

August 11, 2017

VIA U.S. Mail and  
VIA Certified Mail, Return Receipt Requested

Mr. Charles Ladieux  
Ms. Teri MacDonald-Cadieux  
CTC Land Company, LLC  
2941 Battleground Avenue  
Greensboro, NC 27408

Re: CTC Land Company, LLC

Dear Mr. Ladieux and Ms. MacDonald-Cadieux:

This firm represents Starmount Company and we have been requested by it to inform you that the Non-Warranty Deed (referred to hereinafter as "Purported Deed"), a copy of which is enclosed, did not convey any interest that Starmount Company may have in the property to which reference is made in the Purported Deed. We are informed that the signature on the Purported Deed was obtained based upon material misrepresentations of a substantial nature. The signature on the Purported Deed is that of a person without any authority to convey any real property interests of Starmount Company. Consequently, the Purported Deed is null and void and ineffective to transfer any interest of Starmount Company.

As you are aware, Starmount Company dedicated the property, to which reference is made in the Purported Deed, to the City of Greensboro for flood plain and open space by Plat recorded in the Guilford County Registry in Plat Book 64 at Page 103. It remains the position of Starmount Company that this property was dedicated to the City of Greensboro and that it should be maintained as flood plain and open space.

Further, this is to advise that, should you, or your Company, undertake to claim any interest in the Property to which reference is made in the Purported Deed, Starmount Company will take such steps as it deems necessary to resist such claim in whatever manner appears most appropriate.

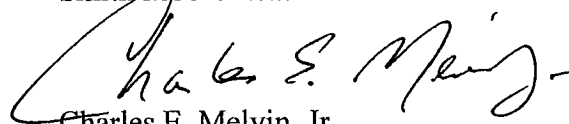
In addition, Starmount Company will inform the City of Greensboro of its position, as stated above, as to the dedicated flood plain and open space. If you undertake to submit any plans for improvements of the property dedicated as flood plain and open space, Starmount Company will take such steps as are appropriate to have any such request denied.

Mr. Charles Ladieux  
Ms. Teri Macdonald-Cadieux  
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If you have any questions concerning Starmount Company's position on this matter,  
please contact the undersigned.

Very truly yours,

Smith Moore Leatherwood LLP



Charles E. Melvin, Jr.

CEMjr/ma

Enclosure

BK: R 7937  
PG: 1734-1735  
RECORDED  
05-26-2017  
12:12:42 PM  
BY: CHIRELLI, WALTERS  
DEPUTY-GB



2017029098  
GUILFORD COUNTY, NC  
JEFF L. THIGPEN  
REGISTER OF DEEDS

NC FEE \$26.00  
NO TAXABLE  
CONSIDERATION

**NON-WARRANTY DEED**

Excise Tax: NTC  
Tax Parcel ID No. 0058713 Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mall/Box to: GRANTEE

This instrument was prepared by: ANTHONY P DONTATO, DONTATO LAW, PC

Brief description for the Index: \_\_\_\_\_

2  
CW

THIS DEED, made this the 13th day of March, 2017, by and between

**GRANTOR:** Starmount Company c/o W. Franklin Minton, Jr.  
whose mailing address is P.O. Box 679, Warrenton, NC 27589

(herein referred to as Grantor) and

**GRANTEE:** CTC Land Company, LLC  
whose mailing address is P.O. Box 39533, Greensboro, NC 27438

(herein referred to collectively as Grantee) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, quitclaims and conveys unto Grantee in fee simple the following described property located in the City of Greensboro, County of Guilford State of North Carolina, more particularly described as follows:

BEING all of the tract known as "Dedicated to the City of Greensboro for Flood Plain and Open Space" as per plat hereof recorded in Plat Book 64, Page 103, Gullford County Registry, North Carolina.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, and being reflected on plat(s) recorded in Map/Plat Book 64 page/slide 103

All or a portion of the property herein conveyed \_\_\_ includes or \_x\_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple.

Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

Starmount Company

By: (Entity Name)  
Print/Type Name & Title: W Franklin Minton, Jr.  
Authorized Signer

W Franklin Minton, Jr. (SEAL)  
Print/Type Name: W. Franklin Minton, Jr.

By: W. Franklin Minton, Jr.  
Print/Type Name & Title: Asst. Secretary  
Starmount Co.

W. Franklin Minton, Jr. (SEAL)  
Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_ (SEAL)

State of NC  
County of Vance

(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:  
W. Franklin Minton Jr., Authorized Signer for Starmount Company  
\_\_\_\_\_ [insert name(s) of principal(s)].



Date: 05-25-2017

Bobbie J Brownell  
Bobbie J Brownell Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
July 21 2020

State of NC  
County of Vance

(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:  
W. Franklin Minton, Jr.  
\_\_\_\_\_ [insert name(s) of principal(s)].



Date: 05-25-2017

Bobbie J Brownell  
Bobbie J Brownell Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
July 21 2020

