

Durham County, NC
Assessor of Property

Property Record Card

Owner Name

GHANEM ROBERT T
GHANEM FEDA D

Owner Address

17 LYTHAM LN
DURHAM, NC
27707

Location Address

3230 SHANNON RD

*RS-m 3M
NO R-FLU*

GENERAL PROPERTY INFORMATION

Parcel Ref No: 137077
PIN: 0810-10-25-8861
Account No: 256604
Tax District: CNTY-DRHM/CITY-DRHM
Land Use Code: 111
Land Use Desc: RES/ 1-FAMILY
Subdiv Code: 0000
Subdiv Desc: N/A - NO SUBDIVISION
Neighborhood: 094BE

Legal Description: PROP-KNOWLES
CHARLES W NK A PROP-GHANEM
ROBERT T
Deed Book & Page: 6192 / 430
Plat Book & Page: 000000 / 000000
Last Sale Date: Apr-16-2009
Last Sale Price: \$220,000
Property Tax Appraisal: \$393,754 *



137077 11/24/2014

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

Year Built: 1959
Built Use / Style: RANCH
Current Use: RESIDENTIAL
*Percent Complete: 100%
Heated Area (S/F): 1,910
** Bathroom(s): 1 Full Bath(s) 0 Half Bath(s)
** Bedroom(s): 3
Fireplace (Y/N): Y
Basement (Y/N): N
Attached Garage (Y/N): N
Multiple Improvements: 1

Land Market Value: \$382,400
Land Present Use Value: \$382,400
Land Total Assessed Value: \$382,400
Building Value: \$11,354
Map Acres: 0.956

Appraised Improvement Values
\$11,354 Appraised Value as of January 1, 2016

* Note - As of January 1

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

Data Disclaimer: All data shown here is from other primary data sources and is public information. Users of the data are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this website. While efforts have been made to use the most current and accurate data, Durham County, NC and data providers assume no legal responsibility for the use of the data contained herein.

Please direct any questions or comments about the data displayed here to tax_assessor@dconc.gov (mailto:tax_assessor@dconc.gov)



FOR REGISTRATION REGISTER OF DEEDS
 Willie L. Covington
 DURHAM COUNTY, NC
 2009 APR 16 12:06:34 PM
 BK:6192 PG:430-434 FEE:\$23.00
 NC REV STAMP:\$440.00
 INSTRUMENT # 2009012033

Prepared by: Homa J. Freeman, Jr., Attorney at Law

Excise Tax: \$440.00

Mail after recording to: Grantee at 17 Lytham Ln, Durham, NC 27707

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 16th day of April, 2009, by and between **Charles Wilson Knowles, widower and Donald Reid Knowles as Executor of the Estate of Vera Frances Blalock Knowles and as Trustee under the Will of Vera Frances Blalock Knowles dated February 1, 2008**, Grantor to **Robert T. Ghanem and wife, Fedra D. Ghanem**, Grantee.

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

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantors by instrument recorded in Book _____ at page _____.

A map showing the above described property is recorded in Plat Book 112, page 10.

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, other than the following exceptions:

Any restrictions and easements of public record

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

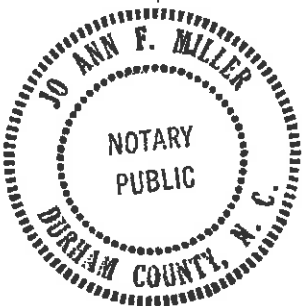
Charles Wilson Knowles by Donald Reid Knowles (SEAL)
Charles Wilson Knowles by Donald Reid Knowles as Attorney-in-Fact *as Attorney in Fact*

Donald Reid Knowles as Executor of the Estate of Vera Frances (SEAL)
Donald Reid Knowles as the Executor of the Estate of Vera Frances Blalock Knowles
Blalock Knowles

Donald Reid Knowles as Trustee under the will of Vera (SEAL)
Donald Reid Knowles as Trustee under the Will of Vera Frances Blalock Knowles dated
February 1, 2008 *Vera Frances Blalock Knowles dated February 1, 2008*

State of North Carolina, County of Durham

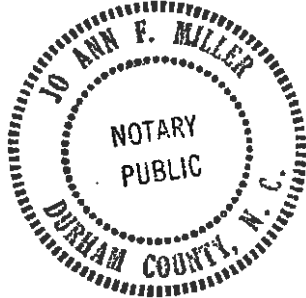
Jo Ann F. Miller a Notary Public of the State and County aforementioned, do hereby certify that Donald Reid Knowles, Attorney-in-Fact for Charles Wilson Knowles, who is known to me or proved to me on the basis of satisfactory evidence, to be the person described, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed and acknowledged on November 13, 2007 and recorded in the Office of the Register of Deeds of Durham County in Book 5795, Page 249, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of Attorney; that the said Donald Reid Knowles, acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said Charles Wilson Knowles. Witness my hand and notarial seal this the 16th day of April, 2009.



Jo Ann F. Miller
Notary Public
Printed Name Jo Ann F. Miller
My Commission Expires 2-2-2011

State of North Carolina, County of Durham

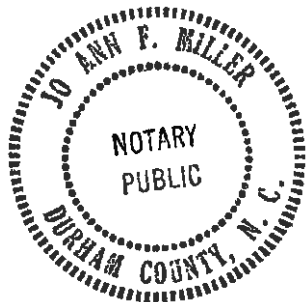
I, JoAnn F. Miller, a Notary Public of the State and County aforementioned, do hereby certify that Donald Reid Knowles, Executor of the Estate of Vera Frances Blalock Knowles, who is known to me or proved to me by satisfactory evidence to be the person described, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and notarial seal this the 16th day of April, 2009.



JoAnn F. Miller
Notary Public
Printed Name JoAnn F. Miller
My Commission Expires 2-2-2011

State of North Carolina, County of Durham

I, JoAnn F. Miller, a Notary Public of the State and County aforementioned, do hereby certify that Donald Reid Knowles, Trustee under the Will of Vera Frances Blalock Knowles dated February 1, 2008, who is known to me or proved to me by satisfactory evidence to be the person described, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and notarial seal this the 16th day of April, 2009.

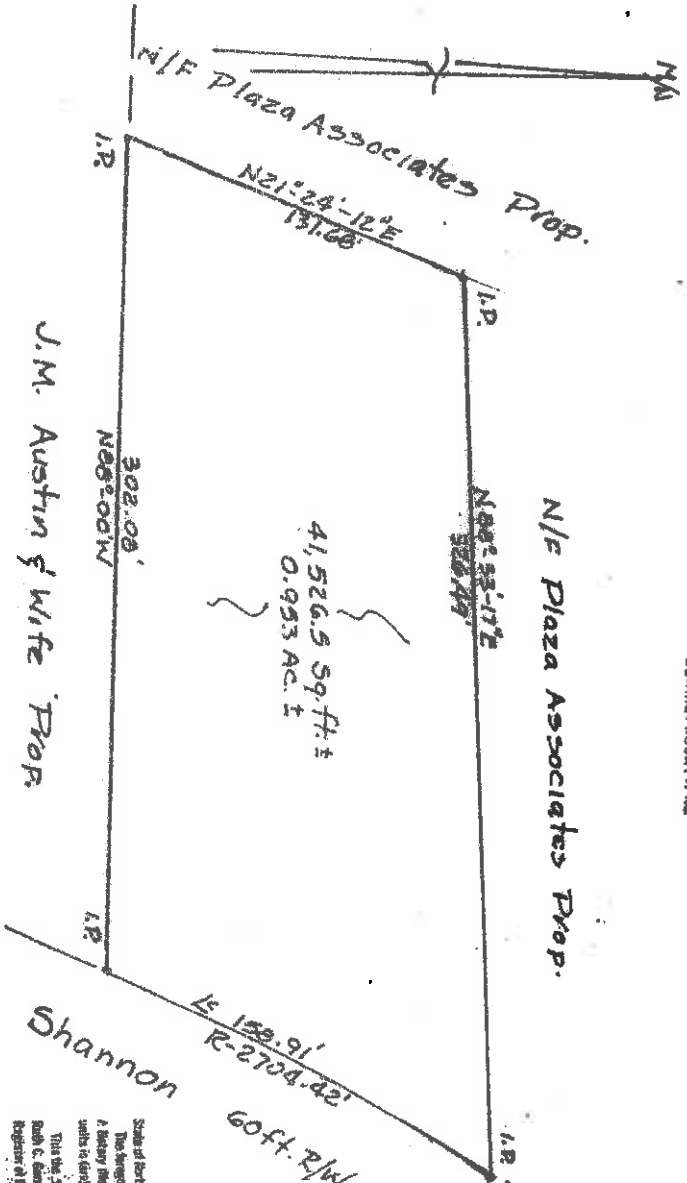


JoAnn F. Miller
Notary Public
Printed Name JoAnn F. Miller
My Commission Expires 2-2-2011

ATTACHMENT

BEGINNING at a stake set in the western right of way of Shannon Road, said stake being the southeast corner of the Property now or formerly owned by Parkway Associates (Deed Book 1154 at page 405) running thence along and with the western right of way of Shannon Road in a southwestern and counterclockwise direction by the arc of a curve having a radius of 2,704.42 feet, a distance of 158.61 feet to a stake; thence North 87 degrees 36 minutes 43 seconds West 302.21 feet to a stake; thence North 21 degrees 44 minutes 43 seconds East 132 feet to a stake; thence North 89 degrees 3 minutes 39 seconds East 326.53 feet to a stake set in the western right of way of Shannon Road, the point and place of Beginning, containing .951 acre as shown on survey for Robert T. Ghanem by S. D. Puckett & Associates, Inc. dated April 2, 2009. Also being the Property of Charles W. Knowles and Frances B. Knowles as shown on plat recorded in Plat Book 112 at page 10 of the Durham County Registry.

FILED
 PAGE 10
 AUG 26 10 50 AM '86
 BETH E. GARRETT
 REGISTER OF DEEDS
 DURHAM COUNTY, NC



J.M. Austin & Wife Prop.

41,526.5 Sq. Ft. ±
 0.953 AC. ±

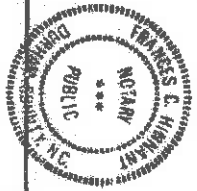
Shannon Road
 60ft. R/W



NORTH CAROLINA
 DURHAM COUNTY
 Frances C. Hinman, Notary Public in and for
 the County and State aforesaid, do hereby certify that
 the foregoing certificate was this day duly and lawfully
 made by Charles P. Hinman, County Clerk, that this
 map was drawn by me from an actual survey made by
 me or my registered surveyor under my direct supervision
 on Aug. 1986 and is in every
 respect correct to the best of my knowledge and belief.
 I also certify that the error of closing as calculated by
 latitude and departure is 1 : 7500

That the boundaries not surveyed are shown as broken
 lines drawn from information found in Book
 Page 101 of this map as presented in closing
 with G.S. 7-20, as amended.
 Witness my hand and seal this 25 day of
August 1986
 Frances C. Hinman
 County Clerk

By commission expires 1986
 My commission expires 1986
 Notary Public
 NORTH CAROLINA - DURHAM COUNTY
 Frances C. Hinman
 County Clerk



~ This is a boundary survey ~

Map Showing
 Property of: Charles W. Knowles & Wife
 Frances B Knowles
 Durham, North Carolina
 Surveyed by: Charles P. Hinman, R.L.S. 726
 2707 Winton Rd.
 40 Durham, N.C. 27707

Note:
 TM. 435-2-2A
 DB. 256 Pg. 101
 RB. 24 Pg. 36

