

Durham County, NC  
Assessor of Property

Property Record Card

Owner Name

1718 PALMER STREET LLC

Owner Address

3926 MARCOM ST  
RALEIGH , NC  
27606

Location Address

1718 PALMER ST

GENERAL PROPERTY INFORMATION

**Parcel Ref No:** 107933  
**PIN:** 0821-14-24-7329  
**Account No:** 8620647  
**Tax District:** CNTY-DRHM/CITY-DRHM  
**Land Use Code:** 411  
**Land Use Desc:** COM/ APARTMENT-GARDEN  
**Subdiv Code:** 0000  
**Subdiv Desc:** N/A - NO SUBDIVISION  
**Neighborhood:** 076AA

**Legal Description:** PROP-TRAILWOOD LIMITED PR TNSHP/DBA-PALMERS ST APTS  
**Deed Book & Page:** 7674 / 323  
**Plat Book & Page:** 000127 / 000157  
**Last Sale Date:** Mar-31-2015  
**Last Sale Price:** \$2,125,000  
**Property Tax Appraisal:** \$1,994,895 \*



107933 01/26/2015

\* The appraised value is the estimated value as of the last general reappraisal, effective January 1, 2016

1  
3 2/8  
4  
-----  
44 units

**Year Built:** 1993  
**Built Use / Style:**  
**Current Use:**  
**\*Percent Complete:** 100%  
**Heated Area (S/F):** 7,082  
**\*\* 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:** 7

**Land Market Value:** \$410,000  
**Land Present Use Value:** \$410,000  
**Land Total Assessed Value:** \$410,000  
**Building Value:** \$1,584,895  
**Map Acres:** 3.4

Appraised Improvement Values
<b>\$1,584,895</b> Appraised Value as of January 1, 2016

\* Note - As of January 1

\*\* Note - Bedroom(s), shown for description only

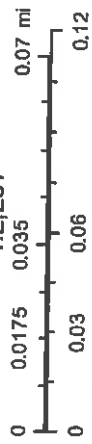
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Please direct any questions or comments about the data displayed here to [tax\\_assessor@dconnc.gov](mailto:tax_assessor@dconnc.gov) (mailto:tax\_assessor@dconnc.gov)



March 11, 2016

1:2,257



Sources: Esri, HERE, DeLorme, USGS, Intermap, Increment P Co  
 Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Ma  
 OpenStreetMap contributors, and the GIS User Community

Information depicted hereon is for reference purposes only and is compiled from the best available sources. The City of Durham/Durham County assumes no responsibility for errors arising from use or misuse

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2015 MAR 31 04:21:33 PM  
BK: 7674 PG: 323-326  
DEED  
FEE: \$26.00  
EXCISE TAX: \$4,250.00  
INSTRUMENT # 2015009192  
SCARNEL



**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 4,250.00

Parcel Identifier No. 107933 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Praet Law Firm, PLLC (w/out benefit of title search or tax advice)

Brief description for the Index: 3.3 Acres, 1718 Palmer Street, Durham, NC

**PREPARED WITHOUT THE BENEFIT OF A TITLE OR TAX SEARCH. NO ADVICE GIVEN.**

THIS DEED made this 30 day of March, 2015, by and between

GRANTOR	GRANTEE
<b>RENTAL REALTY, LLC, a North Carolina limited liability company</b>	<b>1718 PALMER STREET, LLC, a North Carolina limited liability company</b>
<b>Mailing Address: 1504 Carrickfergus Court Durham, NC 27713</b>	<b>Mailing Address: 3926 Marcom Street Raleigh, NC 27606</b>
<u>Santosh Bhotika</u> <u>(919) 361-5011</u>	

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

**See Exhibit A attached.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6503, Page 971.

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 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 that 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:

Those matters set forth on Exhibit B, attached hereto and incorporated herein by reference for a more particular description of same.

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

Rental Realty, LLC, a North Carolina limited liability company



(SEAL)


Print/Type Name: Santosh Bhotika, Manager

State of North Carolina - County or City of Durham

I, the undersigned Notary Public of the County or City and State aforesaid, certify that Santosh Bhotika personally came before me this day and acknowledged that he is the Manager of Rental Realty, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 30 day of March, 2017.

My Commission Expires: 2-7-17  
(Affix Seal)

NORMAN D. PRAET  
NOTARY PUBLIC  
Durham County  
North Carolina  
My Commission Expires Feb. 7, 2017

  
Notary's Printed or Typed Name \_\_\_\_\_ Notary Public

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name \_\_\_\_\_ Notary Public

**EXHIBIT A**

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Durham County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron pin, said iron pin being located on the northerly margin of a 16-foot alley and being the southwesterly corner of Lot 1 as shown in Plat Book 49, Page 95, Durham County Registry of Deeds; running thence with the northerly margin of said 16-foot alley North 83° 37' 25" West 506.80 feet to an iron pin, said iron pin being located in the easterly right-of-way of Ripley Street; running thence with said right-of-way North 06° 21' 50" East 140.70 feet to an iron pin; running thence North 14° 32' 17" East 119.80 feet to an iron pin; running thence North 88° 59' 53" East 290.98 feet to an iron pin located in the southwesterly right-of-way of Dean Street; running with said right-of-way South 59° 36' 44" East 40.96 feet to an iron pin located at the intersection of the rights-of-way of Dean Street and Stagg Street; running thence with the right-of-way of Stagg Street North 59° 20' 39" East 20.98 feet to an iron pin; running thence South 78° 37' 32" East 165.14 feet to an iron pin; running thence South 09° 57' 35" West 278.78 feet to an iron pin and place of BEGINNING, being approximately 3.3 acres as shown on a survey of Trailwood Apartments dated February 1, 1994 (designated as File No. 9401316) prepared by S.D. Puckett & Associates, Inc., Durham, North Carolina.

**EXHIBIT B**

1. Taxes for the year 2015, and subsequent years, not yet due and payable.
2. Rights or claims of parties in possession not shown by the public records.
3. Subject to matters shown on plat recorded in Plat Book 127 at Page 157 including 20' sanitary sewer easement located on the Land.
4. Subject to matters shown on plat recorded in Plat Book 49 at Page 95.
5. Easement(s) to Duke Power Company recorded in Book 1881 at Page 259.
6. Easement(s) to GTE recorded in Book 1914 at Page 79.
7. Rights of others thereto entitled in and to the continued uninterrupted flow of creek, located on the Land.
8. 16' abandoned alley recorded in Book 6547 at Page 455.

