

2018037333 00140

FORSYTH CO. NC FEE \$26.00

PRESENTED & RECORDED

09/26/2018 02:45:39 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3426

PG: 2942 - 2946

NORTH CAROLINA

IN THE GENERAL COURT OF JUSTICE

FORSYTH COUNTY

SUPERIOR COURT DIVISION

18 CVS 3642

JEFFREY D. SPEAKS,

)

Plaintiff,

)

)

v.

)

)

MEMORANDUM OF TAKING

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION,

)

)

Defendant.

)

)

)

Take Notice

Jeffrey D/. Speaks hereby records pursuant to the provisions of N.C.G.S. § 136-111 this

Memorandum of Action:

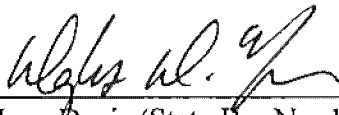
1. Plaintiff, Jeffrey D. Speaks, has on or about July 9, 2018, filed in Forsyth County Superior Court a civil action captioned *Jeffrey D. Speaks v. North Carolina Department of Transportation*, 18 CVS 3642 for inverse condemnation.
2. Real property affected by this action has a mailing address of 140 Old Hollow Road, Winston-Salem, North Carolina REID 6829245293000 (Forsyth County PIN 6829-24-

5293) and is more particularly described by reference to the deed attached as Exhibit "A" hereto.

3. Plaintiff is the only party or entity that owns the property, however, the State of North Carolina claims an interest in the property.
4. The estates or interests in the property which are alleged to have been taken for public use are: takings pursuant to N.C. Gen. Stat. § 136-44.50 by and through a Roadway Corridor Official Map for State Project 34839 (U-2579) in the Forsyth County Register of Deeds on November 26, 2008 at Book 2863 Page 3866, and there has been resulting damage to the subject property.
5. The taking occurred on November 26, 2008, when the Roadway Corridor Official Map for State Project 34839 (U-2579) was filed as described in the paragraph above.

This the 26th day of September, 2018.

**HOWARD, STALLINGS, FROM,
ATKINS, ANGELL & DAVIS, P.A.**

By: 
B. Joan Davis (State Bar No. 17379)
Douglas D. Noreen (State Bar No. 41484)
Post Office Box 12347
Raleigh, North Carolina 27605
(919) 821-7700
Attorneys for Plaintiff

State of NORTH CAROLINA
County of WAKE

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day,
each acknowledging to me that he or she signed the foregoing document:

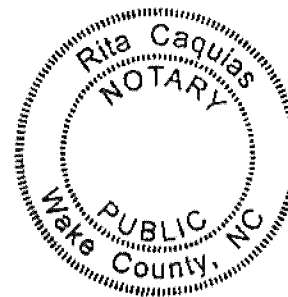
DOUGLAS D. NOREEN
[insert name(s) of principal(s)].

Date: 9/26/18

Rita Caquias
RITA CAQUIAS Notary Public
Notary's Printed or Typed Name

My Commission Expires:

12/15/18



2006008429 00163
FORSEYTH CO, NC FEE \$17.00
NO TATABLE CONSIDERATION
PRESENTED & RECORDED:
02-10-2006 02:20 PM
DICKIE C. HOOD
REGISTERED CLERK
BY: PATRICK ROTH DAVIS DFTY
BK: RE 2638
PG: 639-640

EXHIBIT
A

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ _____ Recording Time, Book and Page _____
Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____ January _____, 20____06
by J. Browder Bae 89.
Mail after recording to Jeffrey D. Speaks
P.O. Box 2167, King, NC 27021

This instrument was prepared by J. Tyrone Browder, Attorney at Law at the request of Grantor

Brief description for the Index _____

THIS DEED made this 4th day of January, 2006, by and between

GRANTOR

D-2 / DAIRIO, LLC
A North Carolina Limited Liability Company

GRANTEE

JEFFREY D. SPEAKS

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 Winston Salem, _____ Township, Forsyth County, North Carolina, and more particularly described as follows:

BEING known and designated as Lot Nos. 25 and 26 as shown on the map of Clayton Estates, Section 3, which is duly recorded in the Forsyth County Registry in FB 8, PG 98 to which map reference is hereby made for a more particular description; save and except such portions of the above described property lying and being within the right of way of Old Highway #66 (now University Parkway) and Old Hollow Road (now NC Highway #66).

The property hereinabove described was acquired by Grantor by instrument recorded in _____

A map showing the above described property is recorded in Plat Book _____ at Page _____.

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 claim of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Easements and restrictions of record, if any.
2006 Forsyth County ad valorem taxes not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its _____ President, this day and year first above written.

D-2/Delta, LLC

By: [Signature] (SEAL)

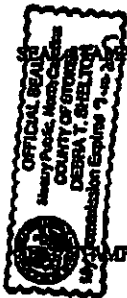
(Corporate Name)

By: _____ (SEAL)

President

(SEAL)

(SEAL)



NORTH CAROLINA, _____ STOKES _____ COUNTY.

I, a Notary Public of the County and State aforesaid, certify that D-2/Delta, LLC by and through [Signature], Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 1st day of February, 2006

My Commission Expires: 7-10-2007 [Signature] Notary Public

NORTH CAROLINA, _____ COUNTY.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is _____ President of _____, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by him/her as its _____ President.

Witness my hand and official stamp or seal this _____ day of _____, 20_____.

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 the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ FORSYTH _____ COUNTY

By: _____ Deputy/Assistant-Register of Deeds