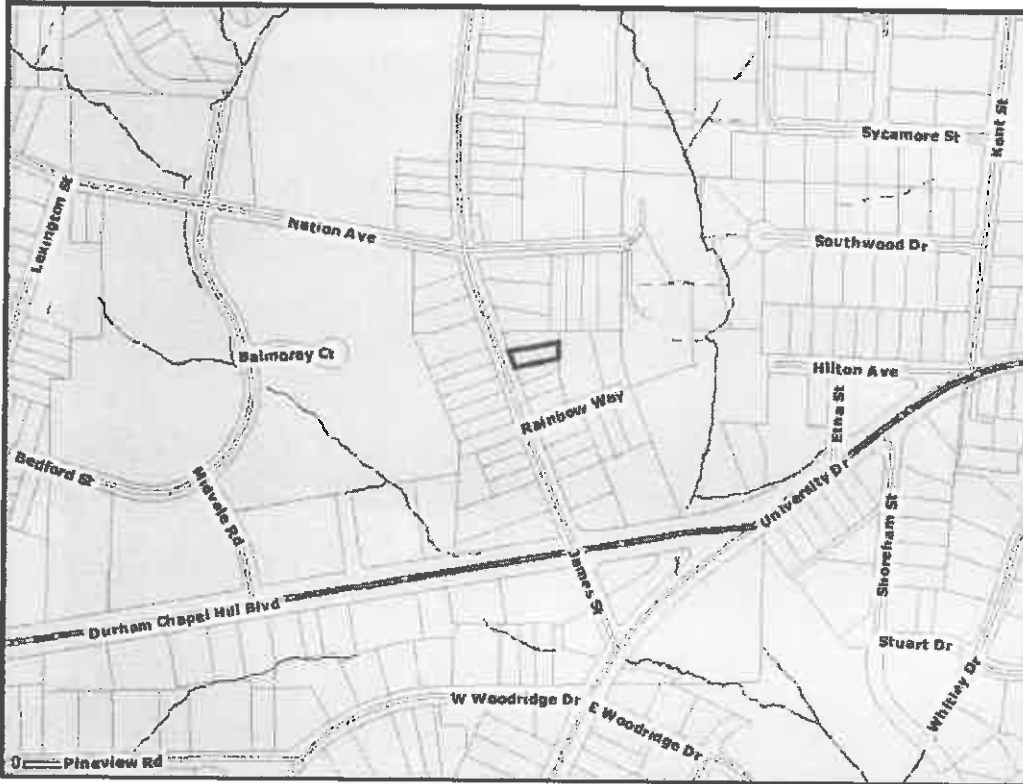


# GoMAPS - Durham County NC Public Access



**LEGEND**

- Durham\_County
- Streams\_and\_Ditches
  - DITCH
  - RIVER
  - STREAM
  - UNKNOWN
- Highways
- Parcels
- Street\_Centerlines
- Municipal\_Boundaries
  - Chapel Hill
  - Durham
  - Morrisville
  - Raleigh

Friday, July 26 2013





**TAX ADMINISTRATION  
PROPERTY REPORT**

<b>Property Owner</b> LANIER RESIDENTIAL LLC	<b>Owner's Mailing Address</b> PO BOX 4435 CHAPEL HILL, NC 27515	<b>Property Location Address</b> 1909 JAMES ST
<b>Administrative Data</b> Parcel Ref No. <b>107669</b> PIN <b>0821-17-20-0349</b>  Account No. <b>8524521</b>  Tax District <b>CNTY-DRHM/CITY-DRHM</b>  Land Use Code <b>113</b> Land Use Desc <b>RES/ 3-FAMILY</b>  Subdiv Code <b>0982</b> Subdiv Desc <b>PROP-WARD F A</b> Neighborhood <b>076MK</b>	<b>Administrative Data</b> Legal Desc <b>PROP-WARD F A/BLK:K/LT#05 -07 INCL</b>  Deed Bk/Pg <b>006702 / 000264</b> Plat Bk/Pg <b>000009 / 000083</b>  <b>Sales Information</b> Only Sales Data After January 1, 2008 Is Displayed Grantor <b>KING TIMOTHY O HEIRS</b>  Sold Date <b>2011-04-12</b> Sold Amount \$ <b>109,500</b>	<b>Valuation Information</b>  Assessed Value <b>108,000</b> (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 **1947**  
Built Use/Style **TRIPLEX (HORIZONTAL  
SPLT)**  
Current Use **RESIDENTIAL**  
\* Percent Complete **100**  
Heated Area (S/F) **2,208**  
\*\* Bathroom(s) **3 Full Bath(s) 0 Half Bath(s)**  
\*\* Bedroom(s) **4**  
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 **0.184**  
Tax District Note  
Present-Use Info



**Improvement Valuation (1st Major Improvement on Subject Parcel)**  
Improvement Assessed Value \$  
**88,549**

**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 \$
<b>19,451</b>	<b>19,451</b>	<b>19,451</b>

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

**Parcel Report:****Quick Information with 2010 Orthophoto****PIN Number:** 0821-17-20-0349**Acreage:** 0.18400000**Deed Book:** 006702**Plat Book:** 000009**Subdivision:** PROP-WARD F A**Owner Name:** LANIER RESIDENTIAL LLC**Parcel ID:** 107669**Land Use:** RES/ 3-FAMILY**Deed Page:** 000264**Plat Page:** 000083**Site Address:** 1909 JAMES ST**Owner Address:** PO BOX 4435

CHAPEL HILL , NC, 27515



FOR REGISTRATION REGISTER OF DEEDS  
 Willie L. Covington  
 DURHAM COUNTY, NC  
 2011 APR 12 03:26:32 PM  
 BK: 6702 PG: 264-267 FEE: \$25.00  
 NC REV STAMP: \$219.00  
 INSTRUMENT # 2011010731

**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

Excise Tax: \$219.00 Recording Time, Book and Page:  
 Tax Map No. Parcel Identifier No: 107669

Mail after recording to: Grantee *Mailing address*  
 This instrument was prepared by: C. Thomas Biggs, Attorney

THIS DEED made this 29th day of March, 2011 by and between

**GRANTOR**

Betty Jean Pendergraft King, Executrix of Estate of Timothy Oswen King

Mailing Address: P.O. Box 1551 Durham NC 27704

**GRANTEE**

Lanier Residential, LLC, A N.C. Limited Liability Company  
 Property Address: 1909 James Street, Durham, NC 27707

Mailing Address: P.O. Box 4435 Chapel Hill NC 27515

*Sachin S. Anchan  
 304 Isabel St.  
 G'boro*

*MURAO Mackwan  
 2369 Jullamore  
 Circle  
 Sardellville, GA*

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:

BEING all of that tract or parcel of land described on Exhibit A attached hereto.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 348, Page 562, Durham County Registry.

A map showing the above described property is recorded in Plat Book 9, Page 83, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? *No*

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:

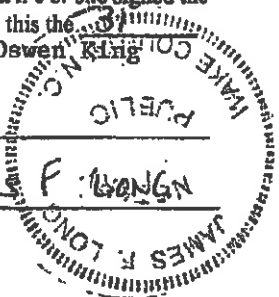
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Estate of Timothy Oswen King \_\_\_\_\_ (SEAL)  
 By: Betty Jean Pendergraft King \_\_\_\_\_ (SEAL)  
       Betty Jean Pendergraft King  
       Title: Executrix \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_ (SEAL)

NORTH CAROLINA DURHAM COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Betty Jean Pendergraft King \*. Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of MARCH, 2011 \*Executrix of Estate of Timothy Oswen King

My Commission Expires: 2-18-2013


  
James F. Long  
 Notary Public  
 Print Notary Name: JAMES F. LONG

NORTH CAROLINA \_\_\_\_\_ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_, \_\_\_\_\_ . Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ .

My Commission Expires: \_\_\_\_\_

Notary Public  
Print Notary Name: \_\_\_\_\_

**EXHIBIT A**

**BEGINNING** at a stake on the east side of James Street at a point 165.3 feet in a northerly direction from the north side of Hilton Avenue, said point being 14 feet south of the southwest corner of Lot 6a in Block K and running thence North  $76^{\circ} 56'$  East 149.2 feet to a stake in the east line of Lot 6b; thence North  $1^{\circ} 30'$  West 50 feet to a stake in the east line of Lot 5a; thence South  $84^{\circ} 01'$  West 165.9 feet to a stake on the east side of James Street; thence along the east side of James Street, South  $17^{\circ} 26'$  East approximately 56.8 feet to a stake, the **BEGINNING** point and being part of Lot 5b, part of Lot 6a and b and a small part of Lot 7a in Block K, as shown on map of the F.A. Ward Estate as shown on plat recorded in Plat Book 9 at Page 83, to which map reference is hereby made for a more particular description of said property.