min. 04 sec. West 178.78 feet to an iron stake in the north right of way line of the said "back entrance" to Tanglewood Park; thence along the north right of way line of said entrance South 36 deg. 05 min. 34 sec. East 648.60 feet to an iron stake on the west side of Idols Road; thence North 29 deg. 14 min. 29 sec. East a chord distance of 343.05 feet to the POINT AND PLACE OF BEGINNING, containing 3.34 acres, more or less.

ALSO BEING KNOWN AND DESIGNATED as Tax Block 4205, Tax Lot 003C, Forsyth County Tax Records.

BEING A PART of that 205.265 acre tract described in Deed Book 1942, Page 1306, Forsyth County Registry, lying north of the "back entrance" road leading to Tanglewood Park and west of Idols Road.