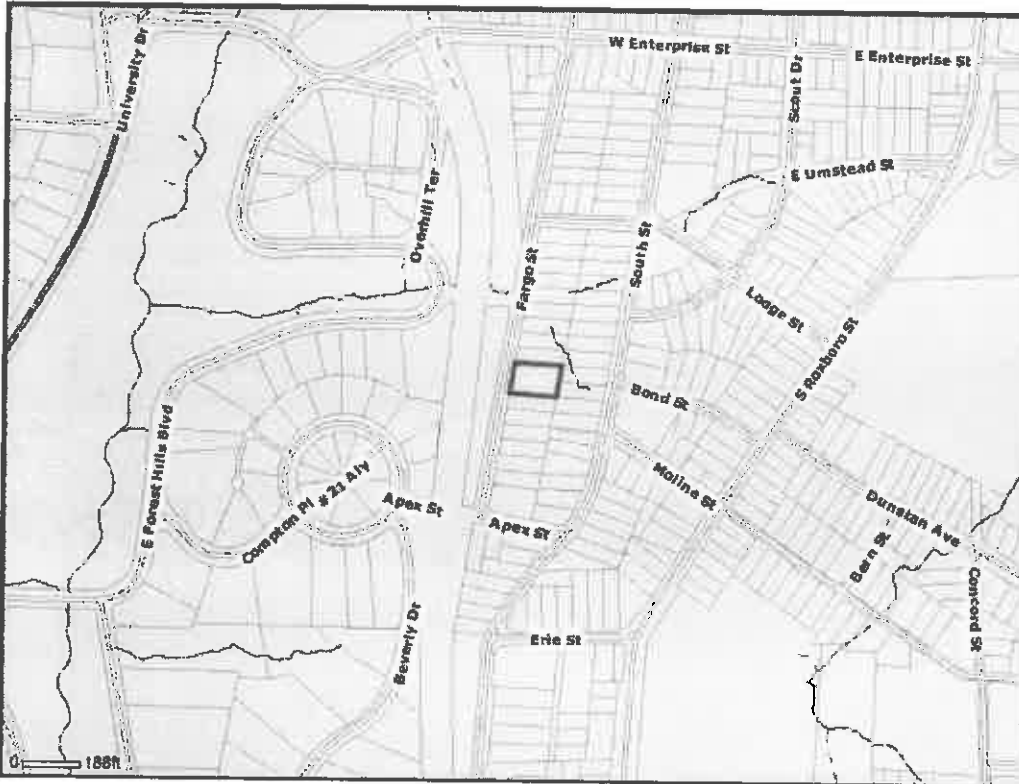


GoMAPS - Durham County NC Public Access



LEGEND

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

Thursday, July 25 2013





**TAX ADMINISTRATION
PROPERTY REPORT**

Property Owner STEWART CLIFFORD A		Owner's Mailing Address 1640 MARION AVE DURHAM, NC 27705		Property Location Address 1219 FARGO ST	
Administrative Data Parcel Ref No. 118526 PIN 0821-19-71-3900 Account No. 8543383 Tax District CNTY-DRHM/CITY-DRHM Land Use Code 411 Land Use Desc COM/ APARTMENT-GARDEN Subdiv Code 0898 Subdiv Desc NEW HOPE RLTY CO/SOUTH ST Neighborhood 076AD		Administrative Data Legal Desc NEW HOPE RLTY/FOREST HILL S EXT NO.3/LT#42-43 Deed Bk/Pg 006834 / 000901 Plat Bk/Pg 00006B / 000113 Sales Information Only Sales Data After January 1, 2006 Is Displayed Grantor AKLILU MELAKU W Sold Date 2011-11-02 Sold Amount \$ 140,000		Valuation information Assessed Value 140,298 (Jan 1 2013)\$ 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.	
Improvement Detail (1st Major Improvement on Subject Parcel) Year Built 1980 Built Use/Style MLTFMLY-RES GRDN APT/CNDO Current Use COMMERCIAL * Percent Complete 100 Heated Area (S/F) 3,000 ** Bathroom(s) 0 Full Bath(s) 0 Half Bath(s) ** Bedroom(s) 0 Fireplace (Y/N) N 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 0.345 Tax District Note Present-Use Info					
Improvement Valuation (1st Major Improvement on Subject Parcel) Improvement Assessed Value \$ 108,298					
Land Value Detail (Effective Date January 1, 2008, date of County's most recent General Reappraisal)					
Land Market Value (LMV) \$ 32,000		Land Present-Use Value (PUV) \$ ** 32,000		Land Total Assessed Value \$ 32,000	
** Note: If PUV equal LMV then parcel has not qualified for present use program					

Parcel Report:**Quick Information with 2010 Orthophoto****PIN Number:** 0821-19-71-3900**Acreage:** 0.34500000**Deed Book:** 006834**Plat Book:** 00006B**Subdivision:** NEW HOPE RLTY CO/SOUTH ST**Owner Name:** STEWART CLIFFORD A**Parcel ID:** 118526**Land Use:** COM/ APARTMENT-GARDEN**Deed Page:** 000901**Plat Page:** 000113**Site Address:** 1219 FARGO ST**Owner Address:** 114 MASONDALE AVE

DURHAM , NC, 27707



2011033498

FOR REGISTRATION REGISTER OF DEEDS
Willie L. Covington
DURHAM COUNTY, NC
2011 NOV 02 12:40:34 PM
BK:6834 PG:901-903 FEE:\$26.00
NC REV STAMP:\$280.00
INSTRUMENT # 2011033498

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 280.00

Recording Time, Book and Page

Parcel Ref. No. 118526

Parcel Identifier No. 0821-19-71-3900

Mail after recording to: Grantee:

This instrument was prepared by: William W. Browning, Atty (11-111)

THIS DEED made this 8th day of September, 2011, by and between

GRANTOR

MELAKU W. AKLILU (Single)

Address: 3812 Burt Drive, #B, Raleigh, NC 27606

GRANTEE

CLIFFORD A. STEWART (Single)

Address: 1640 Marion Avenue, Durham, NC 27705

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 and more particularly described as follows:

LYING on the eastern side of Fargo Street (formerly Matthews Street) and being all of Lots 42 and 43 of FOREST HILLS EXTENSION No. 3, as per plat and survey thereof now on file in Plat Book 6 at Page 113 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

This property has street address 1219 Fargo Street.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5183 Page 291, Durham County Registry.

A map showing the above described property is recorded in Plat Book 6, Page 113, and referenced within this instrument.

The above described property does does not include the primary residence of the 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 except for the exceptions hereinafter stated.

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

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 officer(s), the day and year first above written.

 (SEAL)
Melaku W. Akliku

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, William W. Browning, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Melaku W. Akliku, Grantor.

Witness my hand and official stamp or seal, this the 8th day of September, 2011.

My Commission Expires: 01-21-12


Notary Public

Print Notary Name: William W. Browning

