

Durham County, NC
Assessor of Property

Property Record Card

Owner Name

ABSOLUTE INVESTMENT
PROPERTIES LLP

Owner Address

3520 UNIVERSITY DR
DURHAM, NC
27707

O I 3M

Location Address

3520 UNIVERSITY DR

GENERAL PROPERTY INFORMATION

Parcel Ref No: 121868
PIN: 0810-11-57-4079
Account No: 8619514
Tax District: CNTY-DRHM/CITY-DRHM
Land Use Code: 483
Land Use Desc: COM/ CONVERTED
RESIDENCE
Subdiv Code: 0674
Subdiv Desc: PROP-PICKETT T W
Neighborhood: 094BG

Legal Description: PROP-PICKETT T
W/DBA-FAMILY DENTISTRY/LT#01 S
PT
Deed Book & Page: 7649 / 360
Plat Book & Page: 000099 / 000063
Last Sale Date: Feb-19-2015
Last Sale Price: \$210,000
Property Tax Appraisal: \$208,928 *



121868 11/24/2014

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

Year Built: 1957
Built Use / Style: CONVENTIONAL
Current Use: COMMERCIAL
*Percent Complete: 100%
Heated Area (S/F): 1,552
** 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: 1

Land Market Value: \$113,691
Land Present Use Value: \$113,691
Land Total Assessed Value: \$113,691
Building Value: \$95,237
Map Acres: 0.348

Appraised Improvement Values
\$95,237
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@dconnc.gov
(mailto:tax_assessor@dconnc.gov)

For Registration Willie L Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2015 Feb 19 11:45 AM NC Rev Stamp: \$ 420.00
Book: 7649 Page: 360 Fee: \$ 26.00
Instrument Number: 2015004639
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 420.00

Parcel Identifier No: _____

Prepared By: Lance A. Wootton

Return to : Grantee

The property transferred herein includes does not include the primary residence of the grantor.

THIS DEED made this 18th day of February , 2015, by and between:

GRANTOR	GRANTEE
Renee Gaskey Foley and husband, Matthew Marchioni Foley 2579 Brassfield Drive Creedmoor, NC 27522	Absolute Investment Properties, LLP 3520 University Drive 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 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 Durham County, North Carolina, and more particularly described as follows:

See Exhibit A

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 2291 at Page 66. A map showing the above described property is recorded in Plat Book 97, Page 23.

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:

Easements and restrictions of record.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seal, the day and year first above written.

Renee Gaskey Foley (SEAL)
 Renee Gaskey Foley
Matthew Marchioni Foley (SEAL)
 Matthew Marchioni Foley
 _____ (SEAL)
 _____ (SEAL)

State of NC / County of Durham

I, the undersigned Notary Public of Durham County and State aforesaid, certify that Renee Gaskey Foley and Matthew Marchioni Foley personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal this 18th day of February, 2015.

My Commission Expires: 4-21-17
(SEAL - STAMP)

[Signature]
Notary Public

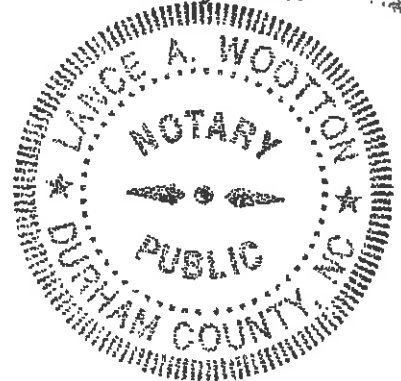


Exhibit A – Absolute Investment Properties, LLP

All that certain lot or parcel of land located in the City of Durham, Durham County North Carolina and being more particularly described as follows:

BEGINNING at an iron pipe on the north side of University Drive designated control corner on the map later referred to. This iron pipe is at a southeast corner of Property of Shannon Road Associates Book 64, at Page 19; from that iron pipe run with an east line of Shannon Road Associates 154.46 feet to an iron pipe; thence South 87 deg. 11' 9" East 100.13 feet to an iron pipe; from that point run with a west line of Lot 2 as shown in Plat Book 97, at Page 23, South 5 deg. 46' 41" West 150.08 feet to an iron stake in the northern right of way of University Drive; from that point run with a north right of way of University Drive along a curve to the left having a radius of 1,967.31 feet, an arc distance of 100.21 feet to the iron pipe where this description began; this describes a tract containing 0.35 acres more or less, or 15,183.489 square feet, more or less, designated McDonald on a map entitled: "Property of C. Maurice McDonald, Jr. and Fred Sorrell" by George . Love, Jr. Registered Land Surveyor, dated April 18, 1981 to which reference is hereby made for a more particular description of the same.

This property is burdened by an easement 10 feet in width running along the eastern boundary line of the property from University Drive to the lot designated Sorrell which lies north of the lot designated as McDonald. This 10 foot easement is for ingress, egress and regress of motor vehicles and pedestrians as well as installation of utility services to the lot north of the McDonald lot designated Sorrell,

The common point of Lot 2 as shown in Plat Book 97, at page 23 and the southeast corner of the lot designated McDonald can be found by beginning at the intersection of the west side of Highway 751 and the north side University Drive and then running along the north side of University Drive North 85 deg. 10' 17" West 869.16 feet, more or less, to an iron pipe; from that point continue with the north right of way of University as it curves to the left along a curve having a radius of 1,967.31 feet, an arc distance of 104.73 feet to the stake which is the southeast corner of the McDonald lot and the southwest corner of Lot 2 of Plat Book 97, Page 23.

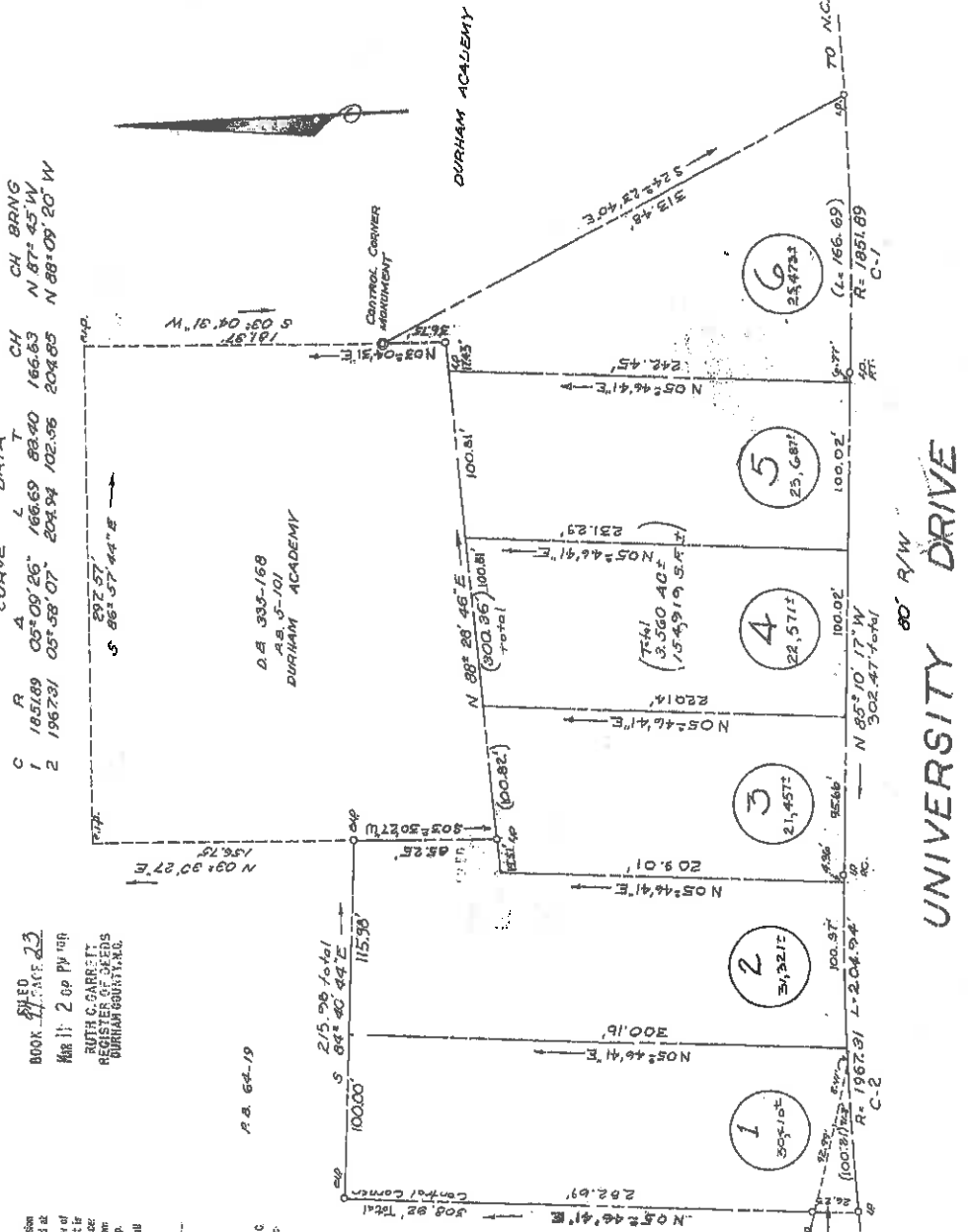
The McDonald lot is a portion of Lot 1 of T.W. Pickett heirs as shown in Plat Book 97, Page 23. The McDonald lot is shown on a map recorded in Plat Book 99, at Page 63, Durham County Registry to which reference is hereby made for a more particular description of the same.

97-23

CADASTRE OF COURSE
 The enclosed survey of the property lines within the
 stated limits of the City of Durham, North Carolina, was
 made by me or under my direct supervision and to the best
 of my knowledge and belief the same is correct and
 according to the laws of the State of North Carolina.
 I, George C. Love, Jr., Surveyor
 of Durham, N.C., hereby certify that the enclosed
 map is a true and correct copy of the original
 map as shown to me and that the same has been
 approved by me and that I am duly qualified to
 perform the duties of a Surveyor in the State of
 North Carolina.
 Witness my hand and official seal this 19th day of
 April, 1968.

APPROVED
George C. Love, Jr.
 Surveyor
 of Durham, N.C.

VICINITY MAP
 CHURCH
 UNIVERSITY
 DURHAM
 SCALE
 1" = 100'



PROPERTY OF
T. W. PICKETT HEIRS
 TRIANGLE T.S., DURHAM CO.,
 NORTH CAROLINA

UNIVERSITY DRIVE
 80' R/W

FINAL PLAT
 APPROVED BY THE SUBMISSION
 REVIEW BOARD OF THE CITY OF DURHAM, N. C. BY A
 RESOLUTION PASSED BY IT DATED April 25, 1968
George C. Love, Jr.
 Chairman

**IF NOT REQUIRED WITHIN
 60 DAYS OR BY April 1968**

RECORDED
 BOOK 47 PAGE 23
 MAR 11 2 04 PM '68
 RUTH C. GARRETT
 REGISTERED DEEDS
 DIVISION 1600171, 1600

APPROVED
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 Surveyor
 of Durham, N.C.

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REFERENCE
 TAX MAP 200-2-1
 A.B. 5-101
 S.E.E. R.B. 86-19 R/W UNIVERSITY DRIVE
 O.B. 104-394

SURVEYED BY
 GEORGE C. LOVE, JR.
 REG. LAND SURVEYOR
 177 E. PARSISH ST.
 DURHAM, N. C.
 PHONE 662-1879
 DATE 12-24-57 SCALE 1" = 30'
 JOB NO. 15030
 DRAWN BY: C.L.

97-23