

Brownfields Program
File Room Document Transmittal Sheet

24

Your Name: Shirley Liggins
Project ID: 1006106060
Facility Name: Old Pineville Road
Document Group: Post Recordation (PRD)
Document Type: Property Transfer Notice (PTN)
Description: notice of property transfer
Date of Doc: 11/22/2011
Author of Doc: Janeen Miller-Hogue

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Date Recieved by File Room:

Date Scanned:

Month	Day	Year
7	18	2012

1006106060

Scanner's Initials: *sel*

Old Pineville Rd

THE MILLER-HOGUE LAW FIRM, P.C.
PROFESSIONAL CORPORATION

1130 HARDING PLACE
CHARLOTTE, NORTH CAROLINA 28204
TELEPHONE: 704/307.4330 - FACSIMILE: 877/307-4330
www.mhllaw.com



JANEEN MILLER-HOGUE
jmhogue@mhllaw.com

November 22, 2011

Via Federal Express
and Electronic Mail

Ms. Carolyn Minnich
NC Dept. of Environment and Natural Resources
Div. of Waste Management - Brownfields Program
1646 Mail Service Center
Raleigh, NC 27699-1646
carolyn.minnich@ncdenr.gov

Re: Transfer of Land subject to Brownfields Agreement - PROJECT # 10061-06-60
Notice as required pursuant to that certain Notice of Brownfields Property recorded in Book 23254 at
Page 922 of the Mecklenburg County, North Carolina Registry

Dear Ms. Minnich:

In accordance with the above-referenced Notice of Brownfields Property agreement and on behalf of our client,
John J. Huson, the purpose of this correspondence is to notify you of the following:

- (1) That certain property having a property address of 649 Scholtz Road, Charlotte, North Carolina 28217 and that certain property having a property address of 4928 Old Pineville Road, Charlotte, North Carolina 28217, both as further described in the enclosed North Carolina Special Warranty Deeds enclosed herewith (each and collectively, the "Huson Deeds"), are being transferred from John J. Huson to John J. Huson, Trustee of the John J. Huson Revocable Trust u/a dated 9/26/2011 (the "Trustee");
- (2) The mailing address of the Trustee is as follows: 4013 Columbine Circle, Charlotte, North Carolina 28211;
- (3) The telephone number of the trustee is: 704-366-2357
- (4) The facsimile number of the Trustee is: 704-525-1461; and
- (5) The electronic mail address of Trustee is: JohnH@carocon.com

Accordingly, per the Notice of Brownfield's Property agreement, we shall cause recording of the Huson Deeds fourteen (14) days after confirmed receipt of this notice of transfer.

Meanwhile, please call me with any questions with respect to the foregoing or the enclosed.

Kindest regards,
THE MILLER-HOGUE LAW FIRM, P.C.

Janeen Miller-Hogue

Enclosures

cc: John J. Huson (via electronic mail JohnH@carocon.com)
David Peacock (via electronic mail david.peacock@ncdenr.gov)

CERTIFIED TRUE COPY

Miller-Hogue

**NORTH CAROLINA SPECIAL WARRANTY DEED
NO TITLE SEARCH REQUESTED OR PERFORMED**

Tax Lot No. _____ Parcel Identifier No. 169-076-08
Verified by _____ County on the _____ day of _____, 20
by _____

Mail after recording to **GRANTEE MAILING ADDRESS**

This instrument was prepared by: Janeen Miller-Hogue, Esq., The Miller-Hogue Law Firm, P.C., 1130 Harding Place, Charlotte, NC 28204

Brief Description for the index

3.24 Acres on OLD PINEVILLE ROAD,
Map Book 3, Page 208 & Map Book 49, Page
649 - MAPLEHURST

THIS DEED made this *27th* day of *November*, 2011, by and between

GRANTOR

GRANTEE

JOHN J. HUSON, married

JOHN J. HUSON, TRUSTEE OF THE JOHN J. HUSON REVOCABLE TRUST U/A DATED SEPTEMBER 26, 2011, AS AMENDED

Excise Tax \$0.00

Property Address:
4928 Old Pineville Road
Charlotte, NC 28217

Mailing Address:
4013 Columbine Circle
Charlotte, NC 28211

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 City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

SEE "Exhibit A" attached hereto

BEING the same property being conveyed to John J. Huson, a married person, by Deed from Theta Systems, Inc. (f/k/a Boiler Services, Incorporated), a North Carolina corporation, with Mark E. Neinast and Ami N. Porter joining as shareholders, recorded in Book 23704 at Page 80 of the Mecklenburg County, North Carolina Registry.

Maria M. Huson, the spouse of John J. Huson, executes this deed for the sole purpose of waiving her respective marital rights, if any, to the property hereby conveyed by John J. Huson.

NO TITLE SEARCH PERFORMED OR REQUESTED AND NO ESTATE OR TAX ADVICE GIVEN IN REGARDS TO CONVEYANCE AND NO OPINION GIVEN ON THE SAME OR THE SUFFICIENCY OF THE LEGAL DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 23704, Page 80.

A map showing the above described property is recorded in Map Book 3, Page 208.

As this conveyance is made for estate purposes, no excise tax applies.

The property was not the primary residence of Grantor.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

All such valid and enforceable easements, restrictions, and rights of way of and other matters of record and utility lines and rights of way in existence over, under, or upon the above-described property and the lien of ad valorem taxes for the current year, which Grantee(s) hereby assume and agree to pay, including but not limited to:

1. Temporary Construction Easement to the City of Charlotte recorded in Book 18024, Page 627, Mecklenburg Public Registry;
2. Easement and Right of Way to City of Charlotte recorded in the Mecklenburg Public Registry in Book 18024, Page 744;
3. Notice of Brownfields Property and the Brownfields Agreement attached as "Exhibit A" to said Notice of Brownfields Property recorded in the Mecklenburg Public Registry in Book 23524, Page 922; and
4. All matters shown on Survey Plat by William M. Allen, dated September 10, 2007, and recorded in Plat Book 49, Page 649, Mecklenburg Public Registry.

FURTHER, THE PROPERTY HAS BEEN CLASSIFIED AND, IF APPROPRIATE, CLEANED UP AS A BROWNFIELDS PROPERTY UNDER N.C.G.S., 130A, ARTICLE 9, PART 5.

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 duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

John J. Huson (SEAL)
John J. Huson

Maria M. Huson (SEAL)
Maria M. Huson

SEAL-STAMP

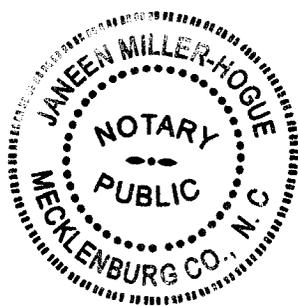
State of North Carolina, Mecklenburg County.

I, a Notary Public of said County, certify that JOHN J. HUSON and MARIA M. HUSON, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 22nd day of November, 2011.

Janeen Miller-Hogue Notary Public
Printed Name: Janeen Miller-Hogue
My Commission Expires:

My Commission Expires
06-07-2014



The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.

EXHIBIT "A"

Real Estate Description

BEGINNING at a stake in the Northwesterly corner formed by the intersection of Old Pineville Road and Scholtz Road as shown on a map of Maplehurst, recorded in Map Book 3, Page 208 of the Mecklenburg Public Registry (herein referred to as the "Record Map") and runs thence with the Northerly margin of Scholtz Road South 81-15-00 West 200 feet to a stake; THENCE, North 08-45-00 West 85 feet to a stake; THENCE North 81-15-00 East 200 feet to a stake in the Westerly margin of Old Pineville Road; THENCE, with the said margin of Old Pineville Road, South 08-45-00 East 85 feet to the point of BEGINNING, and being a part of Lots 5 and 6 of Block 3 of Maplehurst subdivision, as shown on the Record Map and further reflected as Tax #16907608 3.24 Acres on that Exhibit B to the Notice of Brownfields Property Survey Plat of Lot's 3-8 Maplehurst, Section 1 as recorded in Map Book 49, Page 649, Mecklenburg Public Registry.

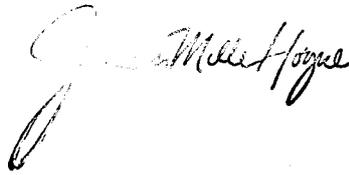
BEING that same property conveyed to John J. Huson by Deed from Theta Systems, Inc. (f/k/a Boiler Services, Incorporated), a North Carolina corporation recorded on May 1, 2008 in Book 23704 at Page 80 in the Mecklenburg County Registry.

Tax Parcel: 169-076-08

Street Address: 4928 Old Pineville Road, Charlotte, NC 28217

The Title Company of North Carolina

CERTIFIED TRUE COPY



NORTH CAROLINA SPECIAL WARRANTY DEED
NO TITLE SEARCH REQUESTED OR PERFORMED

Tax Lot No. _____ Parcel Identifier No. **169-076-07**
Verified by _____ County on the _____ day of _____, 20
by _____

Mail after recording to **GRANTEE MAILING ADDRESS**

This instrument was prepared by: Janeen Miller-Hogue, Esq., The Miller-Hogue Law Firm, P.C., 1130 Harding Place, Charlotte, NC 28204

Brief Description for the index

**.36 Acres on SCHOLTZ ROAD,
Map Book 3, Page 208 & Map Book 49, Page
649 - MAPLEHURST**

THIS DEED made this 22nd day of November, 2011, by and between

GRANTOR

JOHN J. HUSON, married

Excise Tax \$0.00

GRANTEE

JOHN J. HUSON, TRUSTEE OF THE JOHN J. HUSON REVOCABLE TRUST U/A DATED SEPTEMBER 26, 2011, AS AMENDED

Property Address:
649 Scholtz Road
Charlotte, NC 28217

Mailing Address:
4013 Columbine Circle
Charlotte, NC 28211

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 City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

SEE "Exhibit A" attached hereto

BEING the same property being conveyed to John J. Huson, a married person, by Deed from Mark E. Neinast and wife, Patricia H. Neinast and Ami Neinast Porter and husband, Christopher W. Porter, recorded in Book 23704 at Page 75 of the Mecklenburg County, North Carolina Registry.

Maria M. Huson, the spouse of John J. Huson, executes this deed for the sole purpose of waiving her respective marital rights, if any, to the property hereby conveyed by John J. Huson.

NO TITLE SEARCH PERFORMED OR REQUESTED AND NO ESTATE OR TAX ADVICE GIVEN IN REGARDS TO CONVEYANCE AND NO OPINION GIVEN ON THE SAME OR THE SUFFICIENCY OF THE LEGAL DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 23704, Page 75.

A map showing the above described property is recorded in Map Book 3, Page 208.

As this conveyance is made for estate purposes, no excise tax applies.

The property was not the primary residence of Grantor.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

All such valid and enforceable easements, restrictions, and rights of way of and other matters of record and utility lines and rights of way in existence over, under, or upon the above-described property and the lien of ad valorem taxes for the current year, which Grantee(s) hereby assume and agree to pay, including but not limited to:

1. Temporary Construction Easement to the City of Charlotte recorded in Book 18024, Page 532, Mecklenburg Public Registry;
2. Notice of Brownfields Property and the Brownfields Agreement attached as "Exhibit A" to said Notice of Brownfields Property recorded in Book 23524, Page 922, Mecklenburg Public Registry; and
3. All matters shown on Survey Plat by William M. Allen, dated September 10, 2007, and recorded in Plat Book 49, Page 649, Mecklenburg Public Registry.

FURTHER, THE PROPERTY HAS BEEN CLASSIFIED AND, IF APPROPRIATE, CLEANED UP AS A BROWNFIELDS PROPERTY UNDER N.C.G.S., 130A, ARTICLE 9, PART 5.

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 duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

John J. Huson (SEAL)
John J. Huson

Maria M. Huson (SEAL)
Maria M. Huson

SEAL-STAMP

State of North Carolina, Mecklenburg County.

I, a Notary Public of said County, certify that JOHN J. HUSON and MARIA M. HUSON, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 22nd day of November, 2011.

My Commission Expires
06-07-2014



Janeen Miller-Hogue Notary Public
Printed Name: Janeen Miller-Hogue
My Commission Expires:

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant-Register of Deeds.

EXHIBIT "A"

Real Estate Description

BEGINNING at a stake in the Northwesterly corner formed by the intersection of Old Pineville Road and Scholtz Road as shown on a map of Maplehurst, recorded in Map Book 3, Page 208 of the Mecklenburg Public Registry (herein referred to as the "Record Map") and runs thence with the Northerly margin of Scholtz Road South 81-15-00 West 200 feet to a stake; **THENCE**, North 08-45-00 West 85 feet to a stake; **THENCE** North 81-15-00 East 200 feet to a stake in the Westerly margin of Old Pineville Road; **THENCE**, with the said margin of Old Pineville Road, South 08-45-00 East 85 feet to the point of **BEGINNING**, and being a part of Lots 5 and 6 of Block 3 of Maplehurst subdivision, as shown on the Record Map and further reflected as Tax #16907607 .36 Acres on that Exhibit B to the Notice of Brownfields Property Survey Plat of Lot's 3-8 Maplehurst, Section 1 as recorded in Map Book 49, Page 649, Mecklenburg Public Registry.

BEING that same property conveyed to John J. Huson by Deed from Mark E. Neinast and Ami Neinast Porter recorded on May 1, 2008 in Book 23704 at Page 75 in the Mecklenburg County Registry.

Tax Parcel: 169-076-07

Street Address: 649 Scholtz Road, Charlotte, NC 28217

The Title Company of North Carolina