



TOWN OF SEVEN DEVILS PETITION REQUESTING ANNEXATION

Date: September ¹⁴ 16, 2020 *c/c*

To: The Town Council of the Town of Seven Devils, North Carolina

1. The undersigned owner of the real property described in Paragraph 2 below respectfully requests that the area be annexed to the Town of Seven Devils.
2. The 0.576 acre area to be annexed (Tax PIN #1878537991000) is contiguous to the Town of Seven Devils, and boundaries of such territory are described in the deed to Clevon Woods Associates, LLC, recorded in Record Book 1960, Page 373, Watauga County Registry, a copy of which is attached hereto and incorporated herein by reference. Also attached is a plat/survey of the 0.576 acre parcel, along with copy of tax map.
3. I acknowledge that any zoning vested rights acquired pursuant to G.S. 160A-385.1 must be declared and identified on this petition. I further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. Proof of any declared zoning rights are attached.

Name: Clevon Woods Associates, LLC
 Address: c/o Charles E. Clement, Managing Member
 756 W. King Street
 P.O. Box 32
 Boone, NC 28607
 Telephone: 828-264-6411
 Email: cclement@clementlawoffice.com

Declaration of vested rights: None

NOTE: I request that the 0.576 acre parcel to be annexed be placed in the General Business Zoning District of the Town of Seven Devils.

Signature: *Charles E. Clement*
 Charles E. Clement, Managing Member
 Clevon Woods Associates, LLC
 756 W. King Street
 P.O. Box 32
 Boone, NC 28607
 828-264-6411
 cclement@clementlawoffice.com

0.576 acre tract to be Annexed into Town of Seven Devils

Property of Clevon Woods Associates, LLC
Conveyed by Deed from
BBR Enterprises, LLC
Record Book 1960, Page 373, Watauga County Public Registry

Legal Description

BEING all that certain 0.576 acre parcel or tract of land located on the east side of Aldridge Road (N.C.S.R. 1184), and being a portion of the 9.1 acre, more or less, tract conveyed to Lee R. Propst and wife, Mary S. Propst by warranty deed dated May 23, 1967, and recorded in Deed Book 102, Page 48, Watauga County, North Carolina, Public Registry, and being more particularly described as follows:

BEGINNING at an existing iron pipe set in the eastern margin of Aldridge Road (N.C.S.R. 1184), being the southwest corner of a 1.011 acre tract owned by Vestpocket Investments, LLC (Record Book 1715, Page 304, Watauga County Registry); THENCE from the BEGINNING and with the eastern margin of Aldridge Road North 62 degrees 10 minutes 30 seconds West 41.88 feet to an existing iron pipe; THENCE continuing with the eastern margin of Aldridge Road North 46 degrees 51 minutes 00 seconds West 83.13 feet to an existing iron pipe set in the eastern margin of said road; THENCE leaving Aldridge Road and with a new line through the Propst land North 44 degrees 59 minutes 00 seconds East 200.00 feet to a calculated point; THENCE with another new line through the Propst land South 51 degrees 58 minutes 14 seconds East 124.02 feet to a point of intersection in the western line of the Vestpocket Investments, LLC 1.011 acre tract; THENCE with the western line of the Vestpocket Investments, LLC 1.011 acre tract South 44 degrees 59 minutes 00 seconds West 200 feet to existing iron pipe, the POINT AND PLACE OF BEGINNING, and containing 0.576 acres as shown and more particularly described on Map #015187, entitled "Boundary Survey Prepared For Vestpocket Investments, LLC," by Daughtry Land Surveying, Ralph E. Daughtry, PLS No. 4153, a copy of which is attached for illustrative purposes.

TOGETHER WITH a 10-foot wide sanitary sewer easement, the centerline of which is described as follows: BEGINNING at a point in the western line of the 0.576 acre tract described hereinabove, said beginning point being 12.05 feet north of the western line of the remaining Propst property (being also the eastern margin of Aldridge Road (N.C.S.R. 1184)); THENCE from the BEGINNING and continuing with the centerline of said 10-foot wide easement North 42 degrees 15 minutes 02 seconds West 147.90 feet, and then continuing North 36 degrees 42 minutes 06 seconds West 104.11 feet, to the terminus of the said easement, as shown and more particularly described on Map #D16106-C, entitled "Centerline of a 10" Sewer Easement," by Daughtry Land Surveying, Ralph E. Daughtry, PLS No. 4155, a partial copy of which is attached for illustrative purposes.

FILED Amy J. Shook
Register of Deeds Watauga Co. NC
Fee Ret. \$26.00

Bk 1960 Pg 373 (4)
Recorded 02/15/2018 at 12:26:07 PM
Doc No 886244 Kind DEED



NON-WARRANTY DEED

Excise Tax: \$0

STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

This Non-Warranty Deed made this 13th day of February, 2018, by and between

BBR ENTERPRISES, LLC,
a North Carolina limited liability company
(hereinafter called "Grantor")
whose address is:
P.O. Box 193
Boone, NC 28607

and

CLEVON WOODS ASSOCIATES, LLC,
a North Carolina limited liability company
(hereinafter called "Grantee")
whose address is:
P.O. Box 32
Boone, NC 28607

WITNESSETH:

Grantor hereby gives, grants, bargains, sells, conveys and confirms unto Grantee, its successors and assigns, all right, title and interest, if any, which they may have in and to that certain lot or parcel of land situated in Watauga Township, Watauga County, North Carolina, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

✓ Prepared by: Clement Law Office • 756 West King Street • Boone • NC 28607 • 828/264-6411
Return to Grantee at address shown above.

Bk 1960 Pg 374
Doc No 666244 Kind DEED

The foregoing description was prepared from information contained in the deed recorded in Book of Records 1911, Page 893, Watauga County, North Carolina, Public Registry.

TO HAVE AND TO HOLD the aforesaid parcel or tract of land and all privileges and appurtenances thereunto belonging, or in any wise appertaining, unto Grantee, its successors and assigns forever.

Grantor makes no warranty, express or implied, as to title to the title to the property hereinabove described.

Pursuant to N.C.G.S. 105-317.2, Grantor represents that the property conveyed herein is not its primary residence.

IN WITNESS WHEREOF, Grantor has executed this Non-Warranty Deed, the day and year hereinafter set forth.

BBR ENTERPRISES, LLC, a North Carolina limited liability company

By: [Signature]
Name: Ronald Styles
Title: mgr.

STATE OF NORTH CAROLINA COUNTY OF Watauga

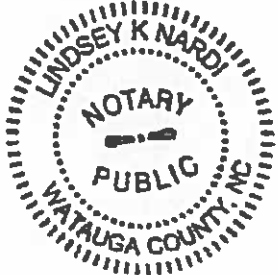
I certify that Ronald Styles personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official seal this 13 day of February, 2018.

[Signature]
Notary Public Signature Above

My Commission Expires: 9/20/2022

(Affix Notarial Seal)



Bk 1960 Pg 375

Doc # 666244 Kind DEED

Exhibit "A"

Legal Description

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Bk 1960 Pg 376

Doc No 666244 Kind DEED

Exceptions:

1. Watauga County ad valorem taxes.
2. Right of Way for NC Highway 105 and Aldridge Road (N.C.S.R. 1184).
3. Billboard Leases recorded Book of Records 62 at Page 578; Book of Records 347 at Page 365; Book of Records 119 at Page 416; Book of Records 1312 at Page 556, Watauga County Registry.
4. Easement to Blue Ridge Electric Membership Corporation recorded in Book of Records 1682 at Page 613, Watauga County Registry.
5. The Property is to be used only for development, construction, and operation of a wastewater treatment plant or other wastewater treatment function, including without limitation, septic.

Clevon Woods
Pin # 1878443864000

Clevon Woods
Pin # 1878537991
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Clevon Woods
Pin # 1878434989000

Clevon Woods
Pin # 1878447318000