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For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2014 Oct 03 01:34 PM NC Rev Stamp: \$ 500.00  
Book: 7579 Page: 360 Fee: \$ 26.00  
Instrument Number: 2014030498  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$500.00

Parcel Identifier No. 176062 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

This instrument was prepared by: **BAGWELL HOLT SMITH P.A.**

Grantee's address (return to): **P.O. Box 3342, Chapel Hill, NC 27515-3342**

**THIS DEED** is made this 3 day of October, 2014, by and between

GRANTOR	GRANTEE
<b>FULL SERVICE REALTY, INC., a North Carolina corporation</b>	<b>HERITAGE, I, LLC,</b> <i>Henry W. Blauson III</i> a North Carolina limited liability company
	<b>Property address: 3341 Rose of Sharon Road Durham, NC 27705</b>

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 situated in the Durham County, North Carolina and more particularly described as follows:

**BEING all of Lot 3 as per plat and survey entitled "Property of the C.A. Craig Estate, Durham Co N.C." recorded in Plat Book 26 at Page 108 in the Durham County Registry, SAVE AND EXCEPT THEREFROM, that 2.49 acres as per plat and survey entitled "Final Plat, Recombination & Dedication of Tin Barn Outfall, Property of Croasdaile Farm Three, LLC" by Credle Engineering Company, Inc. dated June 29, 2001 and recorded in Plat Book 153 at Page 375 in the Durham County Registry.**

**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.

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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, excepting ad valorem taxes for the current year, restrictive covenants of record affecting the property, utility easements and rights of way of record, of all persons whomsoever.

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

FULL SERVICE REALTY, INC.,  
a North Carolina limited liability company

Address: 518 S. Duke Street  
Durham, NC 27701

By: Marvin Bobbitt  
MARVIN BOBBITT, President

Pursuant to N.C.G.S. §105-317.2, the Seller/Grantor states as follows:

The property conveyed herein \_\_\_ includes X does not include (initial one) the primary residence of one or more of the Grantors. Grantor's address is provided above.

STATE OF NORTH CAROLINA

COUNTY OF Orange

I, Thomas R. Holt, a Notary Public for Orange County, North Carolina, certify that MARVIN BOBBITT personally came before me this day and acknowledged that he is President of FULL SERVICE REALTY, INC., a North Carolina corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 3 day of October, 2014.

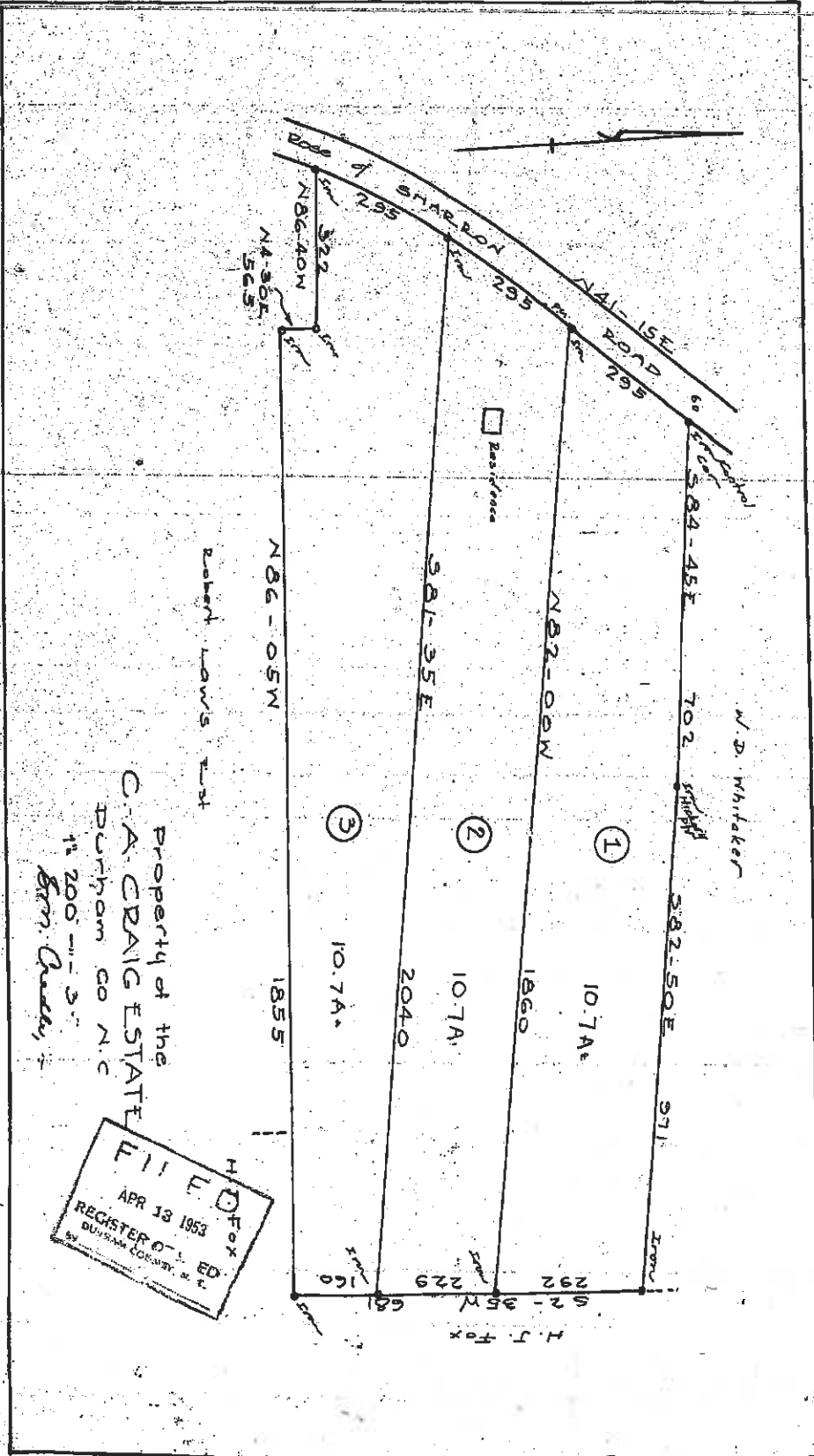
(Official Seal)

THOMAS R. HOLT  
NOTARY PUBLIC  
ORANGE COUNTY, NC

Thomas R. Holt  
Notary Public

My commission expires: 9/10/2015

108



8010 728

FILED  
 APR 13 1953  
 REGISTER OF DEEDS  
 DURHAM COUNTY, N.C.

Property of the  
 C.A. CRAIG ESTATE  
 Durham CO N.C.  
 12 200 - - - 3  
 Ben. Queen

Robert Lewis Est

W.D. Whitaker

H. J. Fox





3341 Rose Of Sharon Road  
Durham, NC 27712

Lot #: 0  
SubArea: 123/A

Special Conditions  
Road Frontage  
Property Leased  
Lease Expires  
Seller Lic. RE Prfssnl.

Subdivision: Not in a Subdivision  
Seller Name: Full Service Realty, Inc

Neighborhood:  
SP: \$250,000  
Est Closing Dt: 10/3/2014

School Information

ElemSch1 Durham - Easley  
MidSch1 Durham - Brogden  
HighSch1 Durham - Riverside  
ElemSch2  
MidSch2  
HighSch2

Directions North on Cole Mill Road, turn right on Rose Of Sharon, property will be on right side of road.

Remarks Your own hide a way? Mostly wooded beautiful land and setting, apprx 8.8+-acres. There is driveway in place. Ideal for home site or development. Several old bldgs/shacks on land. Check it out. Parcel 176966 next door(1.1 acres) listed for sale. Both sold together at separate price. This is a very nice tract of land. Beautiful land and setting.

General Information

Approximate Acres 8.800  
Perk Test No  
Deed Restrictions none known  
Restrictive Covenant Rmks  
Wooded Acres 8.80  
Perk Test Date  
Cleared Acres  
# of Beds Yielded  
Lot Dimensions see map  
Price per Acre  
Water/Sewer Fee \$0

Financing & Taxes

Tax Value \$97,736.00  
Zoning  
Legal Description parcel id 176962  
Financial Comments new needed.sold as-is.  
Tax Rate 1.34200  
Total HOA Dues: /  
Tax Map/Blk/Prc/ Lot 0  
PIN # 0813-02-49-1059  
Inside City Yes

Features

Property Type Vacant  
Location  
Utilities Electricity Available, Electricity on Site, Other  
Documents Available Site Plan, Subdivision Plan, Survey, Topography  
Map  
Road Frontage Description Has Frontage  
Vegetation Brush, Heavy Wood  
Topography Level, Rolling, Sloped, Undeveloped Area  
Buildings Other Houses, Storage Shed  
Road Description Public Maintenance, Street Paved  
Improvements Driveway  
Lot Description Secluded, Wooded Lot

*bought to develop.*  
*water thru sewer @ corner of outfall across back.*

*Confirmed by Marvin Bobb: He found wood railway - owner broken*

Showing Instructions

Show Instructions: Vacant  
LA: D00154 Marvin G Bobbitt - PrfPh: 919-614-0042 Lic#: 144640  
LO: 3174 Frank Ward, Realtors - OFC: 919-688-5811  
Co-LA:  
Comp BA: 4% / N Comp SA: 0% /  
Appointment Phone 919-595-8989  
Possession Negotiable  
CDOM 2168  
DOM 2168  
Prospect Exempt No

**Waterfront**

**Waterfront Access**  
**Water Body Name**

**Waterfront Type**  
**Approx Ft of Wtr Frontage**

**Comparable Information**

**Sale Agent:** 81287 / [Lee Lambert - PrfPh: 919-923-1101](#)  
**Sale Office:** 1439 / [Keller Williams Preferred Realty - OFC: 919-471-8000](#)  
**Pending Date:** 7/1/2014  
**Selling Info:**  
**Financial Concessions (CC):** 0  
**Other Concessions:**  
**Special Circumstances:** No Special Circumstances

**Terms of Sale** CASH  
**Sold Price** \$250,000  
**Closing Date** 10/3/2014

**Agent Only Remarks**

Old shacks/sheds on property. Owner is NC Licensed Real Estate Company/Agent. Water in street, sewer outfall at rear & near front corner on adjacent property at street. Buyer needs to determine if water and sewer is available. Any cost to bring sewer to property is on buyer. Good schools & great location. Size of property is approximate. sold as-is. Listing company does not hold EMD.

### Gallery Brochure

**3341 Rose Of Sharon Road**

**Durham**

**,27712**

**\$199,900**



**LAND/ Vacant**

**MLS #** 1603157  
**Status** CLOSED  
**County** Durham  
**SubArea** 123 - North Durham/A  
**Subdivision** Not in a Subdivision  
**Neighborhood**  
**Inside City** Yes  
**Road Frontage**  
**Approximate Acres** 8.800  
**Approx Lot SqFt**  
**Cleared Acres**  
**Wooded Acres** 8.80  
**Lot Dimensions** see map  
**Lot Number** 0

**Location**  
**Elementary School 1** Durham - Easley  
**Middle School 1** Durham - Brogden  
**High School 1** Durham - Riverside  
**Perk Test** No  
**Perk Test Date**  
**Water/Sewer Fee** \$0  
**# of Beds Yielded**  
**PIN #** 0813-02-49-1059  
**Tax Map/Blk/Prci/Lot** 0  
**Zoning**  
**Topography** Level, Rolling, Sloped,  
 Undeveloped Area  
**Improvements** Driveway



**Remarks** Your own hide a way? Mostly wooded beautiful land and setting, aprx 8.8+-acres. There is driveway in place. Ideal for home site or development. Several old bldgs/shacks on land. Check it out. Parcel 176966 next door(1.1 acres) listed for sale. Both sold together at separate price. This is a very nice tract of land. Beautiful land and setting.



**Robert Sprouse**  
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[www.pickett-sprouse.com](http://www.pickett-sprouse.com)

