

**TOWN OF LIBERTY**

239 S. Fayetteville Street | PO Box 1006 | Liberty, NC 27298

Office (336) 622-4276 | Fax (336) 622-2665

[www.Liberty-NC.com](http://www.Liberty-NC.com)

**A G E N D A**

**Planning Board**

**March 13, 2024 5:30PM**

1. Call to Order
2. Approval of Minutes February 14, 2024
3. Rezoning Request McNeill Capital LLC R40 (Residential) to RMF (Residential Multi-Family) 3577 Hinshaw Country Road
4. Rezoning Request Kimberly Hall and Cheryl Cox Industrial (I) to Residential (R6) E Lowe Avenue
5. Manager's Report
6. Citizen Comments
7. Adjourn



## GENERAL USE REZONING REQUEST

<b>ABSTRACT:</b>	<p>A legislative review request by applicant McNeill Capital, LLC – Jeremy McNeill, for a rezoning request from R40 (Residential 40,000 square feet) to RMF (Residential Multi-Family) on parcel 8736318014, approximately 25.41 acres, located at 3577 Hinshaw Country Rd.</p>
<b>BACKGROUND:</b>	<p>McNeill Capital, LLC submitted the application for a zoning map amendment on February 15, 2024.</p> <p>Currently, the property is zoned R40. The request to rezone to Residential Multi-Family (RMF) will allow the applicant the potential for more density. The RMF zoning permits a minimum lot size of 6,000 square feet for single family dwellings and 10,000 square feet for 2-family. However, due to watershed regulations, single family detached dwellings are only permitted on a lot size of 0.5 acres minimum.</p> <p>Any subdivision of a lot to create more than 6 lots is considered a major subdivision. Major subdivisions are a legislative process that is reviewed by the Planning Board and sent to Town Council for a decision on the proposal.</p>
<b>DISCUSSION:</b>	<p>The Town of Liberty Land Development Plan 2024 (LDP) identifies this property within the High Density/Infill classification. That description is to identify “areas designated for higher density residential development...that could serve as a transition to soften the impact of other commercial uses” (page 54).</p> <p>The maximum amount of area permitted to be developed for single-family detached dwellings, per the watershed ordinance, is one dwelling per 0.5 acres if connected to municipal utilities (water and sewer). If the property is proposed to provide single-family attached and above (duplex/townhome, triplex, etc) then a SUP for a SNIA may be applied for. This could allow up to 70% built upon area (BUA).</p>



	<p>There is a water feature that runs north and south through the property. This, under the low density development option, would require a 50' buffer at a minimum. If the property is developed under a SNIA and exceeds 24% of BUA, the minimum buffer width would be 100' at a minimum. There is no floodplain noted on the property.</p> <p>The adjacent zoning to the west is Industrial, to the north and east is R40, and to the south is Industrial and R40.</p>
<p><b>RECOMMENDATION:</b></p>	<p>The Planning Board shall review and discuss the request. The following statements are provided:</p> <p>APPROVE the request and forward it to the Town Council for consideration.</p> <p><b>-OR-</b></p> <p>DENY the request.</p> <p><b>-OR-</b></p> <p>TABLE the request for further discussion to a future Planning Board meeting.</p>
<p><b>ATTACHMENTS:</b></p>	<p>Attachment A includes a consistency and inconsistency statement for compliance with the Land Development Plan. Attachment B is the applicant's application.</p>



Aerial of subject property





## ATTACHMENT A

### **Town of Liberty Land Development Plan Consistency Statement**

*For McNeill Capital, LLC on behalf of Jeremy McNeill, for the property addressed 3577  
Hinshaw Country Rd*

In accordance with 160D-605(a), the requested rezoning is consistent with the objectives of the Town of Liberty Land Development Plan (the "Plan"), due to its location, size, and proposed zoning district use. This area of the Plan is proposed to be developed as high density/infill. The property is located at 3577 Hinshaw Country Rd, parcel number 8736318014. Specifically, the Plan supports this rezoning primarily by the following statements:

1. This property is within the Municipal Growth Area (MGA), as described and shown on pages 56-57 of the Plan. "Suitable development sites within MGAs should be given the highest level of encouragement and incentives for short-range development".
2. The Town will participate in the cost of providing or enhancing water mains and sewer outfalls leading to properties in Municipal and Primary Growth areas..." (page 56).
3. High Density Residential/Infill is an area designated for higher density residential development and non-residential uses that could serve as a transition to soften the impact of other commercial uses.

\_\_\_\_\_  
Planning Board Chair

\_\_\_\_\_  
Date



**Town of Liberty Land Development Plan Inconsistency Statement**

*For McNeill Capital, LLC on behalf of Jeremy McNeill, for the property addressed 3577  
Hinshaw Country Rd*

In accordance with 160D-605(a), the requested rezoning is inconsistent with the objectives of the Town of Liberty Land Development Plan (the "Plan"), due to its location, size, and proposed zoning district use. The property is located at 3577 Hinshaw Country Rd, parcel number 8736318014. This area of the Plan is proposed to be developed as high density/infill.

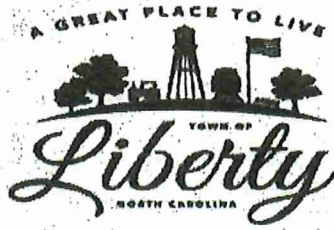
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Planning Board Chair

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Date

Attachment B



COPY

**APPLICATION FOR GENERAL USE REZONING**

*Fee: \$550 due with application*

**APPLICANT INFORMATION:**

Name McNeill Capital, LLC - Jeremy McNeill  
Mailing Address PO Box 4367  
City, State, Zip Asheboro, NC 27204  
Phone Number 336-328-7195  
Email mcneilljeremy@yahoo.com

**PROPERTY OWNER INFORMATION (if different):**

Name McNeill Capital, LLC - Jeremy McNeill  
Mailing Address PO Box 4367  
City, State, Zip Asheboro, NC 27204  
Phone Number 336-328-7195  
Email mcneilljeremy@yahoo.com

**REZONING REQUEST INFORMATION**

Parcel number: 8736318014 Address: 3577 Hinshaw Country Rd, Liberty NC 27298  
Property acreage: 25.41 Acreage to be rezoned: 25.41  
Current zoning: R-40 Requested zoning: RmF  
Deed book and page: 2851 / 761 Plat book and page: 150 / 77  
Subdivision (if applicable): \_\_\_\_\_, Section \_\_\_\_\_, Lot # \_\_\_\_\_

Please provide, at a minimum, a map or plat of the proposed rezoning of the property, a copy of the legal description of the property, and a completed application.

Please answer the following questions (if any questions are left unanswered, the application shall be deemed incomplete). Please use additional sheet(s) for responses to the following:

1. Is there any alleged error in this chapter which would be corrected by the proposed amendment? If so, please provide a detailed explanation of the error in the chapter and detailed reasons how the proposed amendment will correct the same;
2. The changed or changing conditions, if any, in the jurisdiction of the Town of Liberty generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare;
3. The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Development Plan; and
4. All other circumstances, factors and reasons which applicant offers in support of the proposed amendment.

PLEASE SIGN THE MOST ACCURATE SIGNATURE OPTION(S)

1. I hereby certify that I am the owner or authorized agent of said property and that the information provided is complete and the statements given are true to the best of my knowledge.

[Signature] 2-14-24  
Signature Date  
Jeremy E McNeill  
Printed Name

2. I hereby certify that (print) \_\_\_\_\_ is an authorized agent for said property and is permitted by me to file this application.

\_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Printed Name

3. I acknowledge that I am not the landowner OR authorized agent of the property for which this application is being made, but I do live within the zoned area of the Town.

\_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Printed Name

STAFF USE ONLY		
Watershed: <u>WS III</u>	Floodmap #: <u>8724K</u>	Floodmap date: <u>1/2/2008</u>
Floodzone?: <u>X</u>		
Received: <u>February 19</u> , 20 <u>24</u>	Fee amount: \$ <u>550</u>	
Method of payment: <u>check</u> cash card		
Staff signature and title: <u>[Signature]</u>	<u>Asst. Town Manager</u>	



COPY



**Gardner Engineering, PLLC**

Engineering – Land Planning – Permitting

PO Box 3048, Asheboro, NC 27204

NC Engineering Firm #: P-2804

Phone: 336-302-4949

Email: zach@gardnerengineeringpllc.com

**Feb. 16<sup>th</sup>, 2024**

**E. Teague Ave - Rezoning Request**

**Application Questions & Answers**

**PIN Number: 8736318014**

**Rand Co. Parcel Id Number: 79293**

**Property Address: 3577 Hinshaw Country Rd, Liberty, NC 27298**

Questions below are taken from the Liberty Rezoning application with responses listed in bold.

1. Is there any alleged error in this chapter which would be corrected by the proposed amendment? If so, please provide a detailed explanation of the error in the chapter and detailed reasons how the proposed amendment will correct the same.  
**No errors known at the time of this application.**
2. The changed or changing conditions, if any, in the jurisdiction of the Town of Liberty generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare;  
**The proposed zoning amendment will allow the subject property to be developed with a higher number of single family homes to provide housing for the anticipated influx of families moving to the Liberty, NC area.**
3. The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Development Plan; and  
**Per conversations with the Town of Liberty Staff the proposed rezoning and future development of single family home lots complies with the Land Development Plan.**
4. All other circumstances, factors and reasons which applicant offers in support of the proposed amendment.  
**There is a perceived need for additional housing in Liberty, NC and the proposed rezoning will allow this need to be better met in the future.**

## SCHEDULE A

BEGINNING at a 60 d set at the base of a 5/8" existing iron rod in at the intersection of centerline of E. Teague Avenue (Town of Liberty Street/unknown right of way) within the 60' right of way of Hinshaw Country Rd, SR #2426, corner of Jan G. & Martha Lowe (Book 1770, Page 1021); running thence from said Beginning along a line within the right of way of Hinshaw Country Rd (SR #2426) to points not set the following courses and distances: South 04 degrees 02 minutes 00 seconds West 129.70 feet, South 03 degrees 33 minutes 56 seconds West 150.24 feet, South 03 degrees 12 minutes 06 seconds West 150.15 feet, South 03 degrees 04 minutes 24 seconds West 150.03 feet, South 03 degrees 04 minutes 24 seconds West 149.95 feet, and South 03 degrees 12 minutes 29 seconds West 149.96 feet to a point not set in the western right of way line of Hinshaw Country Rd (SR #2426); thence continuing along the western right of way line of Hinshaw Country Rd (SR #2426) to points not set the following courses and distances: South 03 degrees 14 minutes 41 seconds West 149.87 feet, South 03 degrees 40 minutes 25 seconds West 149.85 feet and South 03 degrees 42 minutes 43 seconds West 150.01 feet to 60 d set at base of 1" existing iron pipe, northeast corner of Kenneth H. Kivett (Book 1108, Page 841); thence along the northern line of Kenneth H. Kivett North 86 degrees 15 minutes 49 seconds West 407.62 feet to a 3/4" existing iron pipe down 12", common corner of Kenneth H. Kivett and James T. Ellis, IV (Book 1753, Page 779); thence along the northern line of James T. Ellis, IV, North 85 degrees 28 minutes 20 seconds West 453.15 feet to a 3/4" existing iron pipe down 2"; thence continuing along line of James T. Ellis, IV North 01 degree 23 minutes 20 seconds East 38.95 feet to an existing iron rod 0.67" east of line as shown on Moore Land Surveyors, Job No. 3073, common corner of James T. Ellis, IV, and MBR Associates (Book 1894, Page 2455); thence along line of MBR Associates North 01 degree 23 minutes 20 seconds East 753.34 feet to a 1" existing iron pipe down 2" and North 01 degree 24 minutes 44 seconds East 414.83 feet to an existing 80 d spike down 8" within the right of way of E. Teague Avenue, also being in the line of James F. Lowe (Book 1975, Page 832); thence along the centerline of E. Teague Avenue and James F. Lowe in part and Jan G. & Martha P. Lowe in part, North 86 degrees 19 minutes 37 seconds East 909.87 feet to the point and place of Beginning, containing 25.722 acres, more or less, and being shown on plat entitled "Survey for Greg Brittenham" by Survey Carolina, PLLC, dated January 5, 2017, and being recorded in Plat Book 150, page 77, in the Office of the Register of Deeds of Randolph County, North Carolina.





## GENERAL USE REZONING REQUEST

<b>ABSTRACT:</b>	A legislative review request by applicant Kimberly Patterson Hall and Cheryl Causey Cox, trustees of the property, for a rezoning request from Industrial (I) to Residential 6,000 square feet (R6) on portions of parcels 8736113237 and 8736104815, approximately 1.96 acres, located at E Lowe Avenue.
<b>BACKGROUND:</b>	<p>Cheryl Causey Cox submitted the application on August 31, 2023. The request was put on hold until the adoption of the Land Development Plan update, which was adopted by Town Council on February 26, 2024.</p> <p>Currently, the properties are zoned Industrial. The request to rezone to R6 will allow the 1.96 acres the possibility of placing a dwelling on this lot by right as opposed to going through a Special Use Permit process. The remainder of the property, approximately 8.38 acres, will be left as Industrial.</p>
<b>DISCUSSION:</b>	<p>The Town of Liberty Land Development Plan 2024 (LDP) identifies this property within the High Density/Infill classification. That description is to identify "areas designated for higher density residential development...that could serve as a transition to soften the impact of other commercial uses" (page 54).</p> <p>There are no water features or floodable area on the property.</p> <p>The adjacent zoning to the west is R12, to the north is R12 and I, east is I, and to the south is R12 and R6.</p>
<b>RECOMMENDATION:</b>	<p>The Planning Board shall review and discuss the request. The following statements are provided:</p> <p>APPROVE the request and forward it to the Town Council for consideration.</p> <p><b>-OR-</b></p> <p>DENY the request.</p> <p><b>-OR-</b></p> <p>TABLE the request for further discussion to a future Planning Board meeting.</p>



<b>ATTACHMENTS:</b>	Attachment A includes the consistency statement for compliance with the Land Development Plan. Attachment B is the applicant's application.
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### Randolph County, NC

Recombination Plat -





## ATTACHMENT A

### **Town of Liberty Land Development Plan Consistency Statement**

*For Cheryl Causey Cox, Trustee, and Kimberly Patterson Hall, Trustee, for the Waldo Gordon Causey Trustee properties*

In accordance with 160D-605(a), the requested rezoning is consistent with the objectives of the Town of Liberty Land Development Plan (the "Plan"), due to its location, size, and proposed zoning district use. This area of the Plan is proposed to be developed as high density/infill. The properties are located off E Lowe Ave and are identified by parcel numbers 8736113237 and 8736104815. Specifically, the Plan supports this rezoning primarily by the following statements:

1. This property is within the Municipal Growth Area (MGA), as described and shown on pages 56-57 of the Plan. "Suitable development sites within MGAs should be given the highest level of encouragement and incentives for short-range development".
2. The Town will participate in the cost of providing or enhancing water mains and sewer outfalls leading to properties in Municipal and Primary Growth areas..." (page 56).
3. High Density Residential/Infill is an area designated for higher density residential development and non-residential uses that could serve as a transition to soften the impact of other commercial uses.

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Planning Board Chair

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Date



### **Town of Liberty Land Development Plan Inconsistency Statement**

In accordance with 160D-605(a), the requested rezoning is inconsistent with the objectives of the Town of Liberty Land Development Plan (the "Plan"), due to its location, size, and proposed zoning district use. The properties are located off E Lowe Ave and are identified by parcel numbers 8736113237 and 8736104815. This area of the Plan is proposed to be developed as high density/infill.

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Planning Board Chair

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Date





**APPLICATION FOR GENERAL USE REZONING**  
*Fee: \$550 due with application*

**APPLICANT INFORMATION:**  
 Name Kimberly Patterson Hall, Trustee  
 Mailing Address 731 S. Fayetteville St.  
 City, State, Zip Liberty, N.C., 27298  
 Phone Number 336-508-8105  
 Email kophall@icloud.com

**PROPERTY OWNER INFORMATION (if different):**  
 Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_, \_\_\_\_\_  
 Phone Number \_\_\_\_\_  
 Email \_\_\_\_\_

**REZONING REQUEST INFORMATION**  
 Parcel number: 8736113737 & 8736104615 Address: Lowe Ave.  
 Property acreage: 10.34 Acreage to be rezoned: 1.96  
 Current zoning: Industrial Requested zoning: Residential (R6)  
 Deed book and page: \_\_\_\_\_ / \_\_\_\_\_ Plat book and page: \_\_\_\_\_ / \_\_\_\_\_  
 Subdivision (if applicable): \_\_\_\_\_, Section \_\_\_\_\_, Lot # \_\_\_\_\_

Please provide, at a minimum, a map or plat of the proposed rezoning of the property, a copy of the legal description of the property, and a completed application.

Please answer the following questions (if any questions are left unanswered, the application shall be deemed incomplete). Please use additional sheet(s) for responses to the following:

1. Is there any alleged error in this chapter which would be corrected by the proposed amendment? If so, please provide a detailed explanation of the error in the chapter and detailed reasons how the proposed amendment will correct the same;
2. The changed or changing conditions, if any, in the jurisdiction of the Town of Liberty generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare;
3. The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Development Plan; and
4. All other circumstances, factors and reasons which applicant offers in support of the proposed amendment.



2/26/2024

To Whom It May Concern:

The attached map shows the 1.96 acres that we wish to change the zoning from Industrial to Residential. Part of the 1.96 acres comes from parcel 8736104815 and part of the 1.96 acres comes out of parcel 8736113237. This 1.96 acres will be used by our daughter Wendy Hall Mitchell and her husband. They are planning to build a new home on this site.

Thank you,

*Kimberly Patterson Hall, Trustee + Sole Beneficiary*

Kimberly Patterson Hall, Trustee to the Shelly and Janice Patterson Family Trust

pd \$100  
OK

# TOWN OF LIBERTY APPLICATION FOR ZONING MAP AMENDMENT

Applicant Cheryl Causey Cot  
Applicant's Address 6410 Beulah Church Road  
Liberty NC 27292  
Applicant's Phone Number (336) 331-6482  
A One Hundred dollar (\$100.00) filing fee is required for any amendment.

COPY

### PROVIDE ANSWERS AND OR INFORMATION AS REQUIRED BELOW:

The changed or changing conditions, if any, in the jurisdiction of the Town of Liberty generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.

Changing from industrial to residential/farm to allow family to build home

The manner in which the proposed amendment will carry out the intent and purpose of the adopted Land Development Plan.

Family wishes to build personal home on land.

All other circumstances, factors and reasons which applicant offers in support of the proposed amendment.

This property has remained in our family for many centuries and we would like for it to remain family land.

Property Owner's Name J.M. Smith Heirs Kimberly Patterson Hall Trustee  
Cheryl Causey Cot Trustee

Title to the property was acquired \_\_\_\_\_, 20  
The Deed is recorded in Deed Book 2595/2292/391, on Page 76/70/67/65 = Book 2595

The Randolph Co. Parcel Identification (PIN)# \_\_\_\_\_ 84203-Book 2292  
Subdivision \_\_\_\_\_, Section \_\_\_\_\_, Lot # 021 = Book 397  
Plat Book \_\_\_\_\_ Page \_\_\_\_\_

See Back

See Back of page #1

Parcel 1: 8734-11-3237

Book 2595 pg 74

Book 2595 pg 70

Book 2595 pg 67

Book 2595 pg 45

Book 2292 pg 842

Book 397 pg 621

Parcel 2 8734-10-4815

Book 2595 pg 76

Book 2595 pg 70

Book 2595 pg 67

Book 2595 pg. 45

Book 2292 pg. 842

Book 397 pg. 621

Liberty Zoning Ordinance

Exact Location of Property (Plat Reference or Street Address)

1936-11-3231 (1) 8.33 acres South Fayetteville Street & East Lane Av. Liberty NC  
(2) 2.01 acres 157 East Lane Avenue Liberty NC 8.33 / 2.01

Area of Property (sq. ft or acres)

Present Zoning District Industrial Requested Zoning District residential/farm

1936-10-4615

Attach a fully dimensioned map, at a scale of not more than 200 feet to the inch, showing the land which would be covered by the proposed amendment.

Attach a legal description of such land.

COPY

Attach a list of all adjoining property owners, including across any streets or roads.

The Waldo Gordon Causey Trust - Cheryl Causey, Co Trustee  
Kimberly Patterson Hall & Kimberly Patterson Hall, Trustee of the SM WIV Patterson Family Trust

Applicant signature: Cheryl Causey CM Date: August 29 2023

Received and found complete by: [Signature] Date: 8/31/23

# **Durable Power of Attorney of Waldo Gordon Causey**

I, Waldo Gordon Causey of 6421 Beulah Church Road, Liberty, North Carolina, am creating a durable power of attorney intended to comply with North Carolina law. I hereby revoke all powers of attorney previously granted by me as Principal and terminate all Agency relationships created by me except:

- (i) powers granted by me under any Healthcare Power of Attorney;
- (ii) powers granted by me on forms provided by financial institutions granting the right to write checks on, deposit funds to and withdraw funds from accounts to which I am a signatory; and
- (iii) powers granting access to a safe deposit box.

## **Article One Appointment of Agent**

### **Section 1.01 Initial Agent**

I appoint Cheryl Lynn Causey Cox to serve as my Agent.

### **Section 1.02 Successor Agent**

If Cheryl Lynn Causey Cox resigns, dies, becomes incapacitated, is not qualified to serve, or declines or otherwise fails to serve, I appoint Donald Alvin Cox, Jr. to serve as my successor Agent.

### **Section 1.03 Self-Dealing**

My agent may engage in acts of self-dealing, even if state law restricts acts of self-dealing. Unless expressly prohibited by another provision of this Durable Power of Attorney, my Agent may enter into transactions on my behalf in which my Agent is personally interested, so long as the terms of such transaction are fair to me. For example, my Agent may purchase property from me at its fair market value without court approval.

### **Section 1.04 Default of Designation**

If nobody is serving as my Agent under this Durable Power of Attorney, Cheryl Lynn Causey Cox may appoint a successor Agent by written instrument acknowledged before a notary public and attached to this Durable Power of Attorney.

and principal from this trust in my absolute discretion. While I am living,  
I am the only beneficiary of trust income or principal.

**Section 1.5 Family Information**

I am unmarried, and I have two children: Cheryl Causey Cox and Shawn Gordon Causey. All references in this agreement to "my children" are references to these children. References to "my descendants" are to my children and their descendants. References to "my grandchildren" are only to Donald Alvin Cox, Jr. and William Vaden Causey to the exclusion of my great-grandchildren or any future-born or future-adopted grandchildren of mine.

**Article 2  
Trustee Succession Provisions**

**Section 2.1 Resignation of a Trustee**

A Trustee may resign by giving written notice to me. If I am deceased, a resigning Trustee will give written notice to the income beneficiaries of the trust and to any other Trustee then serving.

**Section 2.2 Trustee Succession**

If I cease to act as Trustee for any reason, I appoint Cheryl Causey Cox, followed by Donald Alvin Cox, followed by Donald Alvin Cox, Jr. to serve successively, in that order, as my successor Trustee.

**Section 2.3 Removal and Replacement of Trustees**

**(a) Removal and Replacement**

I may remove any Trustee, with or without cause, and I may appoint an individual or corporate successor Trustee that simultaneously commences service as Trustee.

**(b) Default of Designation and Appointment of Trustee**

If the office of Trustee of a trust created under this agreement is vacant and no designated Trustee is able and willing to act, I must appoint an individual or corporate successor Trustee. If I am incapacitated or deceased, a vacancy in the office of Trustee shall be filled by the following persons in the order named: 1) Cheryl Causey Cox, 2) Donald Alvin Cox, 3) Donald Alvin Cox, Jr., 4) a majority of adult income beneficiaries, 5) a court of law if such vacancy persists for more than thirty days.



COPY

BK 2728 PG 337 (2)

This document presented and filed:  
11/16/2020 12:33:28 PM

DEED  
Fee \$26.00 Excise Tax: \$0.00



Randolph County North Carolina  
Krista M. Lowe, Register of Deeds

COPY

**NORTH CAROLINA GENERAL WARRANTY DEED**

Parcel Identifier 8736-11-3237 & 8736-10-4815

Excise Tax \$0.00

Prepared, without title examination, by Andrew M. Brower, Attorney with Brower Law, PLLC (919) 946-0856  
After recording, mail to Brower Law, PLLC at 4932 Tower Road Unit C, Greensboro, N.C. 27410

Brief description for the Index

Two Parcels

THIS DEED made this 11th day of November, 2020 by and between

**GRANTOR**

**GRANTEE**

Waldo Gordon Causey  
Widower

Waldo Gordon Causey, Trustee of  
The Waldo Gordon Causey Trust,  
dated September 9, 2016

6421 Beulah Church Road  
Liberty, North Carolina 27298

6421 Beulah Church Road  
Liberty, North Carolina 27298

WITNESSETH, that Grantor, for love and affection and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, Grantor's fifty-percent (50%) undivided interest in all those certain lots or parcels of land situated in Liberty Township, Randolph County, North Carolina, and more particularly below.

PARCEL 1: 8736-11-3237

Consisting of 8.33 acres, more or less, located just off South Fayetteville Street and East Lowe Avenue, Liberty, N.C. 27298, acquired from S M Smith. Being the same property described in the deeds recorded at Book 2595, Page 76, Book 2595, Page 70, Page 2595, Page 67, Book 2595, Page 65, Book 2292, Page 842, and Book 397, Page 621, Randolph County Registry.

PARCEL 2: 8736-10-4815

Consisting of 2.01 acres, more or less, located at 757 East Lowe Avenue, Liberty, N.C. 27298, acquired from S M Smith; said parcel being the same property described in the deeds recorded at Book 2595, Page 76, Book 2595, Page 70, Page 2595, Page 67, Book 2595, Page 65, Book 2292, Page 842, and Book 397, page 621, Randolph County Registry.

The other fifty-percent undivided interest in the property described herein is owned in various interests among Kimberly Patterson Hall and Kimberly Patterson Hall, Trustee of The S.M. and J.W. Patterson Family Trust.

**THIS TRANSFER DOES NOT INCLUDE THE PRIMARY RESIDENCE OF GRANTOR.**

<sup>Successors</sup>  
**TO HAVE AND TO HOLD** unto Grantee, their heirs and assigns in fee forever the aforesaid lots or parcels of land and all of their privileges and appurtenances.

**COVENANTS AND WARRANTY:** Grantor covenants with Grantee that they are seized of the property interest described herein; that they have the right to convey the same in fee; and that they will warrant and defend title against the lawful claims of all persons whomsoever.

This conveyance is made subject to easements, rights of way and restrictions of record and to the current year's ad valorem taxes.

**IN WITNESS WHEREOF,** Grantor has hereunto set their hand and seal this the 11th day of November, 2020.

Waldo Gordon Causey (Seal)  
Waldo Gordon Causey

**COPY**

STATE OF NORTH CAROLINA, RANDOLPH COUNTY

I, Andrew Brower, a Notary Public in and for said County and State, do hereby certify that Waldo Gordon Causey personally appeared before me this day and, first being duly sworn, acknowledged the execution of the foregoing deed.

Witness my hand and official seal this 11th day of November, 2020.

Andrew Brower N.P.  
Andrew Brower

My commission expires: January 13, 2025.  
Seal - Stamp

Andrew Brower  
Notary Public  
State of North Carolina  
Randolph County  
My Commission Expires 01/13/2025