

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

3232 SHANNON RD

*RS-M 3mi
MDR-FLU*

GENERAL PROPERTY INFORMATION

Parcel Ref No: 137021
PIN: 0810-10-25-8608
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-WATSON
JAMES-ELLA/LT #03
Deed Book & Page: 6667 / 397
Plat Book & Page: 000043 / 000040
Last Sale Date: Feb-14-2011
Last Sale Price: \$204,000
Property Tax Appraisal: \$385,848 *



137021 11/24/2014

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

Year Built: 1962
Built Use / Style: RANCH
Current Use: RESIDENTIAL
***Percent Complete:** 100%
Heated Area (S/F): 1,784
**** Bathroom(s):** 2 Full Bath(s) 0 Half Bath(s)
**** Bedroom(s):** 3
Fireplace (Y/N): Y
Basement (Y/N): Y
Attached Garage (Y/N): N
Multiple Improvements: 1

Land Market Value: \$373,200
Land Present Use Value: \$373,200
Land Total Assessed Value: \$373,200
Building Value: \$12,648
Map Acres: 0.933

Appraised Improvement Values
<p>\$12,648</p> <p>Appraised Value as of January 1, 2016</p>

* 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)



2011004778

FOR REGISTRATION REGISTER OF DEEDS
Willie L. Covington
DURHAM COUNTY, NC
2011 FEB 14 03:50:44 PM
BK:6667 PG:397-402 FEE:\$31.00
NC REV STAMP:\$408.00
INSTRUMENT # 2011004778

Prepared by: Homa J. Freeman, Jr., Attorney at Law
Excise Tax: \$ 408.00
Parcel ID: 137021
Mail after recording to: Grantee *17 Lytham Ln Durham NC 27707*

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 9 day of February, 2011, by and between :

Grantors : Mary Helen Crew and husband,
Norman Leroy Crew
1126 Kimball
Durham, NC 27712
and
Ann Carol Austin Grovenstein and husband,
Larry Wayne Grovenstein
6015 Woodberry Road
Durham, NC 27707
and
Linda Kate Austin Brown and husband,
Cecil Randolph Brown
217 Bonanza Circle
Piedmont, SC 29673
and

Grantee: Robert T. Ghanem and wife,
Fedra D. Ghanem
17 Lytham Lane
Durham, NC 27707

Property Address: 3232 Shannon Road
Durham, NC 27707

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 ATTACHMENT FOR LEGAL DESCRIPTION

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

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of any of the Grantors.

A map showing the above described property is recorded in Plat Book 43, page 40.

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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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 Grantors have duly executed the foregoing as of the day and year first above written.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing .

Mary Helen Crew (SEAL)
Mary Helen Crew

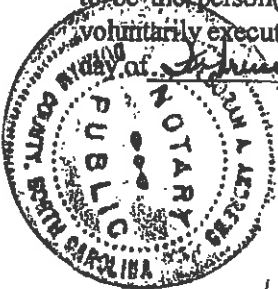
Norman Leroy Crew (SEAL)
Norman Leroy Crew

Ann Carol Austin Grovenstein (SEAL)
Ann Carol Austin Grovenstein

Larry Wayne Grovenstein (SEAL)
Larry Wayne Grovenstein

State of NC, County of DURHAM

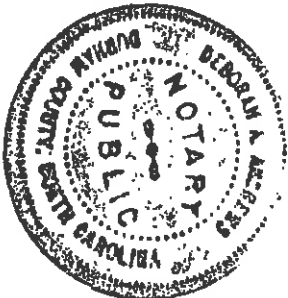
I, a Notary Public of the County and State aforesaid, certify that Mary Helen Crew and Norman Leroy Crew Grantor(s), who are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day and acknowledged the voluntarily execution of the foregoing instrument. Witness my hand and official seal, this 14 day of February, 2011.



Notary Deborah A. Andrews
Printed Name DEBORAH A ANDREWS
My Commission Expires 6-8-12

State of NC, County of DURHAM

I, a Notary Public of the County and State aforesaid, certify that Ann Carol Austin Grovenstein and Larry Wayne Grovenstein Grantor(s), who are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day and acknowledged the voluntarily execution of the foregoing instrument. Witness my hand and official seal, this 14 day of February, 2011.



Notary Deborah A. Andrews
Printed Name DEBORAH A ANDREWS
My Commission Expires 6-8-12

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing.

Linda Kate Austin Brown (SEAL)
Linda Kate Austin Brown

Cecil Randolph Brown (SEAL)
Cecil Randolph Brown

State of South Carolina, County of Greenville

I, a Notary Public of the County and State aforesaid, certify that Linda Kate Austin Brown and Cecil Randolph Brown Grantor(s), who are known to me or proved to me on the basis of satisfactory evidence to be the person(s) described, personally appeared before me this day and acknowledged the voluntarily execution of the foregoing instrument. Witness my hand and official seal, this 9th day of February, 2011.



Notary Nada Joye Fisher
Printed Name NADA JOYE FISHER
My Commission Expires May 28, 2019

EXHIBIT A

Legal Description

BEING all of Lot 3, Property of James A. Watson and wife, Ella Pickett Watson, as shown on plat dated April, 1959 by Credle Engineering Company recorded in Plat Book 43, page 40, Durham County Registry, to which reference is hereby made for a more particular description of same.

