

Regular Session, November 4, 2013, 9:30 a.m.
Catawba County Board of Commissioners

Appointments

Catawba Valley Medical Center	86	11/04/13
Catawba Valley Community College Board of Trustees	86	11/04/13

Finance

Resolution to declare county owned property surplus and accept offer	87	11/04/13
--	----	----------

Juvenile Crime Prevention Council

Risks and Needs Priorities	86	11/04/13
----------------------------	----	----------

Legal

Execution of deeds for purpose of reclosing Terrell Pump Station	88	11/04/13
--	----	----------

Mini-Course

Recognition of Graduates	86	11/04/13
--------------------------	----	----------

Partners Behavioral Health Management

Joint Resolution – Local Business Plan	84	11/04/13
--	----	----------

Proclamations

Hospice and Palliative Care Month	85	11/04/13
Home and Hospice Care Month	85	11/04/13

Resolutions

Partners Behavioral Health Management’s Local Business Plan	84	11/04/13
Notice of Bid – Real Property	87	11/04/13

Sheriff’s Office

SCAAP Grant	87	11/04/13
-------------	----	----------

The Catawba County Board of Commissioners met in regular session on Monday, November 4, 2013, at 9:30 a.m. in the Robert E. Hibbitts Meeting Room of the 1924 Courthouse, 30 North College Avenue, Newton, North Carolina.

Present were Chair Katherine W. Barnes, Vice-Chair Barbara G. Beatty and Commissioners Dan Hunsucker and Randy Isenhower. Commissioner Lynn M. Lail was absent.

Also present were County Manager J. Thomas Lundy, Assistant County Managers Dewey Harris and Mary Furtado, County Attorney Debra Bechtel and County Clerk Barbara Morris. .

1. Chair Katherine W. Barnes called the meeting to order at 9:30 a.m.
2. Chair Barnes led the Pledge of Allegiance to the Flag.
3. Commissioner Randy Isenhower offered the invocation.
4. Vice-Chair Beatty made a motion to approve the minutes from the Board’s Regular Meeting of October 21, 2013.
5. Recognition of Special Guests: Chair Barnes noted that Commissioner Lail was absent and then recognized St. Stephens High School AP Civics student Kevin Wood and his parent.

6. Public Comments for Items Not on the Agenda: None.
7. Presentations:
 - a. Rhett Melton, Chief Executive Officer of Partners Behavioral Health Management presented a request for the Board to adopt a joint resolution with the Counties of Burke, Cleveland, Gaston, Iredell, Lincoln, Surry and Yadkin approving and adopting a Local Business Plan which contains detailed information on how Partners Behavioral Health Management will meet State standards, laws and rules for ensuring quality mental health, intellectual developmental disabilities and substance abuse services and outcome measures for evaluating program effectiveness, including state and local initiatives. Commissioner Isenhower made a motion to adopt this joint resolution. The motion carried unanimously. The following resolution applies:

**JOINT RESOLUTION
OF
THE BOARDS OF COMMISSIONERS
OF
BURKE, CATAWBA, CLEVELAND, GASTON, IREDELL, LINCOLN, SURRY AND YADKIN COUNTIES
APPROVING AND ADOPTING
PARTNERS BEHAVIORAL HEALTH MANAGEMENT'S LOCAL BUSINESS PLAN 2013-2016**

WHEREAS, Partners Behavioral Health Management ("Partners BHM") was established by joint agreement between the Boards of Commissioners of Burke, Catawba, Cleveland, Gaston, Iredell, Lincoln, Surry and Yadkin Counties on July 1, 2012, by merging the former Mental Health Partners, Crossroads Behavioral Healthcare, and Pathways Local Management Entity (LME) Area Authorities; and

WHEREAS, North Carolina General Statute § 122C-115.2 requires each Local Management Entity-Managed Care Organization (LME-MCO), including Partners BHM, periodically to provide a Local Business Plan (LBP) detailing information about how each LME-MCO will meet State standards, laws and rules for ensuring quality mental health, intellectual developmental disabilities, and substance abuse services and outcome measures for evaluating program effectiveness, including state and local initiatives; and

WHEREAS, on October 17, 2013, the Board of Directors of Partners BHM thoroughly discussed and approved the attached "Partners Behavioral Health Management Local Business Plan 2013-2016;" and

WHEREAS, North Carolina General Statute § 122C-115.2 requires Partners BHM's LBP be approved by the eight Boards of Commissioners in Partners BHM's catchment area before submitting that LBP to the Secretary of the North Carolina Department of Health and Human Services for certification.

NOW THEREFORE, BE IT JOINTLY RESOLVED that the Boards of Commissioners of Burke, Catawba, Cleveland, Gaston, Iredell, Lincoln, Surry and Yadkin Counties hereby approve and adopt the attached "Partners Behavioral Health Management Local Business Plan 2013-2016," in compliance with North Carolina General Statute § 122C-115.2.

ADOPTED AND RATIFIED in eight counterparts by the Boards of Commissioners of Burke, Catawba, Cleveland, Gaston, Iredell, Lincoln, Surry and Yadkin Counties.

This the _____ day of _____, 2013.

b. Vice-Chair Beatty presented Director of Professional Relations, Catawba Regional Hospice, Julie Packer, with a proclamation declaring November as Hospice and Palliative Care Month to recognize that hospice and palliative care provides patients and families with the highest quality of care during life-limiting illness and at the end of life, through pain management and symptom control. This care allows patients to live fully, up until their final moments, surrounded and supported by loved ones, friends and committed caregivers.

c. Commissioner Dan Hunsucker presented Public Health Director Doug Umland with a proclamation declaring November as Home and Hospice Care Month to recognize that in-home healthcare services provide for the health and social needs of Catawba County citizens. This care enables citizens to access a wide variety of quality services which provide preventive care, acute care,

sustainable long-term care and palliative care, and helps keep families intact while preserving an individual's independence and dignity in the setting of his or her choice.

d. Human Resources Director Cynthia Eades came forward to join the Board in recognizing seventeen graduates of the County's Mini Course. Employees voluntarily attend sessions during lunch hours to learn more about the services each County department provides. This year's graduates include: Rebecca Buff, Julie Byrd, Amanda Duncan, Kristen Keener, Chantae Lail, Jennifer Lindsay, Suav Lo, Dana Lynch, Nickcole Maynard-Errami, Cassandra McQuade, Gail Perry, Kristen Pratt, Denise Simmons, Lisa Thompson, Chris Timberlake, Nha Nou Yang and Paulette Walker.

8. Appointments.

Vice-Chair Beatty recommended the reappointment of Dr. Billy Price for a third term and the appointment of Michele McCreary for a first term on the Catawba Valley Medical Center Board of Trustees. These terms will expire on December 31, 2017. Chair Barnes recommended the appointment of Mike Erdt for a first term to succeed Jeffrey Hale on the Catawba Valley Community College Board of Trustees. This term will expire June 30, 2017.

Chair Barnes stated that these recommendations came in the form of a motion which carried unanimously.

9. Departmental Reports:

A. Juvenile Crime Prevention Council.

Staff Member of the Juvenile Crime Prevention Council Debbie Bradley requested the Board approve the risk and needs priorities for the Catawba County Juvenile Crime Prevention Council (JCPC), as recommended by the Council after review of court data, with input from juvenile court counselors and funded programs.

The JCPC is an organization established by the State of North Carolina's Department of Public Safety. Membership is determined mostly by the North Carolina Statute establishing the JCPC. Representatives are those involved with youth. The JCPC is advisory to the Board of Commissioners, and exists to identify risks of youth in the community, prevent crime among at-risk youth, review court data and identify needed programs to provide intervention and prevention. Funding is allocated by the State, then distributed to the County and then to programs.

The JCPC must follow a process each year that begins with prioritizing risks and needs, with the final step being approval of a funding plan. The risks and needs priorities are determined in the fall/early winter, and the approval of the funding plan occurs in the spring. JCPC identifies risk factors, based on court data; develops a list of priorities to address the risk factors; and reviews and approves the priorities. Once priorities are developed, JCPC advertises to invite programs to submit proposals to address risk factors, reviews proposals and recommends a funding plan to the JCPC. In the spring, and once proposals are received, JCPC develops an annual plan and submits the plan to the Board of Commissioners.

Based on the review and input and consideration of JCPC discussions over the past year, the recommended list of priorities for funding for the next fiscal year are: 1) psychological services/comprehensive assessments; 2) substance abuse; 3) counseling; 4) restitution/community service; 5) mediation; 6) sexual offender; 7) crisis beds/emergency shelter; 8) home based services; 9) structured day; 10) parenting/family skill building; 11) interpersonal skills; 12) mentoring and 13) residential group homes.

Commissioner Isenhower asked how the priorities had changed from last year and Ms. Bradley indicated that counseling and sex offenders had moved up on the list and she would be happy to supply him with the list of last year's priority when she returned to her office. Commissioner Isenhower made a motion to approve these risks and needs priorities. The motion carried unanimously.

B. Sheriff's Office.

County Manager J. Thomas Lundy presented a request in Sheriff's Office Business Manager Susan Branch's absent for the Board to accept a grant from the U.S. Department of Justice's State Criminal Alien Assistance Program (SCAAP), in the amount of \$20,082. There are no matching funds required for this award; it is 100% Federally funded. The SCAAP is a formula-based grant program that provides agencies with reimbursement for some of the costs associated with housing potential undocumented criminal aliens in local jail facilities. Catawba County was one of only 894 (out of 3,140) eligible local entities across the U.S. that successfully applied for these dollars. These grant funds are based on individuals held in the Newton Detention Center and those held for Catawba County at the Burke-Catawba District Confinement Facility during fiscal year 2011/2012. Funds under this program may be used for correctional purposes only. Staff has determined that the best application for the funds would be for medical services in the jail. This expense is unpredictable during the year as it is dependant on the inmates' presented medical conditions. The need fluctuates as the population changes. Commissioner Hunsucker made a motion to accept these grant funds. The motion carried unanimously.

C. Finance.

Finance Director Rodney Miller presented a request for the Board to adopt a resolution to declare County owned property located on South Ervin Avenue in Newton surplus and accepted the offer of Sergio Jaramillo Cruz in the amount of \$400.00, subject to the upset bid process. As a result of a judgment issued against the former property owner, Edna Howard Lutz Heirs, Catawba County obtained the property on July 2, 1999, at a cost of \$1,109.72 (current tax value of \$2,300.00). The property consists of .16 acres and is located on South Ervin Avenue in Newton. Catawba County does not have any use for this property at the present time or in the foreseeable future. The County will notify adjacent property owners of the offer from Mr. Cruz and inform them of the upset bid process if they are interested in the property.

Mr. Sergio Jaramillo Cruz, residing at 126 South Ervin Avenue in Newton, has made an offer to purchase this property in the amount of \$400.00 and submitted a bid deposit of \$20.00, as required by County policy. Notice of the bid will be advertised in the Hickory Daily Record and Observer-News Enterprise, and upset bids may be made to the County within ten (10) days of publication. Once an upset bid has been received, that bid will be re-advertised until there are no further upset bids. The successful bidder must present cash or a certified check for the entire balance due within ninety (90) days of the last day for receipt of upset bids. Commissioner Hunsucker made a motion to adopt the resolution declaring this property as surplus and accepting the offer of \$400.00, subject to the upset bid process. The motion carried unanimously. The following resolution applies:

Resolution #
Notice of Bid - Real Property
Parcel ID #3740-17-22-1335

WHEREAS, Catawba County owns certain property located on South Ervin Avenue in Newton; and

WHEREAS, North Carolina General Statute 160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

WHEREAS, the County has received an offer to purchase the property described above, in the amount of \$400.00, submitted by Sergio Jaramillo Cruz; and

WHEREAS, Sergio Jaramillo Cruz has paid the required five percent (5%) deposit on his offer; and

WHEREAS, the Catawba County Board of Commissioners accepts the offer of \$400.00 or any higher, upsetting offer, subject to the upset bid procedure.

THEREFORE, the Catawba County Board of Commissioners resolves that:

1. The Catawba County Board of Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute 160A-269.
2. The Purchasing Manager shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
3. Persons wishing to upset the offer that has been received shall submit a sealed bid with their offer to the office of the Purchasing Manager within 10 days after the notice of sale is published. At the conclusion of the 10-day period, the Purchasing Manager shall open the bids, if any, and the highest such bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.
4. If a qualifying higher bid is received, the Purchasing Manager shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received.
5. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
6. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received. The County will return the deposit of the final high bidder at closing.
7. The terms of the final sale are that the buyer must pay with cash, cashier's check or certified check at the time of closing.
8. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject all bids at any time.
9. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to execute the instruments necessary to convey the property.

This the 4th day of November, 2013.

d. Legal.

County Attorney Debra Bechtel requested the Board execute deeds for the purpose of relocating the Terrell pump station on Highway 150. Neill Grading, the contractor for the Terrell pump station, reported that they experienced a setback due to what they believe is substandard materials provided by one of Neill Grading's suppliers which led to the failure of the in-ground portion of the pump station. Neill Grading chose to negotiate with the property owners, Thomas and Patricia Howard, to move the pump station location by approximately sixty (60) feet versus trying to correct the problem on the existing site. The Howards agreed to exchange equal portions of land (approximately 0.175 acres) with Catawba County. Neill Grading is paying all costs associated with the land exchange, including compensating the property owners and paying for all survey and legal work to complete the transaction. Neill Grading is also responsible for securing the land where the in-ground portion of the pump station was installed and failed. Commissioner Isenhower made a motion to execute these deeds. The motion carried unanimously. The following deeds apply:

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ None

Parcel Identifier No. Portion of PIN 4617-10-35-6763; Verified by _____ County on the ____ day of _____, 20

By: _____

Mail/Box to: Eloise D. Bradshaw, Patrick, Harper & Dixon LLP, PO Box 218, Hickory, NC 28603

This instrument was prepared by: Eloise D. Bradshaw, Patrick, Harper & Dixon LLP, PO Box 218, Hickory, NC 28603

Brief description for the Index: 0.175 acres off East NC 150 Hwy.. Terrell, North Carolina

THIS DEED made this _____ day of _____, 2013, by and between

GRANTOR

**Thomas E. Howard and wife,
Patricia M. Howard**
3569 Mount Olive Church Rd.
Newton, NC 28658

GRANTEE

Catawba County, a North Carolina body politic
PO Box 389
Newton, NC 28658

Enter in appropriate block for each Grantor and Grantee: name, mailing 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.

WHEREAS, by deed recorded in Book 3135, Page 1188, Catawba County Registry, the Grantor conveyed to Grantee a tract of 0.212 acres, on which Grantee intended to construct a sewer pump station. Because of changed circumstances, the Grantee desires to shift the location of the pump station, obtain additional land from Grantor and convey back to Grantor the land that will not be used, and Grantors have agreed to the exchange.

WITNESSETH, that the Grantors, in consideration of the foregoing and for other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Mountain Creek Township, Catawba County, North Carolina and more particularly described as follows:

Beginning at a ½” iron pin found being located in the property of Thomas C. Howard and wife, Patricia M. Howard acquired by deed recorded in Deed Book 1704, Page 594, said pin being at the northwestern corner of the property of Catawba County acquired by deed recorded in Deed Book 3135, Page 1188, said iron pin also being located South 81° 26’ 13” East 1971.79 feet (HOR.) from NAD 83 NGS Mon. “Bait” N- 675,229.79 and E. 1,412,094.10, the POINT OF BEGINNING; thence from said POINT OF BEGINNING a new line North 49° 46’ 03” West 95.43 feet to a ½” iron pin set; thence a new line North 40° 13’ 57” East 80.0 feet to a ½” iron pin set; thence a new line South 49° 46’ 03” East 95.43 feet to a ½” iron pin set in the northern line of the property of Catawba County acquired by deed recorded in Deed Book 3135, Page 1188; thence with the line of Catawba County South 40° 13’ 57” West 80.0 feet to a ½” iron pin found, the POINT OF BEGINNING, and containing 0.175 acres, more or less, and shown as a tract “To Be Deeded To Catawba County” according to a survey prepared by James D. Ferguson, PLS, L-1302, dated October 9, 2013, reference to which is hereby made for greater certainty of description, and a copy of which is attached hereto as Exhibit A.

The property hereinabove described is a portion of the property acquired by Grantor by instrument recorded in Book 1704, Page 594, Catawba County Registry.

The property herein conveyed does not include the primary residence of Grantors.

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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, exceptions, and rights-of-way of record.

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

(SEAL)
Thomas E. Howard

(SEAL)
Patricia M. Howard

State of North Carolina

County of Catawba

I, the undersigned Notary Public of the County and State aforesaid, certify that Thomas E. Howard and wife, Patricia M. Howard 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 _____, 2013.

My Commission Expires: _____

Notary Public

(Affix Seal)

Notary's Printed or Typed Name

Excise Tax: \$ None

Parcel Identifier No. Portion of PIN 4617-10-45-1514 Verified by _____ County on the ____ day of _____, 20

By: _____

Mail/Box to: Eloise D. Bradshaw, Patrick, Harper & Dixon LLP, PO Box 218, Hickory, NC 28603

This instrument was prepared by: Eloise D. Bradshaw, Patrick, Harper & Dixon LLP, PO Box 218, Hickory, NC 28603

Brief description for the Index: 0.175 acres off East NC 150 Hwy., Terrell, North Carolina

THIS DEED made this _____ day of _____, 2013, by and between

GRANTOR

GRANTEE

Catawba County, a North Carolina body politic
PO Box 389
Newton, NC 28658

Thomas E. Howard and Patricia M. Howard,
husband and wife,
3569 Mount Olive Church Rd.
Newton, NC 28658

Enter in appropriate block for each Grantor and Grantee: name, mailing 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.

WHEREAS, by deed recorded in Book 3135, Page 1188, Catawba County Registry, the Grantee conveyed to Grantor a tract of 0.212 acres, on which Grantor intended to construct a sewer pump station. Because of changed circumstances, the Grantor desires to shift the location of the pump station, obtain additional land from Grantee and convey back to Grantee the land that will not be used, and Grantees have agreed to the exchange.

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 Mountain Creek Township, Catawba County, North Carolina and more particularly described as follows:

BEGINNING at an existing iron pin, the common corner of the properties of Catawba County acquired by deed recorded Deed Book 3135, Page 1188, and Nell M. Sherrill acquired by deed recorded in Deed Book 1284, Page 730, said pin also being in the line of the property of Thad M. Lutz acquired by deed recorded in Deed Book 2137, Page 1411, thence from said BEGINNING POINT with the line of Sherrill South 30° 48' 16" West 99.15 feet to a ½" iron pin found, a common corner to the property of Thomas E. Howard and wife, Patricia M. Howard acquired by deed recorded in Deed Book 1704, Page 594; thence with the line of Howard North 49° 46' 03" West 74.11 feet to a ½" iron pin set; thence a new line North 40° 13' 57" East 80.0 feet to an iron pin set; thence a new line North 49° 46' 03" West 20.14 feet to a iron pin set in the line of Howard; thence with the line of Howard North 40° 13' 57" East 31.43 feet to a point in the line of Lutz; thence with the line of Lutz for two (2) calls: (1) South 53° 05' 44" East 32.03 feet to a point and (2) South 31° 11' 11" East 48.56 feet to an existing iron pin, the POINT OF BEGINNING, and containing 0.175 acres, more or less, and designated as a tract "To Be Deeded To Thomas E. Howard And Wife, Patricia M. Howard" according to a survey prepared by James D. Ferguson, PLS, L-1302, dated October 9, 2013, reference to which is hereby made for greater certainty of description, and a copy of which is attached hereto as Exhibit A.

The property hereinabove described is a portion of the property acquired by Grantor by instrument recorded in Book 3155, Page 1188, Catawba County Registry.

All of the property herein conveyed does not include the primary residence of a 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 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:

All easements, exceptions, and rights-of-way of record.

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

Catawba County, a North Carolina body politic

By: _____(SEAL)
Katherine W. Barnes, Chair
Catawba County Board of Commissioners

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ N/A

Parcel Identifier No. _____ **Verified by** _____ **County on the** _____ **day of** _____, **20**
By: _____

Mail/Box to: Eloise D. Bradshaw, Patrick, Harper & Dixon LLP, PO Box 218, Hickory, NC 28603

This instrument was prepared by: Eloise D. Bradshaw, Patrick, Harper & Dixon LLP, PO Box 218, Hickory, NC 28603

Brief description for the Index: 0.212 acres off East NC 150 Hwy., Terrell, North Carolina

THIS DEED made this _____ day of _____, 2013, by and between

GRANTOR

GRANTEE

Catawba County, a North Carolina body politic
PO Box 389
Newton, NC 28658

Catawba County, a North Carolina body politic
PO Box 389
Newton, NC 28658

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Mountain Creek Township, Catawba County, North Carolina and more particularly described as follows:

Beginning at a 1/2" iron pin set in the line of the property of Thomas E. Howard and wife, Patricia M. Howard acquired by deed recorded in Deed Book 1704, Page 594 and in the line of Catawba County as acquired by deed recorded in Deed Book 3135, Page 1188, said iron pin also being located South 81° 26' 13" East 1971.79 feet (HOR.) from NAD 83 NGS Mon. "Bait" N-675,229.79 and E. 1,412,094.10, the POINT OF BEGINNING; thence from said POINT OF BEGINNING North 49° 46' 03" West 95.43 feet to a 1/2" iron pin set; thence North 40° 13' 57" East 80.0 feet to a 1/2" iron pin set; thence South 49° 46' 03" East 95.43 feet to a 1/2" iron pin set in the line of the property of Catawba County acquired by deed recorded in Deed Book 3135, Page 1188; thence South 49° 46' 03" East 20.14 feet to an iron pin set, a corner of the property of Thomas E. Howard and wife, Patricia M. Howard; thence with the line of Howard for two (2) calls: (1) South 40° 13' 57" West 80.0 feet to a 1/2" iron pin found; (2) North 49° 46' 03" West 20.14 feet to an iron pin found, the POINT OF BEGINNING, and containing 0.212 acres, more or less, according to a survey prepared by James D. Ferguson, PLS, L-1302, dated October 9, 2013, reference to which is hereby made for greater certainty of description, and a copy of which is attached hereto as Exhibit A.

THE SOLE PURPOSE OF THIS DEED IS TO COMBINE THE ABOVE-DESCRIBED PROPERTY INTO A SINGLE PARCEL FOR AD VALOREM TAX PURPOSES.

The property herein conveyed **does not** include 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 Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

All easements, exceptions, and rights-of-way of record.

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

Catawba County, a North Carolina body politic

By: _____ (SEAL)
Katherine W. Barnes, Chair
Catawba County Board of Commissioners

10. Other Items of Business: None.
11. Attorney's Report: None.
12. Manager's Report: None.
13. Adjournment. The meeting adjourned at 10:20 a.m.

Katherine W. Barnes, Chair
Catawba County Board of Commissioners

Barbara E. Morris
County Clerk