

State of North Carolina
Department of the Secretary of State
Land Records Management Division

Elaine F. Marshall
SECRETARY OF STATE

Richard A. Elkins
LAND RECORDS MANAGER

September 01, 2017

Mr. Eddie Ward
Town Clerk
16 South Main Street / PO Box 100
Waynesville, NC 28786

Dear Mr. Ward:

This is to acknowledge receipt of the following annexation ordinance and map for the municipality of Waynesville.

Ordinance: 13-17 Adopted: 8/8/2017

Please contact me if you have any questions.

Sincerely,

Richard A. Elkins

Gavin Brown, Mayor
Gary Caldwell, Mayor Pro Tem
Jon Feichter, Alderman
Julia Freeman, Alderman
LeRoy Roberson, Alderman



Robert W. Hites, Jr., Town Manager
William E. Cannon Jr., Town Attorney

August 23, 2017

Mr. Robert Inman
Haywood County Board of Elections
63 Elmwood Way, Suite A
Waynesville, NC 28786

RE: Annexation of property

Dear Robbie:

Enclosed are copies of a certified ordinance and map regarding annexation:

Ordinance No. 13-17
4.08 Acres located at 292 Lickstone Road (PIN# 8604-82-6833)
Adopted August 8, 2017 and Effective October 1, 2017

Please acknowledge receipt of this information. Should you require further information or need to contact me, please do so via telephone at 828-452-2491 or via email eward@waynesvillenc.gov.

Sincerely,

Eddie Ward
Town Clerk

Enclosures

Gavin Brown, Mayor
Gary Caldwell, Mayor Pro Tem
Jon Feichter, Alderman
Julia Freeman, Alderman
LeRoy Roberson, Alderman



Robert W. Hites, Jr., Town Manager
William E. Cannon, Jr., Town Attorney

August 23, 2017

N.C. Department of the Secretary of State
Annexation Officer
Land Records Management Division
Post Office Box 29622
Raleigh, North Carolina 27626-0622

RE: Annexation of property

To Whom It May Concern:

Enclosed are copies of a certified ordinance and map regarding annexation:

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Sincerely,

Eddie Ward
Town Clerk

Enclosures

DATE 8/15/17 BY KH



2017007382

HAYWOOD CO, NC FEE \$26.00
PRESENTED & RECORDED:

08-15-2017 10:10:26 AM

SHERRI C. ROGERS
REGISTER OF DEEDS
BY: TARA E. REINHOLD
DEPUTY

BK: RB 934

PG: 979-982

ORDINANCE NO. 13-17

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF
THE TOWN OF WAYNESVILLE, NORTH CAROLINA

WHEREAS, the Board of Aldermen has been petitioned under G.S. 160A-58.1, to annex the area as described in attached Exhibit "A", and

WHEREAS, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of said petition; and

WHEREAS, the Town Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Town Hall at 6:30 p.m., on the 8th day of August 2017, and

WHEREAS, the Board of Aldermen further finds that the area described therein meets the standards of G.S. 160A-58.1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three miles from the corporate limits of the Town of Waynesville.
- b. No point on the proposed satellite corporate limits is closer to another city than to the Town of Waynesville.
- c. The area described is so situated that the Town of Waynesville will be able to provide services on the same basis within the proposed satellite corporate limits that it provides within the primary corporate limits,
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation,
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits does not exceed ten percent (10%) of the area within the primary corporate limits of the Town of Waynesville; and

WHEREAS, the Board of Aldermen does hereby find as a fact that said petition has been signed by all the owners of real property in the area who are required by law to sign and all other requirements of G.S. 160A-58.1, as amended;

WHEREAS, the Board of Aldermen further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town and of the area proposed for annexation will be best served by annexing the area described as follows: PIN 8604-82-6833 located at 292 Lickstone Road being 4.08 acres.

NOW, THEREFORE, BE IT ORDAINED by the Board of Aldermen of the Town of Waynesville, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-58.2, as amended, the following described non-contiguous territory is hereby annexed and made part of the Town of Waynesville, as of the 1st day of October, 2017. Meets and bounds description is in Exhibit "A" attached hereto and incorporated by reference.

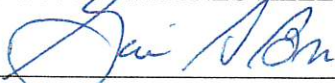
Section 2. Upon and after the 1st day of October, 2017, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Waynesville and shall be entitled to the same privileges and benefits as other parts of the Town of Waynesville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.1.

Section 3. The Mayor of the Town of Waynesville shall cause to be recorded in the office of the Register of Deeds of Haywood County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 hereof, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Haywood County Board of Elections as required by G.S. 163-288.1.

Section 4. Notice of adoption of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the Town of Waynesville.

Adopted this 8th day of August, 2017.

TOWN OF WAYNESVILLE



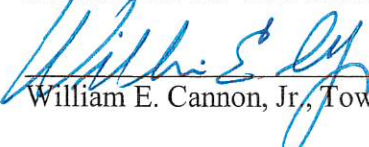
Gavin A. Brown, Mayor

ATTEST:



Eddie Ward, Town Clerk

APPROVED AS TO FORM:



William E. Cannon, Jr., Town Attorney

Re: PIN 8604-82-6833 located at 292 Lickstone Road being 4.08 acres



EXHIBIT A

BEGINNING on a concrete monument (formerly an iron pin) in the north margin of Ivy Hill Drive (S.R. 1392), common corner of Lots Numbers 1 and 6 in the subdivision hereinafter referred to, and runs thence with the line between said two lots N 20-39-00, E 108.42 feet to a concrete monument; thence S 59-48-12 E 120.47 feet to a concrete monument in the line of Lot Number 8; thence S 57-58-00 W 76.99 feet to a concrete monument in the north margin of Ivy Hill Drive (S.R. 1392); thence with the north margin of Ivy Hill Drive, N 69-04-00 W 214.85 feet to the POINT OF BEGINNING, containing 0.47 of an acre as per the survey and plat of Douglas Keith Gibson, R.L.S., dated December 26, 1983, entitled "Proposed Conveyance – Kathy C. Johnson from Madge Livingston"; and being a part of Lots Numbers 6 and 7 in the Ivy Hill Development, a plat of which is recorded in Plat Book "G", page 36 in the office of the Register of Deeds, Haywood County.

Being the same property described in a deed from Madge C. Livingston to William C. Johnson and wife, Kathy C. Johnson dated January 9, 1984 and recorded in Deed Book 349, page 245, Haywood County Registry.

SUBJECT TO the conditions, restrictions and covenants contained in that instrument dated May 8, 1959, executed by Builders Cash and Carry, Inc., recorded in Deed Book 180, page 1, Haywood County Registry.

Parcel Report For 8604-82-6833

RAY, JUNE LANNING
392 AUBURN PARK DR
WAYNESVILLE, NC 28786

Account Information

PIN: 8604-82-6833

Legal Ref: 878/715

699/2341

Add Ref: A09/293

EW-5

Site Information

R V WELCH

DWELLING, DWELLING

SINGLE FAMILY, SINGLE FAMILY

292 LICKSTONE RD

Heated Area: 1987

Year Built: 1953

Total Acreage: 4.08 AC

Township: WAYNESVILLE

Site Value Information

Land Value: \$70,600

Building Value: \$123,900

Market Value: \$194,500

Deferred Value: \$0

Assessed Value: \$194,500

Sale Price: \$0

Sale Date: 12/29/2014

Tax Bill 1: \$1,595.23

Tax Bill 2: \$1,595.23



This map is not a certified survey and has not been reviewed by a local government agency for compliance with any land development regulations

Eddie Lind, Town Clerk



1 inch = 200 feet
June 29, 2017

Disclaimer: The maps on this site are not surveys. They are prepared from the inventory of real property found within this jurisdiction and are compiled from recorded deeds, plats and other public records and data. Users of this site are hereby notified that the aforementioned public primary information sources should be consulted for verification of any information contained on these maps. Haywood county and the website provider assume no legal responsibility for the information contained on these maps.

**TOWN OF WAYNESVILLE
PLANNING DEPARTMENT
P.O. BOX 100, WAYNESVILLE, NC 28786
828-456-2004**

**ANNEXATION UPON PETITION
OF ALL OWNERS OF REAL PROPERTY**

(G.S. 160A-31, as amended)

Date: July 5, 2017

To: Board of Aldermen of the Town of Waynesville

1. We, the undersigned owners of real property, respectfully request that the area described below be annexed to the Town of Waynesville.
2. Character of area to be annexed:
 - a. Any area which is contiguous to the corporate limits of the Town of Waynesville may be annexed by petition.
 - b. For purposes of these laws, an area is deemed "contiguous" if, at the time the petition is submitted, the area either abuts directly on the municipal boundary or is separated from the municipal boundary by a street, right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State.
3. The area to be annexed is contiguous to the Town of Waynesville and the boundaries of such territory are as follows:
 - a. Metes and bounds description is attached.
 - b. Tax map of the proposed territory is attached.

Name June L. Ray Signature June L. Ray
Address 392 Auburn Pl. Dr., Waynesville, NC
28786

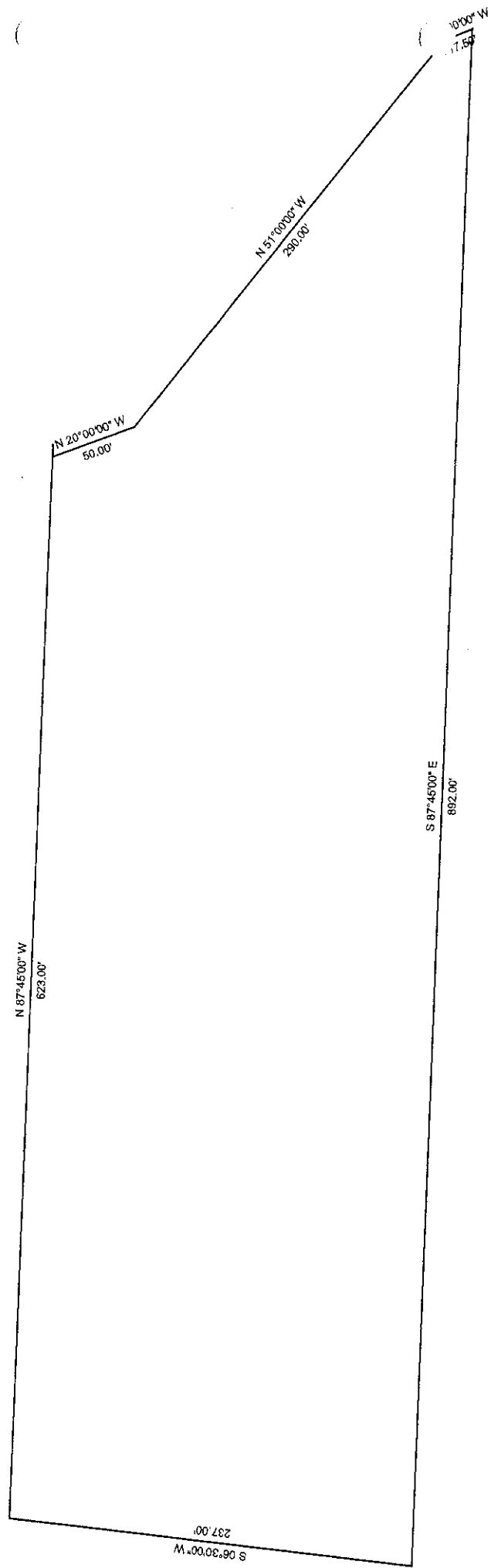
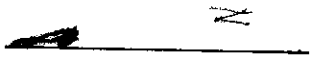
Name _____ Signature _____

Address _____

Name _____ Signature _____

Address _____

(Attach additional sheet if necessary)



PENDING REVIEW FOR TAX LISTING

8604-82-6833

DATE 12-29-14 BY SA

HAYWOOD COUNTY TAX CERTIFICATION

There are no delinquent taxes due that are a lien against parcel number(s) 8604-82-6833

Mike Matthews, Haywood County Tax Collector

Date: 12-29-14 By: MM



2014009901

HAYWOOD CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
12-29-2014 12:17:46 PM

SHERRI C. ROGERS

REGISTER OF DEEDS
BY: SHERRI C. ROGERS
REGISTER OF DEEDS

BK: RB 878

PG: 715-717

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ _____ Parcel Identifier Number _____

Verified by _____ County on the _____ day of _____

By _____

Mail after recording to _____

This instrument was prepared by June Lanning Ray

Brief description for the index

THIS DEED made this _____ day of _____ 20____, by and between,

GRANTOR

Earl F. Lanning and wife
Tomi Abbott
(Bonnie Frances Lanning-Deceased)

GRANTEE

June Lanning Ray

The designations "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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all of that certain lot or parcel of real property situated in City/Town of _____ Township, _____ County, North Carolina, which real property is more particularly described as set forth in Exhibit "A" [attached hereto and made a part hereof] and is hereafter referred to as "the Property".

The Property was acquired by Grantor by instrument recorded in Book _____, page _____, Haywood County Registry.

All or a portion of the Property herein conveyed includes/does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the Property and all of the privileges and appurtenances thereto belonging to Grantee in fee simple.

The purpose of this deed is to release the life estate retained by the grantors in Book 699 Page 2341 Haywood County Register of Deeds Office.

See attached schedule A for description of property

Grantor covenants with Grantee as follows:

- Grantor is seized of the Property in fee simple;
- Grantor has the right to convey the Property in fee simple;
- Title to the Property is marketable and free and clear of all encumbrances;
- Grantor will warrant and defend the title of the Property against the lawful claims of all persons whomsoever [except for the exceptions hereinafter stated]; and,
- Title to the Property is subject to the exceptions set forth in Exhibit "A" [attached hereto and made a part hereof].

IN WITNESS WHEREOF on the day and year above first written, each Grantor has hereunto set their respective hands and seals.

 [SEAL]
 <NAME Earl F. Lanning

 [SEAL]
 <NAME Tomi Abbott

State of North Carolina
 County of Haywood

I, Kaleb D. Wingate [Type or Print Name], a Notary Public for the County of Haywood State of NC, hereby certify:

- On this day, the foregoing instrument was produced to me in Haywood County, NC.
- On this day, before me, Earl F. Lanning And Tomi Abbott, as Grantor[s], personally appeared and executed and acknowledged the foregoing instrument.
- Each Grantor[s] is known to me and known to me to be the person described in the foregoing instrument.

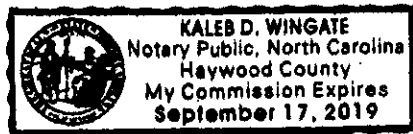
This the 27th day of December 2014.


 Signature of Notary Public

Kaleb D. Wingate
 Typed or Printed Name of Notary

My Commission Expires:
9/17/19

[Affix Notary Seal]



SCHEDULE A

BEING lots Nos. 1, 2 and a part of Lot No. 3 of the R. V. Welch Subdivision as recorded in Map Book E, page U-5, and described as follows:

FIRST LOT:

BEGINNING on a stake in center of Browning Branch Road, the Northeast corner of Lot No. 1. in the Subdivision hereinafter referred to, and runs North 87 degrees 45 min. West 623 feet to a stake; thence South 6 degrees 30 min. West 237 feet to a stake, the Northwest corner of lot conveyed to John Rider and wife; thence with line of that lot South 87 degrees 45 min. East 892 feet to a stake in center of said Browning Branch Road; thence with center of said lot three calls as follows: North 22 degrees West 17 1/2 feet; North 51 degrees West 290 feet; North 20 degrees West 50 feet to the **BEGINNING**, Containing 4.04 acres, more or less, and being the identical property described in a deed dated September 29, 1949, from R. V. Welch and wife to Swan Hendrix and wife, same being recorded in Deed Book 142, page 135.

Being the same property conveyed from Swan Hendrix and wife, Allie Hendrix to Bonnie Frances Lanning and husband, Earl F. Lanning by deed dated December 29, 1960, recorded in Deed Book 187, Page 386, Haywood County Registry.

SECOND LOT:

BEGINNING on a stake in center of Browning Branch Road, corner of Lot No. 1 of the R. V. Welch Subdivision as shown in Map Book E Page W-5, and runs thence with the line of said Lot No. 1, North 87 degrees 45 min. West 623 feet to a stake, corner of Lot No. 1; thence North 6 degrees 30 min. East 30 feet to a stake; thence South 87 degrees 45 min. East 623 feet to a stake in center of Browning Branch Road; thence with center of road 30 feet to the beginning point, and being a portion of the lands described in a deed from J. P. Dicus and wife to Swan Hendrix and wife, recorded in Book No. 99, page 78, and also described in a deed recorded in Book 97, page 575.

Being the same property conveyed from Swan Hendrix and wife, Allie Hendrix to Bonnie Frances Lanning and husband, Earl F. Lanning by deed dated December 29, 1960, recorded in Deed Book 187, Page 386, Haywood County Registry.

It is the intent of the Grantee to keep the above tracts combined for tax purposes.