




**TAX ADMINISTRATION
PROPERTY REPORT**

Property Owner TWENTY EIGHT TWENTY LLC		Owner's Mailing Address 3305 COLE MILL RD DURHAM, NC 27712		Property Location Address 2820 ROCHELLE ST	
Administrative Data Parcel Ref No. 131643 PIN 0841-10-45-7232 Account No. 8328685 Tax District CNTY-DRHM/CITY-DRHM Land Use Code 411 Land Use Desc COM/ APARTMENT- GARDEN Subdiv Code 1395 Subdiv Desc ATKA COURT Neighborhood 014AB		Administrative Data Legal Desc ATKA COURT/LT#09 Deed Bk/Pg 005358 / 000440 Plat Bk/Pg 000111 / 000041 Sales Information Only Sales Data After January 1, 2006 Is Displayed Grantor Sold Date 0--0 Sold Amount \$ 0		Valuation Information Assessed Value 149,951 (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 1986 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 0.311 Tax District Note Present-Use Info					
Improvement Valuation (1st Major Improvement on Subject Parcel) Improvement Assessed Value \$ 117,951					
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 \$	
32,000		32,000		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:** 0841-10-45-7232**Acreage:** 0.31100000**Deed Book:** 007251**Plat Book:** 000111**Subdivision:** ATKA COURT**Owner Name:** MACHUCA MIRIAM M**Parcel ID:** 131643**Land Use:** COM/ APARTMENT-GARDEN**Deed Page:** 000183**Plat Page:** 000041**Site Address:** 2820 ROCHELLE ST**Owner Address:** 129 MONTCLAIR CIR

DURHAM , NC, 27713



FOR REGISTRATION REGISTER OF DEEDS
 Willie L. Covington
 DURHAM COUNTY, NC
 2013 APR 29 12 00 42 PM
 BK 7251 PG 183-185 FEE \$26 00
 NC REV STAMP \$160 00
 INSTRUMENT # 2013015522

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax \$ 160⁰⁰	Recording Time, Book and Page
Parcel Ref No 131643	Parcel Identifier No 0841-10-45-7232

Mail after recording to Grantee 129 Montclair Circle, Durham, NC 27713
 This instrument was prepared by William W Browning, Atty (13-060)

THIS DEED made this 25th day of April, 2013, by and between

GRANTOR

TWENTY EIGHT TWENTY, LLC
 Address 3305 Cole Mill Road, Durham, NC 27712

GRANTEE

MIRIAM M MACHUCA and husband, JOSE R. MACHUCA
 Address. 129 Montclair Circle, Durham, NC 27713

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 western side of Rochelle Street, containing 13,550 square feet, more or less, and being all of Lot 9 of ATKA COURT, as per plat and survey thereof now on file in Plat Book 111 at Page 41 in the Office of the Register of Deeds of Durham County

This property has street address 2820 Rochelle Street
 All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book

A map showing the above described property is recorded in Plat Book 111, Page 41, 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

TWENTY EIGHT TWENTY, LLC

By [Signature]
Andrew Kris Whitenack, member/manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

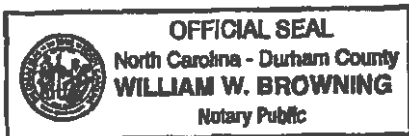
I, William W. Browning, a Notary Public, hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated Andrew Kris Whitenack, Member Manager of Twenty Eighty Twenty, LLC a North Carolina Limited Liability Company, Grantor

This the 29th day of April, 2013

My Commission Expires 01-21-17

[Signature]
Notary Public

Print Notary Name William W. Browning



CURVE DATA						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD. BRG.
C-1	87°10'37"	254.00'	280.68'	411.79'	371.59'	S83°40'08"W
C-2	0°54'00"	655.00'	55.39'	170.57'	170.38'	S16°40'00"W
C-3	88°47'10"	20.00'	20.00'	31.93'	28.02'	S67°55'35"W
C-4	70°20'00"	20.00'	20.00'	28.02'	28.02'	S67°55'35"W
C-5	78°28'56"	20.00'	18.91'	25.62'	23.91'	S68°50'00"W
C-6	23°23'54"	50.00'	67.08'	22.13'	20.76'	N49°23'08"W
C-7	70°00'00"	20.00'	20.00'	31.92'	28.02'	S67°55'35"W

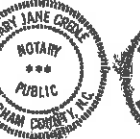
CERTIFICATE OF GIVER
 The undersigned owner of the property being with-
 out the attached plat and subdivision hereby certifies
 that he understands the terms of giving and plat-
 ting to be done and that all public streets, alleys,
 easements, and other open spaces so designated upon
 the plat are hereby dedicated for the use and that
 all public and private easements shown upon said plat
 are hereby granted for the use intended.

BOOK L-1183 PAGE 41
 MAY 20 10 03 AM '88
RUTH G. GARRETT
 REGISTERED PLATTEE

NORTH CAROLINA - DURHAM COUNTY
 I, John R. Dabbs, Mayor
 of Durham County, N. C., hereby certify that the dur-
 recorder of the foregoing certificate was duly re-
 corded this day of April, 1988
 At my office in Durham, N. C.
 My commission expires 6-29-96

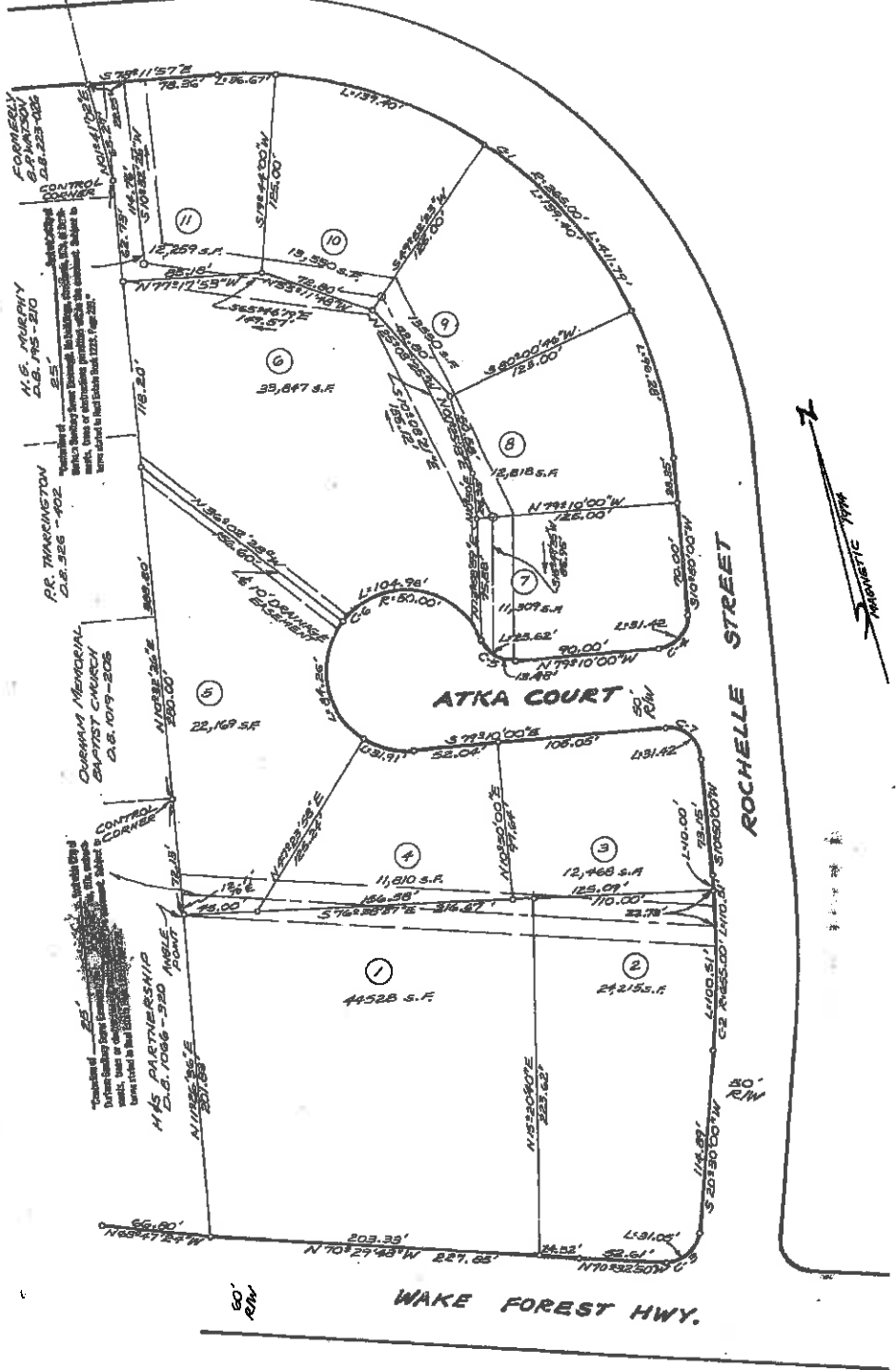
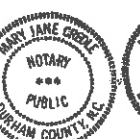


SURVEYOR'S CERTIFICATE
 I, Edward C. Cradle, do hereby
 certify that the attached plat and subdivision
 made by me on the order and in the direction of
Roberts Construction Co., the
 owner of the lands indicated that the subdivisions
 as shown by the attached plat is located entirely
 within the boundaries of Durham County, N. C., and
 above named owner by recorded the 2 day of
April, 1988, from Edward C. Cradle, Surveyor
 in Book 1183, page 41, Durham Register
 and I further certify that I had surveyed and plat
 was secured to all records.



NORTH CAROLINA - DURHAM COUNTY
 I, Edward C. Cradle, Surveyor, do hereby
 certify that the attached plat and subdivision
 made by me on the order and in the direction of
Roberts Construction Co., the
 owner of the lands indicated that the subdivisions
 as shown by the attached plat is located entirely
 within the boundaries of Durham County, N. C., and
 above named owner by recorded the 2 day of
April, 1988, from Edward C. Cradle, Surveyor
 in Book 1183, page 41, Durham Register
 and I further certify that I had surveyed and plat
 was secured to all records.

NORTH CAROLINA - DURHAM COUNTY
 I, Mary Jane Cradle, Notary Public
 do hereby certify that the attached plat and sub-
 division, prepared by Edward C. Cradle,
 Surveyor, personally appeared before me this day and
 acknowledged the subdivision of the foregoing plat.
 Witness my hand and notarial seal, this 23 day
 of April, 1988
 My commission expires 10-12-88
Mary Jane Cradle
 Notary Public



final plat
 approved by the subdivision committee
 of the city of Durham, N.C., by resolution
 adopted by it dated: 5-18-88
John D. Parker
 chairman subdivision review board
 approval void if not recorded within 90
 days or by: 7-2-88

The undersigned, Mary Jane Cradle,
 a Notary Public, do hereby certify that the
 foregoing plat and subdivision was
 recorded in Book 1183, page 41,
 Durham Register, and I further certify
 that I had surveyed and plat was
 secured to all records.

FINAL PLAT
"ATKA COURT"
 PROPERTY OF
ROBERTS CONSTRUCTION CO.
 CITY-OUT TS. DURHAM CO., N.C.
 1"-50' 4-16-86
CRADLE ENGINEERING COMPANY, INC.
 DURHAM, N.C.
 1"=50'
 0 50 100 150 200
 6-IRON STAKE