

B10g Sale

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County NC
2013 JUN 27 09:10:15 AM
BK:7301 PG:170-172
DEED
FEE: \$26.00
EXCISE TAX: \$476.00
INSTRUMENT # 2013024399
SCEARNEL



1206 Broad

238,000

Excise Tax \$476.00

Parcel Identifier No. 100873

Verified by _____ County on the _____ day of _____, 20
by _____

Mail after recording to GRANTEE

This instrument was prepared by Burke & Associates/BPR

Brief Description for the index

Lot No. 17 and a Portion of Lot No. 15,
Block No. 47, Property of Suburban
Land and Power Company

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this June 25, 2013, by and between

GRANTOR

GRANTEE

DLJ Mortgage Capital, Inc. by Select
Portfolio Servicing, Inc. as Attorney-in-Fact

Patrick Fairbank O'Meara and wife, Wendy A.
O'Meara

c/o Select Portfolio Servicing, Inc.
3815 South West Temple
Salt Lake City, Utah 84115

Mailing Address:
1206 Broad St
Durham, NC 27705

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

See Attached Exhibit "A"

CN Sale

All or a portion of the property herein conveyed _____ Includes or does not include the primary residence of a Grantor.

Prior 7213/31 3/6/13 \$278,000 - highest bidder foreclosure sale.

The property herein above described was acquired by Grantor by instrument recorded in Book 7213 at Page 71-74.

A map showing the above described property is recorded in Map Book 5, Pages 41.

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 the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of 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 valid and enforceable easements, restrictions, and conditions of record and the lien of ad valorem tax for the current year which the Grantee agrees to assume and pay.

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.

DLJ Mortgage Capital, Inc. By Select Portfolio Servicing, Inc. as Attorney-In-Fact

Signature: [Handwritten Signature]
PATRICK PITTMAN, DOC. CONTROL OFFICER
Printed Name
Title

STATE OF UTAH COUNTY OF SAFOLA

SEAL-STAMP

I, DHARI HANDY, a Notary of the County and State aforesaid, do hereby certify that PATRICK PITTMAN, DOC. CONTROL OFFICER (title)

of Select Portfolio Servicing, Inc. as Attorney-In-Fact for DLJ Mortgage Capital, Inc., personally appeared before me this day and being, by me, duly sworn says that by authority duly given and as the act of Select Portfolio Servicing, Inc. as Attorney-In-Fact the foregoing instrument was signed in its name by him/herself as the DOC CONTROL OFFICER (title) of Select Portfolio Servicing, Inc. as Attorney-In-Fact for DLJ Mortgage Capital, Inc. and that its authority to execute said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds in the County of Durham, State of North Carolina, on this 22nd day of December, 2011, in Book 6870 at Page 259-262, and that this said instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney.

Witness my hand and official stamp or seal, this 29 day of May, 2013

My Commission Expires 10/10/2016
[Handwritten Signature] Notary Public



Exhibit "A"

Beginning at a point in the building line of the easterly side of Broad Street (formerly Seventh Street) 150 feet from the point of intersection of the building line of the northerly side of West Club Boulevard (formerly E Street) and running thence with Broad Street, N. 5 degs. E. 85 feet to an iron stake; thence S. 85 degs. E. 135 feet to an iron stake on the west side of an alley, thence with the west side of alley, S. 5 degs. W. 85 feet to an iron stake; thence N. 85 degs. W. 135 feet to the beginning and being Lot No. 17 and the southern 35 feet of Lot No. 15 in Block 47 of the Property of the Suburban Land and Power Company which plat is recorded in Plat Book 5 at Page 41, Durham County Registry.

Property is commonly known as 1206 Broad Street, Durham
Parcel ID#: 100873

11,475 SF



TAX ADMINISTRATION

PROPERTY REPORT

Property Owner OMEARA PATRICK FAIRBANK OMEARA WENDY A		Owner's Mailing Address 1206 BROAD ST DURHAM, NC 27705	Property Location Address 1206 BROAD ST
Administrative Data		Administrative Data	Valuation Information
Parcel Ref No.	100873	Legal Desc	THE SUBURBAN L&P CO/BLK:4 7/LT#17 LT#16 35FT
PIN	0822-10-46-0328		Assessed Value 301,524 (Jan 1 2014)\$
Account No.	8595192	Deed Bk/Pg	007301 / 000170
Tax District	CNTY-DRHM/CITY-DRHM	Plat Bk/Pg	00005A / 000041
Land Use Code	111	Sales Information	
Land Use Desc	RES/ 1-FAMILY	Only Sales Data After January 1, 2006 Is Displayed	
Subdiv Code	0386	Grantor	DLJ MORTGAGE CAPITAL INC
Subdiv Desc	THE SUBURBAN L&P CO		
Neighborhood	064BG	Sold Date	2013-06-27
		Sold Amount \$	238,000

Improvement Detail
(1st Major Improvement on Subject Parcel)

Year Built	1920
Built Use/Style	CONVENTIONAL
Current Use	RESIDENTIAL
* Percent Complete	100
Heated Area (S/F)	2,560
** Bathroom(s)	3.0 Full Bath(s) 0 Half Bath(s)
** Bedroom(s)	4
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	0.284
Tax District Note	
Present-Use Info	



Improvement Valuation (1st Major Improvement on Subject Parcel)

Improvement Assessed Value \$
215,276

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 \$
86,248	86,248	86,248

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

Parcel Report:



Quick Information with 2010 Orthophoto

PIN Number: 0822-10-45-0328

Acreage: 0.26400000

Deed Book: 007301

Plat Book: 00005A

Subdivision: THE SUBURBAN L&P CO

Owner Name: OMEARA PATRICK FAIRBANK

Parcel ID: 100873

Land Use: RES/ 1-FAMILY

Deed Page: 000170

Plat Page: 000041

Site Address: 1206 BROAD ST

Owner Address: 1206 BROAD ST

DURHAM , NC, 27705
