

CITY OF HIGH POINT

AGENDA ITEM



Title: Rescission of Ordinance to Demolish – 3209 Pine Valley Rd.

From: Community Development & Housing
Michael McNair, Director

Meeting Date: 1/7/19

Public Hearing: No

Advertising Date:

Advertised By:

Attachments: A. Ordinance to Demolish

PURPOSE:

A request by Community Development and Housing – Local Codes Section to rescind the ordinance adopted by Council to demolish the dwelling at 3209 Pine Valley Rd.

BACKGROUND:

An Ordinance for demolition was passed by the High Point City Council on November 19, 2017. The property was sold in January of 2018 and brought into compliance with the Minimum Housing Code August 1, 2018.

BUDGET IMPACT:

None

RECOMMENDATION / ACTION REQUESTED:

Staff recommends rescinding the ordinance due to the property being repaired and in compliance with the City's Minimum Housing Code.

PENDING ACTION:

The ordinance becomes effective from the date of adoption.

June 8, 2017

3209 Pine Valley Rd

Deed 6459 Page 1742

Apparent Owners: Charles D. Robbins
3209 Pine Valley Rd
High Point, NC 27265

No delinquent Taxes

No Apparent Mortgage

No water or sewer assessments

CITY OF HIGH POINT
HOUSING INVESTIGATION REPORT
Community Development & Housing - Code Services Division

Address	3209 PINE VALLEY RD HIGH POINT, NC 27265
Case Number	HV-17-0154
Initial Investigation	Thursday, June 8, 2017
Case Manager	Michael Sapp
Date Range (Violations)	6/8/2017 - 6/8/2017

Violations

Address posted	Inspector	Comments
06/08/2017	MES	1. Post minimum 4" house numbers in a conspicuous location and in a contrasting color to the background.

Attic	Inspector	Comments
06/08/2017	MES	1. Remove any existing insulation and re-insulate to a value of R-38. 2. Repair or replace any damaged ceiling joists. 3. Repair or replace any damaged rafters or trusses.

Bathroom #1	Inspector	Comments
06/08/2017	MES	1. Repair or replace damaged or missing wall covering. 2. Repair or replace damaged ceiling material. 3. Paint the room. 4. Repair or replace floor covering. 5. Repair or replace entry door. Make lockable and operable. 6. Repair or replace exhaust fan and vent to exterior. 7. Repair or replace tub/shower combination with waterproof surround. 8. Repair or replace toilet. 9. Repair or replace sink and faucet. 10. Repair or replace damaged subfloor.

Bedroom #1	Inspector	Comments
06/08/2017	MES	Left back corner 1. Repair or replace damaged or missing wall covering. 2. Repair or replace damaged ceiling material. 3. Paint the room. 4. Repair or replace floor covering. 5. Repair or replace entry door. Make lockable and operable. 6. Repair or replace subfloor.

Bedroom #2	Inspector	Comments
06/08/2017	MES	Middle back 1. Repair or replace damaged or missing wall covering. 2. Repair or replace damaged ceiling material. 3. Paint the room. 4. Repair or replace floor covering. 5. Repair or replace entry door. Make lockable and operable. 6. Repair or replace subfloor.

Bedroom #3	Inspector	Comments
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06/08/2017	MES	Right back corner 1. Repair or replace damaged or missing wall covering. 2. Repair or replace damaged ceiling material. 3. Repair or replace subfloor. 4. Repair or replace floor covering. 5. Repair or replace entry door. Make lockable and operable.
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Building Exterior	Inspector	Comments
06/08/2017	MES	1. Repair or replace roof covering. 2. Repair or replace roof sheathing. 3. Repair or replace all windows and make weather tight, operable and lockable. 4. Repair or replace all damaged exterior wall covering. 5. Repair or replace all damaged exterior trim. 6. Repair or replace damaged fascia. 7. Repair or replace damaged exterior wall sheathing. 8. Repair or replace gutters. 9. Remove all vegetation from the structure. 10. Provide positive drainage away from the perimeter of the dwelling. 11. Repair or replace outdoor lighting fixtures. 12. Repair or replace downspouts. 13. Paint all exposed exterior wood with a outdoor grade paint. 14. Repair or replace stair system at front entrance. Include any required railings. 15. Repair or replace soffit. 16. Repair or replace garage door. 17. Insulate exterior walls to a value of R-15. 18. Repair holes and cracks in brick veneer.

Exit Requirements	Inspector	Comments
06/08/2017	MES	1. Repair or replace all exterior entrance doors. They must open, close, lock and latch properly. The doors must be weather tight.

Foundation	Inspector	Comments
06/08/2017	MES	1. Repair cracks and holes in foundation walls. 2. Repair or replace damaged foundation vents. 3. Repair or replace damaged floor joists and band. 4. Repair or replace damaged beams and girders. 5. Have basement walls evaluated by a structural design professional and repair as necessary. 6. Insulate floors to a value of R-19. 7. Repair or replace jack posts. 8. Clean basement walls of foreign substances caused by moisture. 9. Repair or replace basement floor coverings.

Kitchen	Inspector	Comments
06/08/2017	MES	Includes dining area. 1. Repair or replace kitchen sink including faucet. 2. Repair or replace base and wall cabinets. 3. Repair or replace countertops. 4. Repair or replace damaged or missing wall covering. 5. Repair or replace damaged ceiling material. 6. Paint the room. 7. Repair or replace floor covering. 8. Repair or replace subfloor.

Laundry	Inspector	Comments
06/08/2017	MES	1. Repair or replace dryer vent. Must terminate at exterior.

Life Safety	Inspector	Comments
06/08/2017	MES	1. Repair or replace smoke and carbon monoxide detectors.

Living Area #1	Inspector	Comments
06/08/2017	MES	<p>Includes hallway.</p> <ol style="list-style-type: none"> 1. Repair or replace damaged or missing wall covering. 2. Repair or replace damaged or missing ceiling material. 3. Paint the room. 4. Repair or replace floor covering. 5. Repair or replace entry door. Make lockable and operable. 6. Repair or replace subfloor.

Other Areas	Inspector	Comments
06/08/2017	MES	<ol style="list-style-type: none"> 1. Clean entire dwelling and make sanitary. At time of inspection debris and other items were impeding access to entirety of floors and walls. 2. Have entire electrical system serviced by a licensed electrical contractor and make any additions, replacements or repairs needed. Includes, but not limited to, wiring, breakers, panels, boxes, fixtures, switches and receptacles. All applicable permits and inspections must be obtained. 3. Have entire plumbing system serviced by a licensed plumbing contractor and make any additions, replacements or repairs needed. All applicable permits and inspections must be obtained. 4. Have entire HVAC system serviced by a licensed mechanical contractor and make any additions, replacements or repairs needed. System must heat the entire dwelling to a temperature of 68 degrees Fahrenheit. All applicable permits and inspections must be obtained.

**City of High Point
Community Development & Housing**

CODE SERVICES DIVISION



COMPLAINT AND NOTICE OF HEARING

Date: 6/13/17

ROBBINS, CHARLES DOUGLAS
3209 PINE VALLEY RD
HIGH POINT, NC 27265

Primary Property Owner:
ROBBINS, CHARLES DOUGLAS
3209 PINE VALLEY RD
HIGH POINT, NC 27265

Address of Violation: 3209 PINE VALLEY RD
HIGH POINT, NC 27265

Record Number: HV-17-0154

Dear : ROBBINS, CHARLES DOUGLAS

Notice is hereby given that the premises owned or controlled by you, located at the above referenced location was inspected on 06/08/2017 to determine compliance with the standards of the City of High Point Minimum Housing Code. Based on the number of violations identified during the inspection, this dwelling appears to be substandard. Attached is the list of corrections required for compliance with the Minimum Housing Code.

Hearing:

As required by law, a hearing will be conducted by the Code Enforcement Officer on 06/27/2017 at 8:15 AM. The hearing will be held at the Planning and Development Department at 211 S Hamilton Street (Room 316), High Point, North Carolina. The purpose of the hearing is to discuss the violations and the Minimum Housing Code procedures. Following the hearing, the inspector will determine if the dwelling is substandard based on the findings presented at the hearing. If the dwelling is determined to be substandard an Order to Repair or Vacate or an Order to Repair or Demolish will be issued.

Additional information:

Property ownership information is obtained through the Guilford County Tax Department. Due to delays in recording property transfers, all information may not be current. If you no longer own this property, please contact our office immediately in order that we may correct our files with the proper information.

Michael Sapp
Local Codes Inspector
Phone: (336) 883-3805
Email: Michael.sapp@highpointnc.gov

Distribution List: ROBBINS, CHARLES DOUGLAS;

City of High Point
Community Development & Housing

CODE SERVICES DIVISION



COMPLAINT AND NOTICE OF HEARING

Date: 6/13/17

ROBBINS, CHARLES DOUGLAS
3209 PINE VALLEY RD
HIGH POINT, NC 27265

Primary Property Owner:
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3209 PINE VALLEY RD
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Michael Sapp
Local Codes Inspector
Phone: (336) 883-3805
Email: Michael.sapp@highpointnc.gov

Distribution List: ROBBINS, CHARLES DOUGLAS;

3209 Pine Valley

COMMUNITY DEVELOPMENT AND HOUSING

INSPECTIONS SERVICES

MINIMUM HOUSING HEARING RECORD

Hearing Date: 6-27-17 Hearing Officer: M. Sapp

Type of Complaint:

- ☒ Dwelling Unfit for Human Habitation – Violation by Owner
- ☐ Dwelling Unfit for Human Habitation – Violation by Occupant
- ☐ Emergency Repair

Method of Service:

- ☐ Certified Mail
- ☒ First Class Mail
- ☐ Newspaper Publication
- ☐ Personal Delivery/Posting

Attendees:

- ☒ Property Owner Charles Robbins
- ☐ Occupant: _____
- ☒ Staff members: M. Sapp, J. Mullins
- ☐ Others: _____

Testimony/Evidence

Presented: List of Violations, Owner stated that he wanted to sell property to someone that had the resources to repair the dwelling.

Finding Of

Fact: Order to Repair or Demolish will be issued.

Hearing Results:

- ☐ Order to Repair or Vacate Issued
- ☒ Order to Demolish Issued
- ☐ Decision Appealed
- ☐ Complaint Dismissed

After filing, return to: _____

NORTH CAROLINA

GENERAL COURT OF JUSTICE

GUILFORD COUNTY

FILED

SUPERIOR COURT DIVISION

FILE NO: 17 M 392

17 JUL 25 AM 9:31

GUILFORD COUNTY, C.S.C.
NOTICE OF LIS PENDENS

BY: [Signature]

CITY OF HIGH POINT, NORTH CAROLINA

DEPARTMENT OF COMMUNITY DEVELOPMENT & HOUSING

CODE ENFORCEMENT DIVISION

IN THE MATTER OF PROPERTY OF *Charles Douglas Robbins*

City of High Point, North Carolina
Department of Community Development & Housing
Code Enforcement Divisions

v.

Charles Douglas Robbins
3209 Pine Valley Road
High Point, NC 27265

NOTICE OF LIS PENDENS
Pursuant to N.C.G.S. 1-120.2

NOTICE IS HEREBY GIVEN that a *Minimum Housing* action has been commenced by the issuance of a Complaint and Notice of Hearing by the City of High Point against the owner(s) listed above, to bring the real property described below into compliance with the City of High Point *Minimum Housing Code*. This action affects the following real property located in Guilford County, North Carolina:

3209 Pine Valley Road

Guilford County, North Carolina

Dated: _____

Attachment: Copy of Complaint and Notice of Hearing

COPY

**City of High Point
Community Development & Housing**

CODE SERVICES DIVISION



COMPLAINT AND NOTICE OF HEARING

Date: 7/12/17

ROBBINS, CHARLES DOUGLAS
3209 PINE VALLEY RD
HIGH POINT, NC 27265

Primary Property Owner:
ROBBINS, CHARLES DOUGLAS
3209 PINE VALLEY RD
HIGH POINT, NC 27265

Address of Violation: 3209 PINE VALLEY RD
HIGH POINT, NC 27265

Record Number: HV-17-0154

Dear : ROBBINS, CHARLES DOUGLAS

Notice is hereby given that the premises owned or controlled by you, located at the above referenced location was inspected on 06/08/2017 to determine compliance with the standards of the City of High Point Minimum Housing Code. Based on the number of violations identified during the inspection, this dwelling appears to be substandard. Attached is the list of corrections required for compliance with the Minimum Housing Code.

Hearing:

As required by law, a hearing will be conducted by the Code Enforcement Officer on 06/27/2017 at 8:15 AM. The hearing will be held at the Planning and Development Department at 211 S Hamilton Street (Room 316), High Point, North Carolina. The purpose of the hearing is to discuss the violations and the Minimum Housing Code procedures. Following the hearing, the inspector will determine if the dwelling is substandard based on the findings presented at the hearing. If the dwelling is determined to be substandard an Order to Repair or Vacate or an Order to Repair or Demolish will be issued.

Additional information:

Property ownership information is obtained through the Guilford County Tax Department. Due to delays in recording property transfers, all information may not be current. If you no longer own this property, please contact our office immediately in order that we may correct our files with the proper information.

Michael Sapp
Local Codes Inspector
Phone: (336) 883-3805
Email: Michael.sapp@highpointnc.gov

Distribution List: ROBBINS, CHARLES DOUGLAS;

**City of High Point
Community Development & Housing**

CODE SERVICES DIVISION



ORDER TO REPAIR OR DEMOLISH

Date: 7/31/17

ROBBINS, CHARLES DOUGLAS
3209 PINE VALLEY RD
HIGH POINT, NC 27265

Primary Property Owner:
ROBBINS, CHARLES DOUGLAS
3209 PINE VALLEY RD
HIGH POINT, NC 27265

Address of Violation: 3209 PINE VALLEY RD
HIGH POINT, NC 27265

Record Number: HV-17-0154

Dear : ROBBINS, CHARLES DOUGLAS

Following consideration of evidence and testimony given at the hearing on 06/27/2017, the findings of fact indicate that the property is substandard and unfit for human habitation. It is estimated that the cost of repairs will exceed fifty percent (50%) of the current value of the dwelling.

Order issued:

You are hereby ordered to repair or demolish the dwelling located at 3209 PINE VALLEY RD to comply with the City of High Point Minimum Housing Code by 09/04/2017. Failure to obtain Minimum Housing Code compliance as directed in this order will result in this office submitting a request to the High Point City Council to adopt an ordinance requiring you to demolish the dwelling. If this action becomes necessary, you will be notified of the date and time of the City Council meeting.

Appeals:

In accordance with Section 9-11-113 of the Minimum Housing Code you have the right to appeal this order. The appeal must be made in writing to the Board of Adjustment within ten (10) days of receipt of this order. For information regarding appeals, please contact 336-883-3316.

Penalties:

An owner who fails to comply with an order to repair, improve or vacate and close any occupied dwelling determined unfit for human habitation or permits the reoccupancy of a vacant dwelling found to be unfit for human habitation shall be subject to a civil penalty of \$100 for the first day following the expiration of an order. In each instance, a penalty of \$50 per day shall be imposed for each subsequent day after the expiration of the order.

City of High Point
Community Development & Housing

CODE SERVICES DIVISION



Additional information:

It is the responsibility of the owner or his agent to notify this office when the dwelling is ready for inspection. Requests for extensions of time may be considered if submitted in writing to this office no later than ten (10) days prior to the expiration of this order. Requests for extensions must detail reasons for delay which are beyond the control of the owner.

If the dwelling was occupied at the time of the initial inspection and then becomes vacant, a hold will be placed on the utility services until all repairs or demolition are complete. If electrical service is necessary for repairs, then the temporary electrical service must be approved by this office.

If you should choose to demolish the dwelling, a demolition permit will be required prior to the removal of the structure. You may contact the Permit Center at 336-883-3151 to inquire about the permit process.

If you choose to make all the necessary repairs and the dwelling conforms to the provisions of the Minimum Housing Code, the inspector shall issue a certificate of compliance. The owner or agent requesting the certificate of compliance shall pay no fee for the first two (2) inspections required; however, the owner or agent shall pay a fee of \$25 for each subsequent reinspection required.

Michael Sapp
Local Codes Inspector
Phone: (336) 883-3805
Email: Michael.sapp@highpointnc.gov

Distribution List: ROBBINS, CHARLES DOUGLAS;



City of High Point Community Development & Housing

CODE SERVICES DIVISION

NOTICE OF CITY COUNCIL MEETING

Date: 11/10/17

Robbins, Charles Douglas
3209 Pine Valley Rd
High Point, NC 27265

Primary Property Owner:
ROBBINS, CHARLES DOUGLAS
3209 PINE VALLEY RD
HIGH POINT, NC 27265

Address of Violation: 3209 PINE VALLEY RD
HIGH POINT, NC 27265

Record Number: HV-17-0154

Dear : Robbins, Charles Douglas

The compliance date for bringing the dwelling into compliance with the City of High Point Minimum Housing Code has expired. Due to the failure to bring the dwelling into compliance, this office will be requesting the High Point City Council to adopt an ordinance ordering the Code Enforcement Officer to effectuate the demolition of this dwelling.

This request will be considered by City Council at 5:30 PM on 11/20/2017 in the High Point Council Chambers located on the 3rd floor of the City Municipal Building at 211 S. Hamilton Street, High Point NC.

Please contact me should you desire to appear before the City Council.

Michael Sapp
Local Codes Inspector
Phone: (336) 883-3805
Email: Michael.sapp@highpointnc.gov

CC: ROBBINS, CHARLES DOUGLAS;



City of High Point Community Development & Housing

CODE SERVICES DIVISION

ORDER TO DEMOLISH

Date: 11/27/17

Robbins, Charles Douglas
3209 Pine Valley Rd
High Point, NC 27265

Primary Property Owner:
ROBBINS, CHARLES DOUGLAS
3209 PINE VALLEY RD
HIGH POINT, NC 27265

Address of Violation: 3209 PINE VALLEY RD
HIGH POINT, NC 27265

Record Number: HV-17-0154

Dear: Robbins, Charles Douglas

Due to the failure to bring the dwelling into compliance with the Minimum Housing Code, on 11/20/2017, the High Point City Council adopted an ordinance ordering the demolition of the dwelling. A copy of the ordinance is attached with this order.

Order issued:

You are hereby ordered to demolish the dwelling located at the referenced address by 12/20/2017 as required by Section 9-11-111(e) (6) (c) of the Minimum Housing Code. If the dwelling is occupied, it is the owner's responsibility for having the dwelling vacated prior to demolition. A demolition permit is required for the demolition and removal of this structure.

Enforcement Remedies:

If the dwelling is not demolished by the 12/20/2017, our office shall demolish and remove the dwelling. Any costs associated with the demolition of the dwelling will be billed to you. If payment is not received for the cost of the demolition, a lien will be recorded against the property as provided in Section 9-11-111 (e) (8) of the Minimum Housing Code.

If you need further assistance in this matter, please contact me at the number listed below.

Michael Sapp
Local Codes Inspector
Phone: (336) 883-3805
Email: Michael.sapp@highpointnc.gov

Distribution List: ROBBINS, CHARLES DOUGLAS;

BK: R 7998

PG: 1336-1337

RECORDED:

11-27-2017

01:35:37 PM

BY: SHERRY W FARMER

DEPUTY-HP



2017066607

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

ORDINANCE

P/O CHP

AN ORDINANCE REQUIRING THE BUILDING INSPECTOR OF THE CITY OF HIGH POINT TO DEMOLISH CERTAIN PROPERTY PURSUANT TO ARTICLE 19 OF THE GENERAL STATUTES OF NORTH CAROLINA; AND, TITLE 9, CHAPTER 11, ARTICLE E, OF THE MINIMUM HOUSING CODE OF THE CITY OF HIGH POINT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1: That the City Council of the City of High Point finds as a fact that the following described property has been ordered to be demolished, and it further finds as a fact that the owner has been ordered to demolish said building at his expense and said Owner has failed to comply with said order.

SECTION 2: That the Inspector of the City of High Point is hereby authorized and directed to proceed with the demolition of the following described building in accordance with code of Ordinances: and, Article 19 of Chapter 160A of the General Statutes of North Carolina.

PROPERTY LOCATION

3209 Pine Valley Rd.

OWNER (S)

Charles D. Robbins
3209 Pine Valley Rd.
High Point, NC 27265

SECTION 3: That all ordinances or parts of ordinances in conflict with the provisions of this ordinance, are hereby repealed.

SECTION 4: That this ordinance shall become effective from and after its passage as by Law provided.

Adopted by City Council,
This the 20th day of June, 2016

Lisa B. Vierling, City Clerk

City of High Point

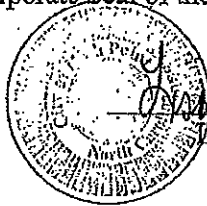


City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Lisa B. Vierling, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Ordinance adopted by the City Council in official Session on November 20, 2017 and upon approval by City Council will be recorded in Book 92 of the Official Minute Books and Ordinance Book XIX of this City, under my care, custody and control. As of this date, action to adopt said Ordinance has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 21st day of November 2017.



Lisa B. Vierling, City Clerk

ACKNOWLEDGEMENT

I, Cynthia C. Duncan-Smith, a Notary Public of said County and State, do hereby certify that Lisa B. Vierling, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

WITNESS my hand and official Notarial Seal, this 21st day of November 2017.

CYNTHIA C. DUNCAN-SMITH
NOTARY PUBLIC
GUILFORD COUNTY, NC

Cynthia C. Duncan-Smith
Cynthia C. Duncan-Smith, Notary Public

Commission Expires: 1/18/2020

BK: R 8012

PG: 1246-1248

RECORDED:

01-11-2018

02:39:42 PM

BY: MARY MORGAN
DEPUTY-HP

2018001679
GUILFORD COUNTY, NC

JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$28.00
STATE OF NC
REAL ESTATE
EXTX \$15.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$15.00

Parcel Identifier No. P/u Bennett Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Hugh C. Bennett, Jr., Attorney at Law, Post Office Box 660, High Point, North Carolina 27261-0660

This instrument was prepared by: Hugh C. Bennett, Jr., Attorney at Law, Tp: (336) 883-2111, POB 660, High Point, NC 27261

Brief description for the Index: _____

THIS DEED made this 21 day of December, 2017, by and between

GRANTOR

CHARLES DOUGLAS ROBBINS, unmarried

3209 Pine Valley Road
High Point, North Carolina 27265

GRANTEE

**EAST COAST INTERIOR DESIGN, INC.,
a North Carolina Corporation.**

Post Office Box 5412
High Point, North Carolina 27262

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 and their heirs and assigns, all that certain lot or parcel of land, situated in the City of High Point, High Point Township, Guilford County, North Carolina and more particularly described as follows:

See Exhibit "A" attached containing a description of two tracts being known as 3209 Pine Valley Road, High Point, North Carolina 27265

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6459, at Page 1742. See also Book 3239, at Page 152; and Book 2942, at Page 246.

All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of Grantor.

A map showing the above described property is recorded in Plat Book 14, Page 72. See also Drawing attached to Deed appearing in Book 2942, at Page 246, Guilford County Registry.

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:

This conveyance is made subject to easements, rights-of-way, and restrictions of record, if any, and visible on the ground.

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

(Entity Name)

Charles Douglas Robbins (SEAL)
Charles Douglas Robbins

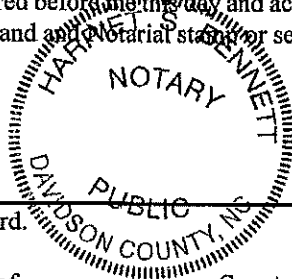
By: _____ (SEAL)

By: _____ (SEAL)

State of North Carolina—City/County of Guilford

I, the undersigned Notary Public of Davidson City/County and the State aforesaid, certify that, CHARLES DOUGLAS ROBBINS, GRANTOR, 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 11 day of January, 2018.

My Commission Expires: 10/24/2022



Harriet S. Bennett
Notary Public — Harriet S. Bennett
Printed Name

State of North Carolina - County of Guilford.

I, the undersigned Notary Public of _____ County and the State aforesaid, certify that _____, GRANTOR, 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 _____, 2018.

My Commission Expires: _____

Notary Public — _____
Printed Name

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

Exhibit "A" to Deed from CHARLES DOUGLAS ROBBINS to EAST COAST
INTERIOR DESIGN, INC., dated 12/21/2017.

Property description:

BEING all of Lots Nos. 93, 94, and 95 of the Oakwood Forest, plat of which is duly recorded in the Office of the Register of Deeds for Guilford County, North Carolina, in Plat Book 14, at Page 72. SAVE AND EXCEPT that strip of land sold to Ernest L. Galloway, deed recorded in Book 2942, at Page 252, in the Office of the Register of Deeds of Guilford County, North Carolina.

Subject to easements and restrictions of record applicable to the above described property.