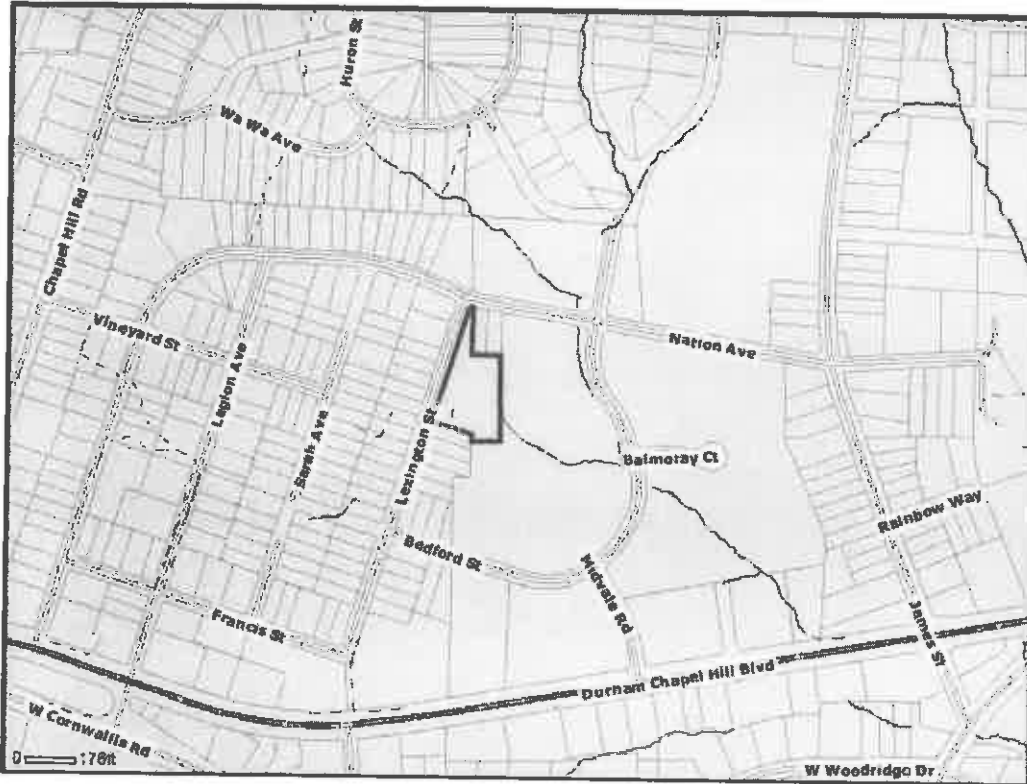


# GoMAPS - Durham County NC Public Access



**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**

<b>Property Owner</b> BLAND JAMES L	<b>Owner's Mailing Address</b> 3805 PICKRAN CR DURHAM, NC 27705	<b>Property Location Address</b> 2607 LEXINGTON ST
<b>Administrative Data</b> Parcel Ref No. <b>104698</b> PIN <b>0821-17-00-5645</b>  Account No. <b>0576282</b>  Tax District <b>CNTY-DRHM/CITY-DRHM</b>  Land Use Code <b>411</b> Land Use Desc <b>COM/ APARTMENT- GARDEN</b>  Subdiv Code <b>0693</b> Subdiv Desc <b>TUSCALOOSA FRST</b> Neighborhood <b>078AE</b>	<b>Administrative Data</b> Legal Desc <b>TUSCALOOSA FRST/BLK:N/LT# 01-03 INCL</b>  Deed Bk/Pg <b>001429 / 000027</b> Plat Bk/Pg <b>000061 / 000017</b>  <b>Sales Information</b> Only Sales Data After January 1, 2006 Is Displayed  Grantor  Sold Date <b>0--0</b> Sold Amount \$ <b>0</b>	<b>Valuation Information</b>  Assessed Value <b>603,602</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 **1985**  
Built Use/Style **MLTFMLY-RES GRDN  
APT/CNDO  
COMMERCIAL**  
Current Use  
\* Percent Complete **100**  
Heated Area (S/F) **6,000**  
\*\* 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 **002**

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

**Land Supplemental**  
Map Acres **1.456**  
Tax District Note  
Present-Use Info



**Improvement Valuation (1st Major Improvement on Subject Parcel)**  
Improvement Assessed Value \$  
**443,602**

**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>160,000</b>	<b>160,000</b>	<b>160,000</b>

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

**Parcel Report:**



**Quick Information with 2010 Orthophoto**

**PIN Number:** 0821-17-00-5645  
**Acreage:** 1.45600000  
**Deed Book:** 001429  
**Plat Book:** 000061  
**Subdivision:** TUSCALOOSA FRST  
**Owner Name:** BLAND JAMES L

**Parcel ID:** 104698  
**Land Use:** COM/ APARTMENT-GARDEN  
**Deed Page:** 000027  
**Plat Page:** 000017  
**Site Address:** 2607 LEXINGTON ST  
**Owner Address:** 3805 PICKRAN CR  
 DURHAM , NC, 27705

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2013 JUL 16 11:37:10 AM  
BK: 7317 PG: 70-72  
DEED  
FEE: \$26.00  
EXCISE TAX: \$900.00  
INSTRUMENT # 2013027230  
APRILJ



2013027230

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 900.00  
Tax Parcel ID No. 104698 \_\_\_\_\_ Verified by \_\_\_\_\_  
County \_\_\_\_\_  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to Grantee: 2607 Lexington Street, Durham, NC 27707

This instrument was prepared by: Darin P. Meece, Attorney

Brief description for the index: TUSCALOOSA FRST BLK: N LT #01-03 INCL

THIS DEED, made this the 21 day of June, 2013, by and between

**GRANTOR:** JAMES L. BLAND, a single person  
whose mailing address is 3805 Pickran Court, Durham, NC 27705

**GRANTEE:** LEXINGTON PROPERTIES, LLC  
whose mailing address is 2607 Lexington Street, Durham, NC 27707

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Durham, Township of City-Inside County of Durham, State of North Carolina, more particularly described as follows:

See Attached Exhibit "A"

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1336, Page 862, and being reflected on plat(s) recorded in Map/Plat Book 61, page/slide 17.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

*John Cise  
310  
Alkona Ave  
Durham*

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: \_\_\_\_\_ (Entity Name)  
Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: JAMES L. BLAND (SEAL)

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

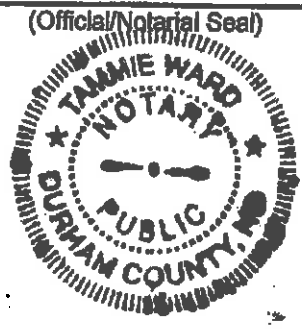
State of NC  
County of Durham

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:  
JAMES L. BLAND.

Date: 6-21-13

Tammie Ward  
Tammie Ward Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
1-31-15



State of \_\_\_\_\_  
County of \_\_\_\_\_

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:

\_\_\_\_\_  
[insert name(s) of principal(s)].

Date: \_\_\_\_\_

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

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

(Official/Notarial Seal)

## Exhibit "A"

BEGINNING at a stake on the eastern side of Lexington Street (formerly called Horton Drive and before that an unnamed Drive), said stake being also located at the northeastern corner of Lot 4 in Block N as shown on a plat of the TUSCALOOSA FOREST recorded in Plat Book 9 at page 16; Durham county Registry; thence from said BEGINNING stake along and with the eastern side of Lexington Street North  $24^{\circ} 04' 30''$  East 415.46 feet to a stake; thence in a northeasterly direction along an arc having a radius of 10 feet a distance of 16.61 feet to a stake; thence South  $60^{\circ} 46' 56''$  East 15.46 feet to a stake in the line of Sakti Prasad Mukherjee (formerly Bertha G. Cherry); thence with the Mukherjee line South  $06^{\circ} 18'$  West 110.60 feet to a stake, Mukherjee's southwest corner; thence with Mukherjee's southern line and the southern line of Ernest V. Ray, Jr. and wife Patsy G. Ray (formerly Mary E. W. McFayden) South  $83^{\circ} 42'$  East 100.00 feet to a stake, Ray's southeast corner in the line of Ward Realty Company, Inc.; thence with the Ward Realty Company line the following three (3) calls: South  $06^{\circ} 18'; 09''$  West 307.60 feet to a stake, thence North  $84^{\circ} 38'$  West 100.00 feet to a stake and thence South  $06^{\circ} 18'$  West 25.50 feet to a stake, the northeastern corner of Lot 4 in Block N of TUSCALOOSA FOREST as referred to above; thence with the northern line of said Lot 4 North  $65^{\circ} 54' 45''$  West 162.25 feet to a stake, the point and place of BEGINNING, containing 70,820 square feet, more or less, and being all of that property shown on a survey dated May 22, 1985, drawn by Credle Engineering Company, Inc., and entitled PROPERTY OF FRANK WARD REALTY & INSURANCE CO. Inc. being duly filed for record in Plat Book 108 at page 123 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 plat is a correct boundary survey of Lots 1, 2, and 3(excluding Lot 4) in Block N of TUSCALOOSA FOREST as shown on the plat described above and the BERTHA G. CHERRY PROPERTY as shown in Plat Book 61 at page 17, Durham County Registry.



NORTH CAROLINA - DURHAM COUNTY

1.1. Where Copley, do hereby certify that this plan was made from the actual survey made by me (John W. Copley) on the 11th day of June, 1969.

Page: 1

That the area of change as indicated by the plan and agreement is 11,000 sq. ft. that the boundaries are as shown on the plan.

That this plan was prepared in accordance with the provisions of the Durham County Ordinance No. 1969-10, which provides for the recording of such plans.

That the correct name of the City of Durham as shown on the plan is as shown on the plan.

Whereas the land and lot are shown on the plan as follows:

1. Lot 1, Block 1, Subdivision of Durham County, N.C.

2. Lot 2, Block 1, Subdivision of Durham County, N.C.

3. Lot 3, Block 1, Subdivision of Durham County, N.C.

4. Lot 4, Block 1, Subdivision of Durham County, N.C.

5. Lot 5, Block 1, Subdivision of Durham County, N.C.

6. Lot 6, Block 1, Subdivision of Durham County, N.C.

7. Lot 7, Block 1, Subdivision of Durham County, N.C.

8. Lot 8, Block 1, Subdivision of Durham County, N.C.

9. Lot 9, Block 1, Subdivision of Durham County, N.C.

10. Lot 10, Block 1, Subdivision of Durham County, N.C.

11. Lot 11, Block 1, Subdivision of Durham County, N.C.

12. Lot 12, Block 1, Subdivision of Durham County, N.C.

13. Lot 13, Block 1, Subdivision of Durham County, N.C.

14. Lot 14, Block 1, Subdivision of Durham County, N.C.

15. Lot 15, Block 1, Subdivision of Durham County, N.C.

16. Lot 16, Block 1, Subdivision of Durham County, N.C.

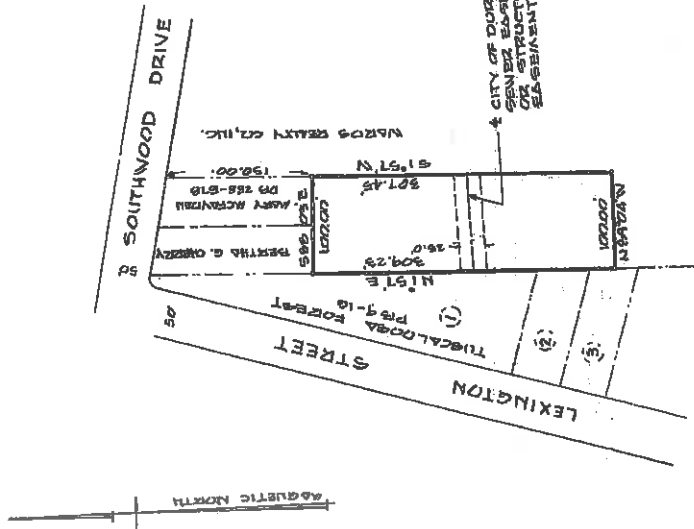
17. Lot 17, Block 1, Subdivision of Durham County, N.C.

18. Lot 18, Block 1, Subdivision of Durham County, N.C.

19. Lot 19, Block 1, Subdivision of Durham County, N.C.

20. Lot 20, Block 1, Subdivision of Durham County, N.C.

FILED 1969 JUL 11 3 50 PM '69  
RECORDED IN BOOK 100 PAGE 5877  
DURHAM COUNTY, N.C.



NORTH CAROLINA - DURHAM COUNTY

The foregoing certificate

of John W. Copley, Surveyor

of Durham County, is certified to be correct in law

and valid in all respects as required.

This 11th day of July, 1969

W. B. C. Williams, Register of Deeds

NORTH CAROLINA - DURHAM COUNTY

The foregoing certificate

of John W. Copley, Surveyor

of Durham County, is certified to be correct in law

and valid in all respects as required.

This 11th day of July, 1969

W. B. C. Williams, Register of Deeds

PROPERTY OF J. MATTS COPLEY, LAND SURVEYOR DURHAM, NORTH CAROLINA. BERTHA G. CHERRY DURHAM TOWNSHIP DURHAM COUNTY, N.C. SCALE: 1" = 100' JUNE 25, 1969. JOB NO. 5877