



312 SOUTH MAIN STREET
 LANDIS NC 28088

PETITION REQUESTING A CONTIGUOUS ANNEXATION

DATE: 4-11-24

To the Mayor and Board of Aldermen of the Town of Landis, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph 2 below be annexed to the Town of Landis, North Carolina.
2. The area to be annexed is contiguous to the Town of Landis, North Carolina and the boundaries of such territory are as follows:

See attached **MAP** and/or **METES AND BOUNDS DESCRIPTION** (a copy of the deed with description may be attached for this purpose) representing property identified as:

Property Identification Number Map 130 Parcel 0450000002

Property Address (if established) N/A

*Name (print or type)	Mailing Address	Signature
Joseph Keller	DirtH@Yahoo.com DirtH@aol.com	
	5830 Wright rd	
	Kannapolis, NC 28081	

*Family members (e.g. husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.

4-11-24

Please Annex My property at Map 130 parcel#
0450000002 in to the town of Sandis
and assign Mu-2 zoning District.

Thankyou

Joseph Keller
Joseph Keller

Joseph Keller
704-699-9312

dir4you@yahoo.com
map 130
Par 0450000002

Doc ID: 015451280006 Type: GRP
Recorded: 01/18/2024 at 12:31:00 PM
Fee Amt: \$666.00 Page 1 of 6
Revenue Tax: \$660.00
Rowan, NC
J. E. Brindle Register of Deeds
BK 1435 PG 941

SEE ADDENDUM

6/26
6660

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$660.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Richard D. Locklear, P.O. Box 56, Landis, NC 28088

This instrument was prepared by: Richard D. Locklear, Attorney, Landis, NC

Brief description for the Index: Tax Map 130 Parcels 0450000001 & 0450000002

THIS DEED made this ____ day of _____, 2024, by and between

GRANTOR	GRANTEE
<p>MARY BETH MCNEELY PHIFER a/h JOHN DWAIN PHIFER BRUCE EDWARD FORD a/w EUGENIA MCNEELY FORD THE ANNE MCNEELY STOWE REVOCABLE TRUST: ANNE MCNEELY STOWE, Individually/Trustee and husband GERRY F. STOWE</p> <p>312 JOHNSTONE RD CLEVELAND, NC 27013</p>	<p>JOSEPH KELLER</p> <p>5830 WRIGHT RD KANNAPOLIS, NC 28081</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 _____, China Grove, Township, Rowan County, North Carolina and more particularly described as follows:

*See attached Exhibit A for a complete description of the subject property.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1286 page 202.
A map showing the above described property is recorded in Plat Book _ page _.

This instrument prepared by: Richard D. Locklear, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Administrator upon disbursement of closing proceeds.

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.

*See attached Exhibit A for a complete description of the subject property.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1286, page 202.
A map showing the above described property is recorded in Plat Book , page .

This instrument prepared by: Richard D. Locklear, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Administrator upon disbursement of closing proceeds.

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:

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

(SEAL) THE ANNE MCNEELY STOWE REVOCABLE TRUST:

Mary Beth Phifer _____ (SEAL) Anne McNeely Stowe (SEAL)
John Dwaine Phifer _____ Anne McNeely Stowe, Individual
Trustee

(SEAL) Gerry F. Stowe (SEAL)
Bruce Edward Ford _____ Gerry F. Stowe

(SEAL)
Eugenia _____ McNeely
Ford



State of North Carolina - County of Rowan _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Mary Beth McNeely Phifer and John Dwaine Phifer personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12 day of January, 2024.

My Commission Expires: 9/30/2025 Gloria Flowers
Notary Public



State of Virginia - County of Richmond VA _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Bruce Edward Ford and Eugenia McNeely Ford personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12 day of January, 2024.

My Commission Expires: 9/30/2025 Gloria Flowers
Notary Public



State of Virginia - County of Virginia _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Anne McNeely Stowe, Individually/Trustee a/h Gerry F. Stowe personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this day of

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:

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

Mary Beth Phifer (SEAL)
Mary Beth Phifer
John Dwaine Phifer (SEAL)
John Dwaine Phifer
Bruce Edward Ford (SEAL)
Bruce Edward Ford
Eugenia McNeely Ford (SEAL)
Eugenia McNeely Ford

THE ANNE MCNEELY STOWE REVOCABLE TRUST:

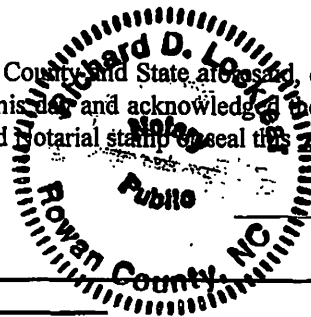
Anne McNeely Stowe, Individual /Trustee (SEAL)

Gerry F. Stowe (SEAL)

State of North Carolina - County of Rowan

I, the undersigned Notary Public of the County and State aforesaid, certify that Mary Beth McNeely Phifer and John Dwaine Phifer personally appeared before me this 10 day of January, 2024, and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 10 day of January, 2024.

My Commission Expires: 10-21-2028



[Signature]
Notary Public

State of _____ - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Bruce Edward Ford and Eugenia McNeely Ford personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this ____ day of _____, 2024.

My Commission Expires: _____

Notary Public

State of _____ - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that Anne McNeely Stowe, Individually/Trustee a/h Gerry F. Stowe personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this ____ day of _____, 2024.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

Page 0 of 0

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EXHIBIT A

Tax Map: 130 Parcels: 0450000001 & 0450000002

It is the Grantor's intent to convey all title and interest in and to that acreage as illustrated on Tax Map 130, Parcel 0450000001 and Parcel 0450000002, Office of the Rowan County Tax Assessor.

BEGINNING at a stake in the public road on H. E. Goodman's line; thence North 2 East 57 chains to a stake, Goodman's corner; thence North 78 West 6.24 chains to a stake; thence North 36 West 6.44 chains to a stone; thence North 2 East 2.37 chains across the branch to a stake near a poplar, J. H. Kirk's corner; thence North 43 West with the branch 3.35 chains to a stake; thence North 65 West with the branch 2 chains to a stone on the South bank of branch, Kirk's corner; thence South 4-3/4 East 14.54 chains to Fisher's corner; thence South 76-1/2 East 8.38 chains to Fisher's corner; thence South 1-1/4 East 31.62 chains to the public road; thence with the road to the **BEGINNING**, containing forty-one (41) acres, more or less. For further description, this land lies on the Tuckaseegee Ford Road West of China Grove.

The above-described acreage is diminished by those conveyances illustrated on Tax Map 130, parcels 265, 329, 273, and 276 a 7.494 acre Tract as set forth in Map Book 9995, page 8123.

The property hereinabove- described was acquired by Grantor by instrument recorded in Deed Book 676, page 030; Book 1155, page 817; Book 1286, page 202; and Book 1079, page 475.

Rowan County GIS

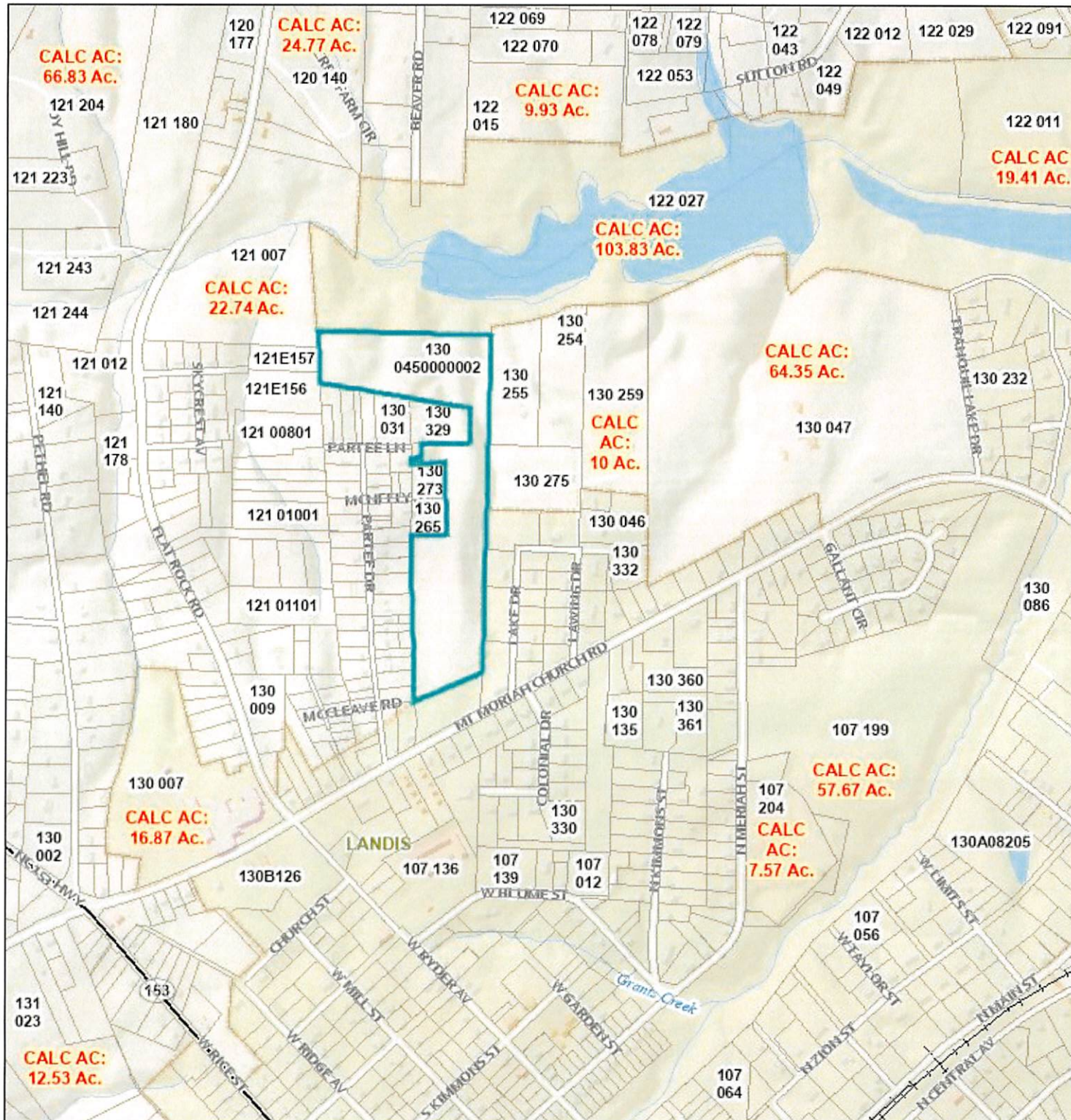
PARCEL ID: 130 045000002
PIN: 5616-04-83-9267

Owner Name:
PHIFER MARY BETH MCNEELY ETAL

Mailing Address:
312 JOHNSTONE RD

CLEVELAND NC27013-9480
Property Address:
0 MT MORIAH CHURCH RD

Tax District Code:138
Tax District:E LANDIS SPEC ASSESSME
Land FMV: \$280,497
Land LUV: \$0
IMP FMV: \$0
Total Value:280497
Deed Ref: 1286/202/2017
Date Sold: 03/10/2017
Sale Amt: \$0
Legal Description:
30.32AC TOTAL



1:10,072

