

improved Blg Sale.

Kin Early Childhood Education

1006 Broad



FOR REGISTRATION REGISTER OF DEEDS
Willie L. Covington
DURHAM COUNTY, NC
2007 FEB 16 12:43:15 PM
BK: 5512 PG: 17-21 FEE: \$23.00
NC REV STAMP: \$300.00
INSTRUMENT # 2007007088

and Return To
Prepared by: Homa J. Freeman, Jr., Attorney at Law
Excise Tax: *1006 Broad St. Durham NC 27705*
Mail after recording to: *\$ 300.00*

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 16th day of February, 2007, by and between Shannon M. Dunn, individually and as Executor of the Estate of Bill R. Dunn, and wife, Sara E. Dunn, Stephanie D. Waters and husband, Steven Waters, Barry Dunn, single and Deborah E. Dunn, single, **Grantors** to Ninth Street Kin, a NC Non-Profit Corporation, **Grantee**.

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 Durham County, North Carolina and more particularly described as follows:

Lying on the east side of Broad Street and being all of Lots 17 and 18, Block 27 of the LANDS OF THE WEST DURHAM LAND COMPANY, as per plat and survey thereof now on file in the Office of the Durham County Registry in Plat Book 18, Page 431, to which plat reference is hereby made for a more particular description of same.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2980 at page 714.

A map showing the above described property is recorded in Plat Book 18, page 431.

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:

Any restrictions and easements of public record

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

Shannon M. Dunn (SEAL)
Shannon M. Dunn, individually & as Executor of the Estate of Bill R. Dunn

Sara E. Dunn By Shannon M. Dunn AIF (SEAL)
Sara E. Dunn By Shannon M. Dunn as her power of attorney

Stephanie D. Waters By Shannon M. Dunn AIF (SEAL)
Stephanie D. Waters By Shannon M. Dunn as her power of attorney

Steven Waters By Shannon M. Dunn AIF (SEAL)
Steven Waters By Shannon M. Dunn as his power of attorney

Barry Dunn By Shannon M. Dunn AIF (SEAL)
Barry Dunn By Shannon M. Dunn as his power of attorney

Deborah E. Dunn By Shannon M. Dunn AIF (SEAL)
Deborah E. Dunn By Shannon M. Dunn as her power of attorney

State of North Carolina, County of Durham

I, a Notary Public of the County and State aforesaid, certify that Shannon M. Dunn, individually and as Executor of the Estate of Bill R. Dunn as Grantor, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day and acknowledged that he/she voluntarily signed the foregoing instrument for the purpose stated therein, and in the capacity indicated. Witness my hand and official seal, this 16th day of Feb., 2007.

JO ANN F. MILLER
NOTARY PUBLIC
Durham County, North Carolina
My Commission Expires 2-2-2011

Notary [Signature]
Printed name JOAN F. MILLER
My Commission expires _____

State of North Carolina, County of Durham

[Signature], a Notary Public of the State and County aforementioned, do hereby certify that Shannon M. Dunn, Power of Attorney for Sara E. Dunn, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, appeared before me this day and being by me duly sworn, says that he voluntarily executed the foregoing and annexed instrument for and in behalf of and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed and acknowledged on November 28, 2006 and recorded in the Office of the Register of Deeds of Durham County in Book 5433, page 529, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of Attorney; that the said Shannon M. Dunn acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said Sara E. Dunn. Witness my hand and notarial seal this the 16th day of Feb., 2007.

JO ANN F. MILLER
NOTARY PUBLIC
Durham County, North Carolina
My Commission Expires 2-2-2011

Notary [Signature]
Printed name JOAN F. MILLER
My Commission expires _____

State of North Carolina, County of Durham

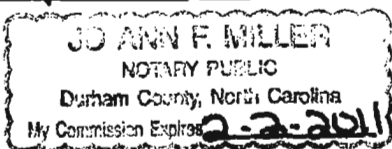
[Signature] Notary Public of the State and County aforementioned, do hereby certify that Shannon M. Dunn, Power of Attorney for Stephanie D. Waters, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, appeared before me this day and being by me duly sworn, says that he voluntarily executed the foregoing and annexed instrument for and in behalf of and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed and acknowledged on November 17, 2006 and recorded in the Office of the Register of Deeds of Durham County in Book 5433, page 526, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of Attorney; that the said Shannon M. Dunn acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said Stephanie D. Waters. Witness my hand and notarial seal this the 16th day of Feb., 2007.

JO ANN F. MILLER
NOTARY PUBLIC
Durham County, North Carolina
My Commission Expires 2-2-2011

Notary [Signature]
Printed name JOAN F. MILLER
My Commission expires _____

State of North Carolina, County of Durham

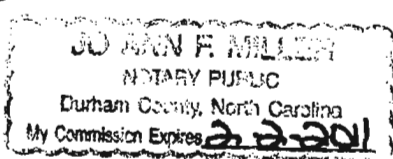
I, Shannon M. Dunn, a Notary Public of the State and County aforementioned, do hereby certify that Shannon M. Dunn, Power of Attorney for Steven Waters, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, appeared before me this day and being by me duly sworn, says that he voluntarily executed the foregoing and annexed instrument for and in behalf of and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed and acknowledged on November 13, 2006 and recorded in the Office of the Register of Deeds of Durham County in Book 5433, page 532, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of Attorney; that the said Shannon M. Dunn acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said Steven Waters. Witness my hand and notarial seal this the 16th day of Feb, 2007.



Notary Shannon M. Dunn
Printed name Shannon M. Dunn
My Commission expires _____

State of North Carolina, County of Durham

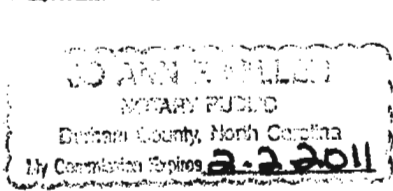
I, Shannon M. Dunn, a Notary Public of the State and County aforementioned, do hereby certify that Shannon M. Dunn, Power of Attorney for Barry Dunn, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, appeared before me this day and being by me duly sworn, says that he voluntarily executed the foregoing and annexed instrument for and in behalf of and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed and acknowledged on November 15, 2006 and recorded in the Office of the Register of Deeds of Durham County in Book 5433, page 523, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of Attorney; that the said Shannon M. Dunn acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said Barry Dunn. Witness my hand and notarial seal this the 16th day of Feb, 2007.



Notary Shannon M. Dunn
Printed name Shannon M. Dunn
My Commission expires _____

State of North Carolina, County of Durham

I, Shannon M. Dunn, a Notary Public of the State and County aforementioned, do hereby certify that Shannon M. Dunn, Power of Attorney for Deborah E. Dunn, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, appeared before me this day and being by me duly sworn, says that he voluntarily executed the foregoing and annexed instrument for and in behalf of and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed and acknowledged on November 13, 2006 and recorded in the Office of the Register of Deeds of Durham County in Book 5433, page 520, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of Attorney; that the said Shannon M. Dunn acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said Deborah E. Dunn. Witness my hand and notarial seal this the 16th day of Feb, 2007.



Notary Shannon M. Dunn
Printed name Shannon M. Dunn
My Commission expires _____



TAX ADMINISTRATION PROPERTY REPORT

Property Owner NINTH STREET KIN		Owner's Mailing Address 1006 BROAD ST DURHAM, NC 27705		Property Location Address 1006 BROAD ST	
Administrative Data		Administrative Data		Valuation Information	
Parcel Ref No.	100657	Legal Desc	THE SUBURBAN L&P CO/BLK:2 7/LT#17-18	Assessed Value 147,866 (Jan 1 2014)\$	
PIN	0822-14-34-9064			This ad valorem appraisal represents assessors' opinion of market value, defined by NCGS 105-283, retrospective to January 1, 2008, which is the effective date of the county's most current General Reappraisal.	
Account No.	8345805	Deed BK/Pg	005512 / 000017		
Tax District	CNTY-DRHM/CITY-DRHM	Plat BK/Pg	000018 / 000431		
Land Use Code	483	Sales Information			
Land Use Desc	COM/ CONVERTED RESIDENCE	Only Sales Data After January 1, 2006 Is Displayed			
Subdiv Code	0385	Grantor	DUNN SHANNON M DUNN BARRY R & DEBORAH R DUNN		
Subdiv Desc	THE SUBURBAN L&P CO	Sold Date	2007-02-16		
Neighborhood	064BH	Sold Amount \$	150,000		

Improvement Detail
(1st Major Improvement on Subject Parcel)

Year Built	1929
Built Use/Style	CONVENTIONAL
Current Use	COMMERCIAL
* Percent Complete	100
Heated Area (S/F)	1,590
** Bathroom(s)	.0 Full Bath(s) 0 Half Bath(s)
** Bedroom(s)	0
Fireplace (Y/N)	Y
Basement (Y/N)	N
Attached Garage (Y/N)	N
Multiple Improvements	001

* Note - As of January 1
** Note - Bathroom(s), Bedroom(s), shown for description only

Land Supplemental

Map Acres	0.155
Tax District Note	
Present-Use Info	



Improvement Valuation (1st Major Improvement on Subject Parcel)

Improvement Assessed Value \$
97,356

Land Value Detail (Effective Date January 1, 2008, date of County's most recent General Reappraisal)

Land Market Value (LMV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
50,510	50,510	50,510

** Note: If PUV equal LMV then parcel has not qualified for present use program

Parcel Report:



Quick Information with 2010 Orthophoto

PIN Number: 0822-14-34-9064

Parcel ID: 100657

Acreage: 0.15500000

Land Use: COM/ CONVERTED RESIDENCE

Deed Book: 005512

Deed Page: 000017

Plat Book: 000018

Plat Page: 000431

Subdivision: THE SUBURBAN L&P CO

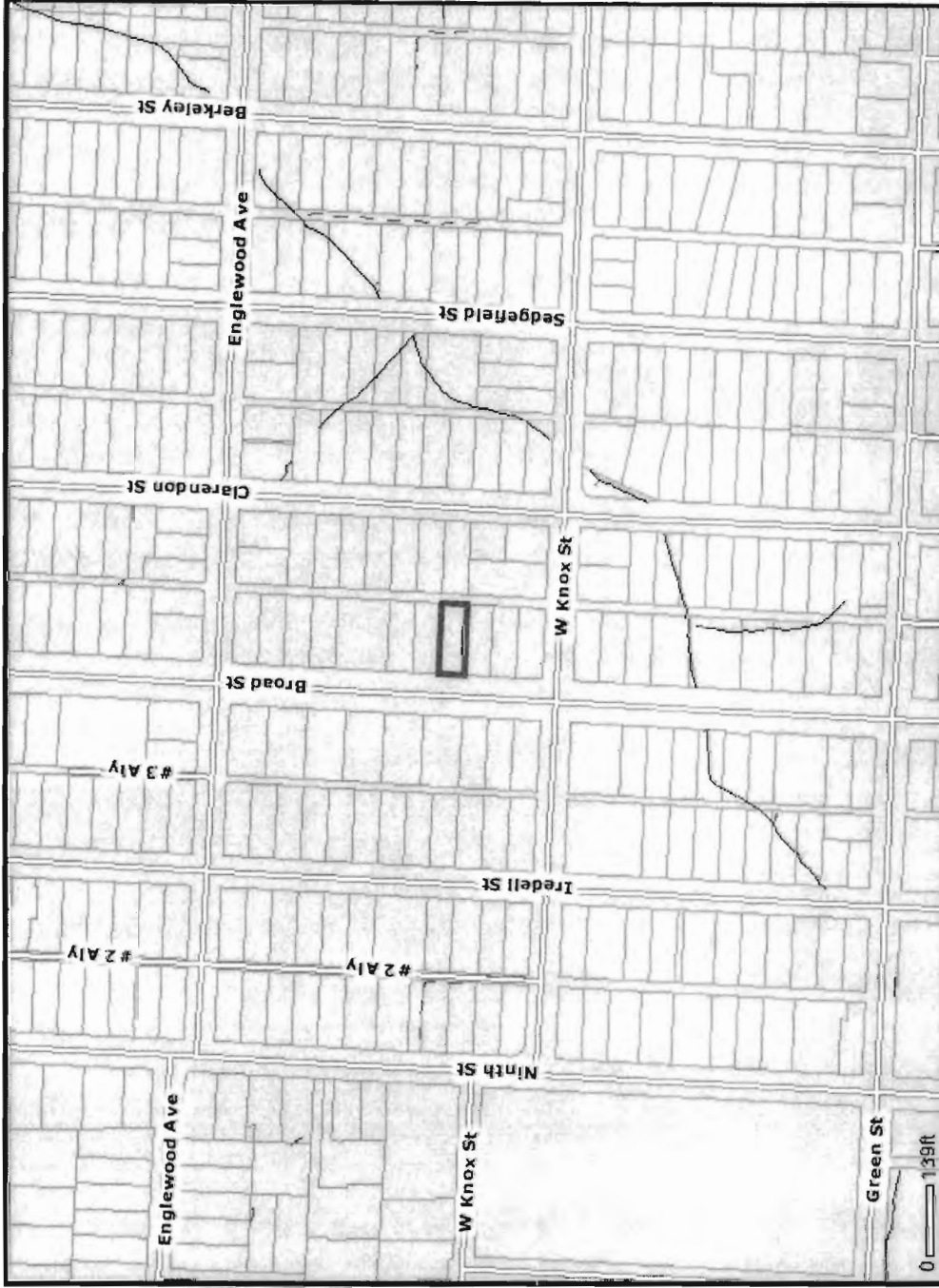
Site Address: 1006 BROAD ST

Owner Name: NINTH STREET KIN

Owner Address: 1006 BROAD ST

DURHAM , NC, 27705

GoMAPS - Durham County NC Public Access



LEGEND

Durham_county	Streams_and_Ditches	DITCH	RIVER	STREAM	UNKNOWN	Highways	Parcels	Street_Centerlines	Municipal_Boundaries	Chapel Hill	Durham	Morrisville	Raleigh

Monday, June 16 2014

