

Memo

To: Jake Oakley, County Manager
From: Greg Hunsucker, GIS Specialist /E-911 Addressing
Date: 8/5/2020
Re: Portion of Snyder Rd; S.R. 1614 to be Abandoned/Closed

I have received a request that a portion of Snyder Rd; S.R. 1614 to be abandoned and closed. After reviewing our tax maps, it is my opinion that the given approximation of abandonment is 400 Feet. The owners, Jorge G. Interian and Jorge L. Cardenas at 1325 Snyder Rd, Lawsonville, NC 27022, have requested that secondary road of SR 1614 to be abandoned/closed, which is the portion on their property. This road is a dead-end road and does not create any issues related to blocking anyone's land or have any impact of emergency services or planning. The NC DOT Division 9 will have the responsibility of creating a turnaround at the proposed end of Snyder Rd, that is suitable for School Buses and Emergency vehicles. Attached is the tax map showing the proposed closure and abandonment,

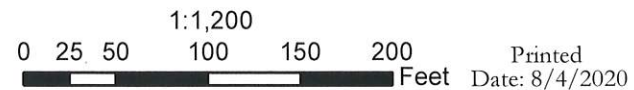
If you have any questions, please feel free to contact my office.

Thank you,



Disclaimer
Stokes County GIS Mapping
This map was prepared using the most reliable sources from government and private industry sources. There are no guaranties (implied or expressed) regarding this map by the Stokes County Mapping/GIS Department. Furthermore, the Stokes County Mapping/GIS Department shall not be held responsible to any party, under any circumstance for damages arising from the use or misuse of this map. Any and all errors brought to our attention will be corrected in later revisions.
8x11 L

Tax Map
NCDOT - Owners Request -
Abandonment of 0.10 miles
SR 1614 -- Snyder Rd



FILED
 STOKES COUNTY NC
 BRANDON HOOKER
 REGISTER OF DEEDS

FILED Oct 01, 2019
 AT 02:23 pm
 BOOK 00711
 START PAGE 1670
 END PAGE 1672
 INSTRUMENT # 04527
 EXCISE TAX \$340.00

Approved by Stokes County Tax Office
 NCGS 161-31(a) and NCGS 105-303(a2)
644 Date 10-1-2019

This instrument prepared by: Kevin T. May,
 a licensed North Carolina attorney. Delinquent
 taxes, if any, to be paid by the closing attorney
 to the county tax collector upon disbursement
 of closing proceeds.

Prepared By: Attorney Kevin T. May, Graves May, P.L.L.C.
Instrument prepared without examination as to title

Return To: Michael J. Cassidy

Revenue Stamps: \$ 340.00

Parcel ID:6050965233

NORTH CAROLINA

GENERAL WARRANTY DEED

STOKES COUNTY

THIS DEED made and entered into this 20th day of September, 2019, by and between Joshua D. Kalinowski, single, hereinafter called "Grantors," and Jorge G. Interian and spouse, Jorge Luis Cardenas-Zito, hereinafter called "Grantees," whose mailing address is: 1325 Snyder Road, Lawsonville, NC 27022

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the 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 Stokes County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A

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.

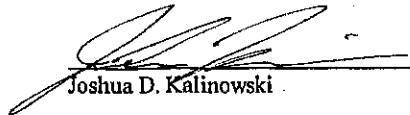
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple; that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated, if any.

Title to the property hereinabove described is subject to the following exceptions:

- a. County and/or Municipal Zoning Ordinances, Rules and Regulations.
- b. Restrictive Covenants, Easements and Rights of way of record.
- c. Ad valorem taxes for the year 2019 and thereafter.

JDK If initialed, the property includes the primary residence of at least one of the Grantors.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.


 _____ (SEAL)
 Joshua D. Kalinowski

STATE OF North Carolina

COUNTY OF Rockingham

I, Angela M. Wagner a Notary Public for Stokes County, State of North Carolina, do hereby certify that Joshua D. Kalinowski personally appeared before me this day acknowledging to me that they voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal, this the 20th day of September, 2019.

Angela M. Wagner

 Notary Public

My commission expires: 04-15-2020

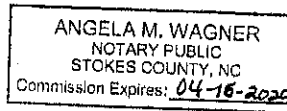


Exhibit A

TRACT ONE: Being and containing 3.00 acres, more or less, as shown on plat of survey for John W. Nelson, Jr., dated March 28, 1979, and prepared by Marvin S. Cavanaugh & Associates, R.L.S., reference being made to a copy of said survey recorded with the Register of Deeds of Stokes County, NC, said 3.00 acres being more particularly described as follows:

BEGINNING at an iron located in the centerline of NC Secondary Road #1614, said iron marking a common corner for Burt Wood and P. W. Watkins in the Original Northern Line of the John Willard Nelson, Sr. Property (D.B. 158, Page 301), said BEGINNING point also being located in a Southerly Direction approximately 6/10 of a Mile from NC Highway #704; Thence from the point of BEGINNING, South 85 degrees 27 minutes 03 seconds East passing over a reference iron in the Eastern right-of-way line of NC Secondary Road #1614 at 30.10 feet, a total distance of 463.55 feet with the southern line of the P. W. Watkins Property to a new iron in a Red Oak stump marking the Northwest corner of the Morris Stovel Tract; thence with the western line of said Stovel tract South 20 degrees 22 minutes 37 seconds West 329.06 feet to a new iron located in a Sycamore stump, marking the southwestern corner of said Stovel Tract in the eastern line of the said John Willard Nelson, Sr., property; thence a new line with the said John Willard Nelson, Sr., North 87 deg. 22 minutes 04 seconds West passing over a reference iron located in the eastern right-of-way line of NC Secondary Road #1614 at 317.38 feet, a total distance of 347.41 feet to a new iron pipe located in the centerline of NC secondary Road #1614; thence yet another new line with the said Nelson, North 00 degrees 04 minutes 55 seconds West 329.28 feet to the point an place of BEGINNING.

TRACT TWO: Being and containing 23.833 acres, more or less, as shown on plat of survey for John W. Nelson, Jr. dated July 27, 1979, and prepared by Marvin S. Cavanaugh, R.L.S., reference being made to a copy of said plat recorded in the Register of Deeds Office, Stokes County, North Carolina, said 23.833 acres being more particularly described as follows:

BEGINNING at an existing iron located at or near the centerline of SR 1614, said iron marking the northwest corner of the present John W. Nelson, Jr., Lot (DB 251/912); thence with the western and southern lines of said present John W. Nelson, Jr. tract, South 00 degrees, 04 minutes 55 seconds East 329.28 feet to an iron and South 87 degrees 22 minutes 04 seconds East 347.41 feet to an iron in a Sycamore stump marking the southeast corner of the said Nelson tract; thence along new line with John W. Nelson, Jr., the following courses and distances: South 36 degrees 08 minutes 33 seconds West 174.80 feet; South 12 degrees 45 minutes 10 seconds West 114.51 feet; South 44 degrees 06 minutes 51 seconds West 310.07 feet; South 71 degrees 30 minutes 55 seconds West 131.73 feet; North 58 degrees 00 minutes 41 seconds West 101.28 feet; North 78 degrees 36 minutes West 269.13 feet; South 53 degrees 28 minutes 49 seconds West 127.16 feet; North 73 degrees 54 minutes 14 seconds West 130.92 feet; South 73 degrees 34 minutes 06 seconds West 287.40 feet; and South 68 degrees 29 minutes 07 seconds West 148.18 feet to an iron on the bank of a branch and in the eastern line of J. E. Ziglar property; thence with said Ziglar's eastern line North 06 degrees 06 minutes 35 seconds East 948.44 feet to an existing iron marking the southeast corner of the Forrest Philemon Property (DB 251/247); thence with said Philemon's western line, North 06 degrees 06 minutes 35 seconds East 127.28 feet to an iron marking the southwest corner of the Burt Wood's property; thence with said Wood's southern line, South 82 degrees 04 minutes 26 seconds East 1007.98 feet to the point and place of BEGINNING.

For further reference in chain of title see Deed Book 356, Page 1830 and also, Deed Book 590, Page 154 as recorded in the Office of Register of Deeds for Stokes County, North Carolina.