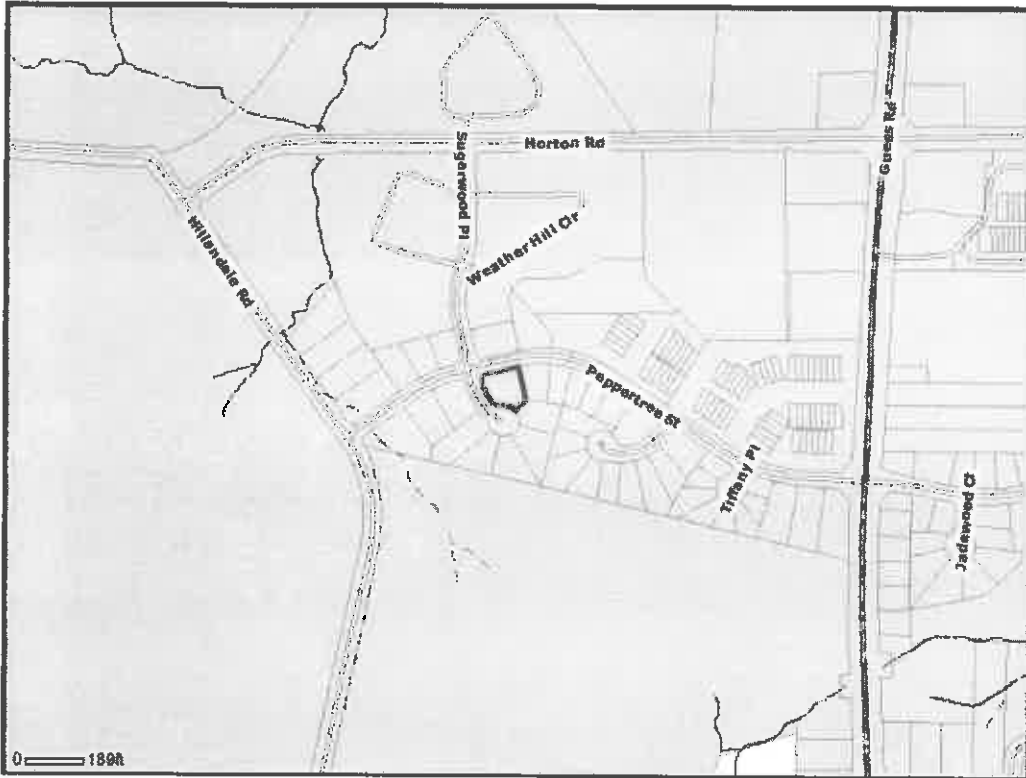


# GoMAPS - Durham County NC Public Access



**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> RICE JOYCE	<b>Owner's Mailing Address</b> 1307 GLENDALE AVE DURHAM, NC 27701	<b>Property Location Address</b> 2906 SUGARWOOD PL						
<b>Administrative Data</b> Parcel Ref No. <b>173339</b> PIN <b>0813-08-99-7002</b>  Account No. <b>8578459</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>0168</b> Subdiv Desc <b>SUNTREE PH 3</b> Neighborhood <b>060AG</b>	<b>Administrative Data</b> Legal Desc <b>SUNTREE/PH03/LT#22</b>  Deed Bk/Pg <b>007146 / 000435</b> Plat Bk/Pg <b>000105 / 000012</b>  <b>Sales Information</b> Only Sales Data After January 1, 2006 Is Displayed Grantor <b>US BANK NA TRUSTEE</b>  Sold Date <b>2012-12-18</b> Sold Amount \$ <b>115,000</b>	<b>Valuation Information</b>  Assessed Value <b>158,595</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.						
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel) Year Built <b>1985</b> Built Use/Style <b>MLTFMLY-RES GRDN APT/CNDO</b> Current Use <b>COMMERCIAL</b> * Percent Complete <b>100</b> Heated Area (S/F) <b>2,304</b> ** Bathroom(s) <b>0 Full Bath(s) 0 Half Bath(s)</b> ** Bedroom(s) <b>0</b> Fireplace (Y/N) <b>N</b> Basement (Y/N) <b>N</b> Attached Garage (Y/N) <b>N</b> Multiple Improvements <b>001</b>  * Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only								
<b>Land Supplemental</b> Map Acres <b>0.312</b> Tax District Note Present-Use Info								
<b>Improvement Valuation (1st Major Improvement on Subject Parcel)</b> Improvement Assessed Value \$  <p style="text-align: center;"><b>126,595</b></p>								
<b>Land Value Detail (Effective Date January 1, 2008, date of County's most recent General Reappraisal)</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Land Market Value (LMV) \$</td> <td style="text-align: center;">Land Present-Use Value (PUV) \$ **</td> <td style="text-align: center;">Land Total Assessed Value \$</td> </tr> <tr> <td style="text-align: center;"><b>32,000</b></td> <td style="text-align: center;"><b>32,000</b></td> <td style="text-align: center;"><b>32,000</b></td> </tr> </table>			Land Market Value (LMV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$	<b>32,000</b>	<b>32,000</b>	<b>32,000</b>
Land Market Value (LMV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$						
<b>32,000</b>	<b>32,000</b>	<b>32,000</b>						
** Note: If PUV equal LMV then parcel has not qualified for present use program								

**Parcel Report:****Quick Information with 2010 Orthophoto****PIN Number:** 0813-08-99-7002**Acreage:** 0.31200000**Deed Book:** 007205**Plat Book:** 000105**Subdivision:** SUNTREE PH 3**Owner Name:** RICE JOYCE**Parcel ID:** 173339**Land Use:** COM/ APARTMENT-GARDEN**Deed Page:** 000475**Plat Page:** 000012**Site Address:** 2906 SUGARWOOD PL**Owner Address:** C/O JOYCE RICE

1307 GLENDALE AVE

DURHAM , NC, 27701



FOR REGISTRATION REGISTER OF DEEDS  
 Willie L. Covington  
 DURHAM COUNTY, NC  
 2012 DEC 18 04 41 48 PM  
 BK 7146 PG 435-442 FEE \$26 00  
 NC REV STAMP \$230 00  
 INSTRUMENT # 2012045034

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax 230<sup>00</sup>  
 Parcel Identifier No 173339

Mail/Box to Grantee, 1307 Glenhurst Ave., Durham, N.C. 27701

Instrument prepared by Brady & Kosofsky, PA, 3065B Senna Drive, Matthews, NC 28105  
 This instrument was prepared by Jaime A Kosofsky, a duly licensed North Carolina Attorney  
 Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the  
 settlement statement File 1212475

Brief Description for the Index

THIS DEED made this 13 day of November, 2012 by and between

GRANTOR	GRANTEE
<p><i>U S Bank National Association, as successor to Wachovia Bank, National Association, as Trustee for the Certificateholders for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-A8</i></p> <p><i>7105 Corporate Drive, Plano, 75024</i></p>	<p><i>Joyce Rice</i></p> <p><i>Property Address</i>  <i>2906 Sugarwood Place</i>  <i>Durham, NC 27705-1557</i></p> <p><i>Mailing Address</i></p>

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 F.L. 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

*BEING all of Lot 22 of SUNTREE, PHASE 3, as per plat and survey thereof now on file in the Office of the Register of Deeds of Durham County in Plat Book 105 at Page 12, to which plat reference is hereby made for a more particular description of same*

*The Grantee (s), or purchaser (s), of the Property may not re-sell, record an additional conveyance document, or otherwise transfer title to the Property within 60 days following the Grantor's execution of this Deed*

Said property is commonly known as 2906 Sugarwood Place, Durham, NC 27705-1557

The property hereinabove described was acquired by Grantor by instrument recorded Book 6999 Page 816

A map showing the above described property is recorded in Plat Book 105 Page 12.

All or a portion of the property herein conveyed does not include 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 FLE SIMPLE

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received and Grantor will warrant and defend title against the lawful claims of all persons claiming by under or through Grantor, other than the following exceptions

ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE

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

Title Insurance Company

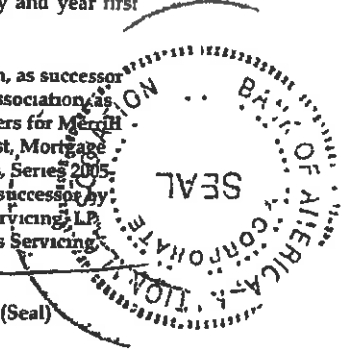
U S Bank National Association, as successor to Wachovia Bank, National Association, as Trustee for the Certificateholders for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-AB, by Bank of America, N A, successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing LP, its attorney in fact

\*\*  
\*

(Seal)

By Mana Lugo, AVP  
Its \_\_\_\_\_

*Succession by merger down attached as per A*



STATE OF Texas COUNTY OF Collin

I, Christa McClure do hereby certify that Mana Lugo personally came before me this day and acknowledged that he/she is Asst Vice President (Title) of Bank of America, N A, successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP, a Corporation and being authorized to do so, executed the foregoing on behalf of the Corporation, as attorney-in-fact for U S Bank National Association, as successor to Wachovia Bank, National Association, as Trustee for the Certificateholders for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-AB and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of Bank of America, N A, successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP as attorney-in-fact for U S Bank National Association, as successor to Wachovia Bank, National Association, as Trustee for the Certificateholders for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2005-AB, and that the authority of Bank of America, N A, successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Mecklenburg County, North Carolina, on the 3rd day of May, 2012, in Book 27321 at Page 479 and that this instrument was executed under and by virtue of the authority given by said instrument granting it power of attorney, that the said Bank of America, N A, successor by merger to BAC Home Loans Servicing, LP, FKA Countrywide Home Loans Servicing, LP by and through its officers above-stated, acknowledged the due execution of the foregoing and annexed instrument

WITNESS my hand and official seal this the 13 day of November 20 12

Date 11/13/12

Christa McClure  
Notary Public

My Commission Expires 8/29/16



*POA recorded @ 27321/479, Mecklenburg to ROD*

Corporations Section  
P.O. Box 13697  
Austin, Texas 78711-3697



Hope Andrade  
Secretary of State

*(Erkint A)*

## Office of the Secretary of State

### CERTIFICATE OF MERGER

The undersigned, as Secretary of State of Texas, hereby certifies that a filing instrument merging

BAC Home Loans Servicing, LP  
Domestic Limited Partnership (LP)  
[File Number: 13186910]

Into

Bank of America, National Association  
Other Entity/Organization  
USA  
[Entity not of Record, Filing Number Not Available]

has been received in this office and has been found to conform to law

Accordingly, the undersigned, as Secretary of State, and by the virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing the acceptance and filing of the merger on the date shown below.

Dated: 06/28/2011

Effective: 07/01/2011



A handwritten signature in cursive script, appearing to read "Hope Andrade".

Hope Andrade  
Secretary of State

Phone: (512) 463-5555  
Prepared by: Jean Marchione

Come visit us on the internet at <http://www.sos.state.tx.us/>  
Fax: (512) 463-5709  
TDD: 10343

Dial 7-1-1 for Relay Services  
Document 374034630002

Form 622  
 (Revised 12/09)  
 Return in duplicate to:  
 Secretary of State  
 P.O. Box 13697  
 Austin, TX 78711-3697  
 512-463-5555  
 FAX: 512-463-5799  
 Filing Instructions



Certificate of Merger  
 Combination Merger  
 Business Organizations Code

This space reserved for office use.  
**FILED**  
 In the Office of the  
 Secretary of State of Texas  
**JUN 28 2011**  
 Corporations Section

Parties to the Merger

Pursuant to chapter 10 of the Texas Business Organizations Code, and the title applicable to each domestic filing party identified below, the undersigned parties submit this certificate of merger.

The name, organizational form, state of incorporation or organization, and file number, if any, issued by the secretary of state for each organization that is a party to the merger are as follows:

Party 1

BAC Home Loans Servicing LP

The organization is a limited partnership It is organized under the laws of Texas

The file number, if any, is 1973096

Its principal place of business is 3400 Legacy Drive TX

- The organization will survive the merger.
- The organization will not survive the merger.
- The plan of merger amends the name of the organization. The new name is set forth below.

Party 2

Bank of America National Association

The organization is a national banking association It is organized under the laws of United States

The file number, if any, is 0000000000

Its principal place of business is 100 South Tryon Street NC

- The organization will survive the merger.
- The organization will not survive the merger.
- The plan of merger amends the name of the organization. The new name is set forth below.

Party 3

The organization is a

It is organized under the laws of

State \_\_\_\_\_ The filer number, if any, is \_\_\_\_\_  
City \_\_\_\_\_  
Its principal place of business is \_\_\_\_\_  
Name Secretary of State file number \_\_\_\_\_

- The organization will survive the merger.  The organization will not survive the merger.  
 The plan of merger amends the name of the organization. The new name is set forth below.

*Name of filer*  
**Plan of Merger**

- The plan of merger is attached.  
*If the plan of merger is not attached, the following statements must be completed.*

**Affirmative Statements**

In lieu of providing the plan of merger, each domestic filing entity certifies that:

1. A signed plan of merger is on file at the principal place of business of each surviving, acquiring, or new domestic entity or non-code organization that is named in this form as a party to the merger or an organization created by the merger.
2. On written request, a copy of the plan of merger will be furnished without cost by each surviving, acquiring, or new domestic entity or non-code organization to any owner or member of any domestic entity that is a party to or created by the plan of merger and, if the certificate of merger identifies multiple surviving domestic entities or non-code organizations, to any creditor or obligee of the parties to the merger at the time of the merger if a liability or obligation is then outstanding.

*Changes to the certificate of formation of a surviving filing entity*

- 3A. No amendments to the certificate of formation of any surviving filing entity that is a party to the merger are effected by the merger.  
3B.  The plan of merger effected changes or amendments to the certificate of formation of:

*Name of filing entity whose certificate of formation is amended*  
The changes or amendments to the filing entity's certificate of formation, other than the name change noted previously, are stated below.

*Name of filing entity*

4. Organizations Created by Merger  
The name, jurisdiction of organization, principal place of business address, and entity description of each entity or other organization to be created pursuant to the plan of merger are set forth below. The jurisdiction of formation of each new domestic filing entity to be created is being filed with this certificate of merger.



**Execution**

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument. The undersigned certifies that the statements contained herein are true and correct and that the person signing is authorized under the provisions of the Business Organizations Code, or other law applicable to and governing the merging entity, to execute the filing instrument.

Date: 06/08/2011

BAC Home Loans Servicing, LP

Merging Entity Name:

[Signature]

Signature of authorized person (see instructions)

Tim Hoyal, President and CEO, BAC GP, LLC, General Partner

Printed or typed name of authorized person

Bank of America, National Association

Merging Entity Name:

[Signature]

Signature of authorized person (see instructions)

Melvin Gertch, Associate General Counsel, Assistant Secretary

Printed or typed name of authorized person

Merging Entity Name:

Signature of authorized person (see instructions)

Printed or typed name of authorized person

06/08/2011

06/08/2011 10:00 AM

1

