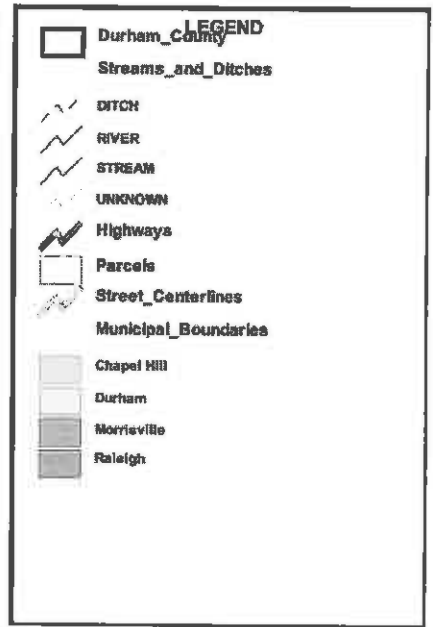
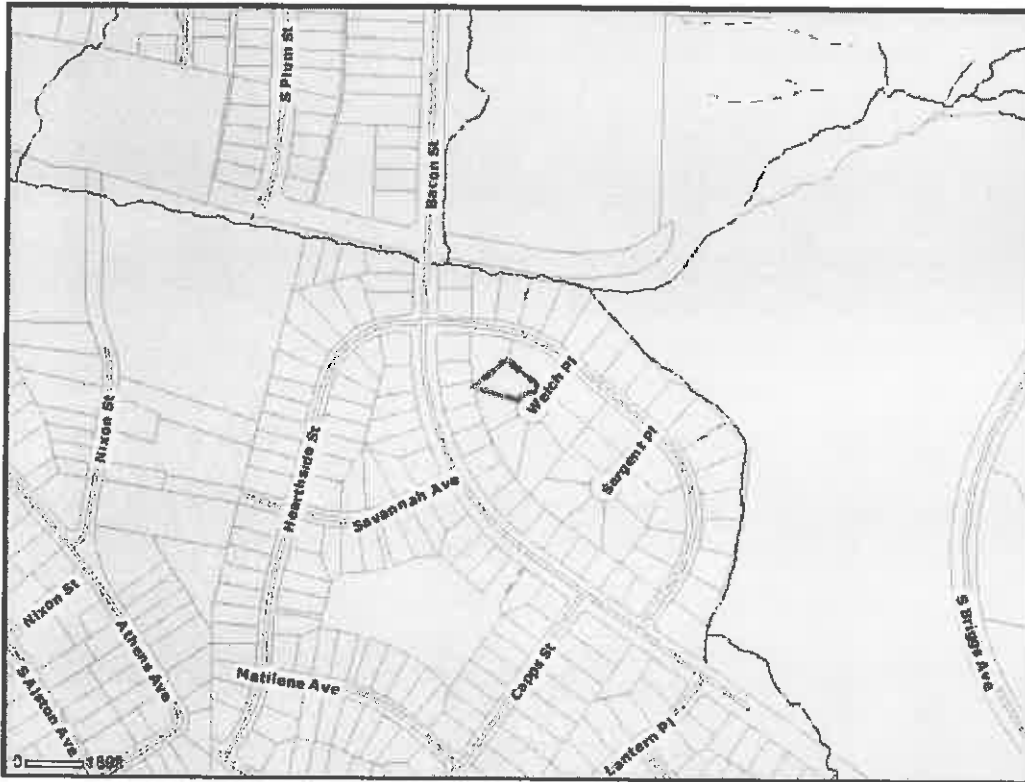


# GoMAPS - Durham County NC Public Access



Friday, July 26 2013





**TAX ADMINISTRATION  
PROPERTY REPORT**

|  |  |  |
|--|--|--|
| <b>Property Owner</b><br>FRIAS RIGOBERTO<br>FRIAS KARINA L | <b>Owner's Mailing Address</b><br>85 EDWARD CIR<br>WILLOW SPRING, NC 27592 | <b>Property Location Address</b><br>4 WELCH PL |
|--|--|--|

|  |  |  |
|--|--|--|
| <b>Administrative Data</b><br>Parcel Ref No. <b>156640</b><br>PIN <b>0830-10-47-2042</b><br><br>Account No. <b>8548491</b><br><br>Tax District <b>CNTY-DRHM/CITY-DRHM</b><br><br>Land Use Code <b>411</b><br>Land Use Desc <b>COM/ APARTMENT-<br/>GARDEN</b><br><br>Subdiv Code <b>1259</b><br>Subdiv Desc <b>SOUTHEAST PRK SEC 2</b><br>Neighborhood <b>032AB</b> | <b>Administrative Data</b><br>Legal Desc <b>SOUTHEAST<br/>PRK/SEC:02/BLK:<br/>A/LT#03</b><br><br>Deed Bk/Pg <b>006886 / 000256</b><br>Plat Bk/Pg <b>000077 / 000051</b><br><br><b>Sales Information</b><br>Only Sales Data After January 1, 2006 Is<br>Displayed<br>Grantor <b>FLORES-VAZQUEZ<br/>LUIS ALBERTO</b><br><br>Sold Date <b>2012-01-19</b><br>Sold Amount \$ <b>106,000</b> | <b>Valuation Information</b><br><br>Assessed Value <b>128,578</b><br>(Jan 1 2013)\$<br><br>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. |
|--|--|--|

**Improvement Detail**  
(1st Major Improvement on Subject Parcel)

Year Built **1973**  
 Built Use/Style **MLTFMLY-RES GRDN  
APT/CNDO**  
 Current Use **COMMERCIAL**  
 \* Percent Complete **100**  
 Heated Area (S/F) **3,000**  
 \*\* 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 **001**

\* Note - As of January 1  
 \*\* Note - Bathroom(s), Bedroom(s), shown for description only

**Land Supplemental**  
 Map Acres **0.33**  
 Tax District Note  
 Present-Use Info



**Improvement Valuation (1st Major Improvement on Subject Parcel)**

Improvement Assessed Value \$

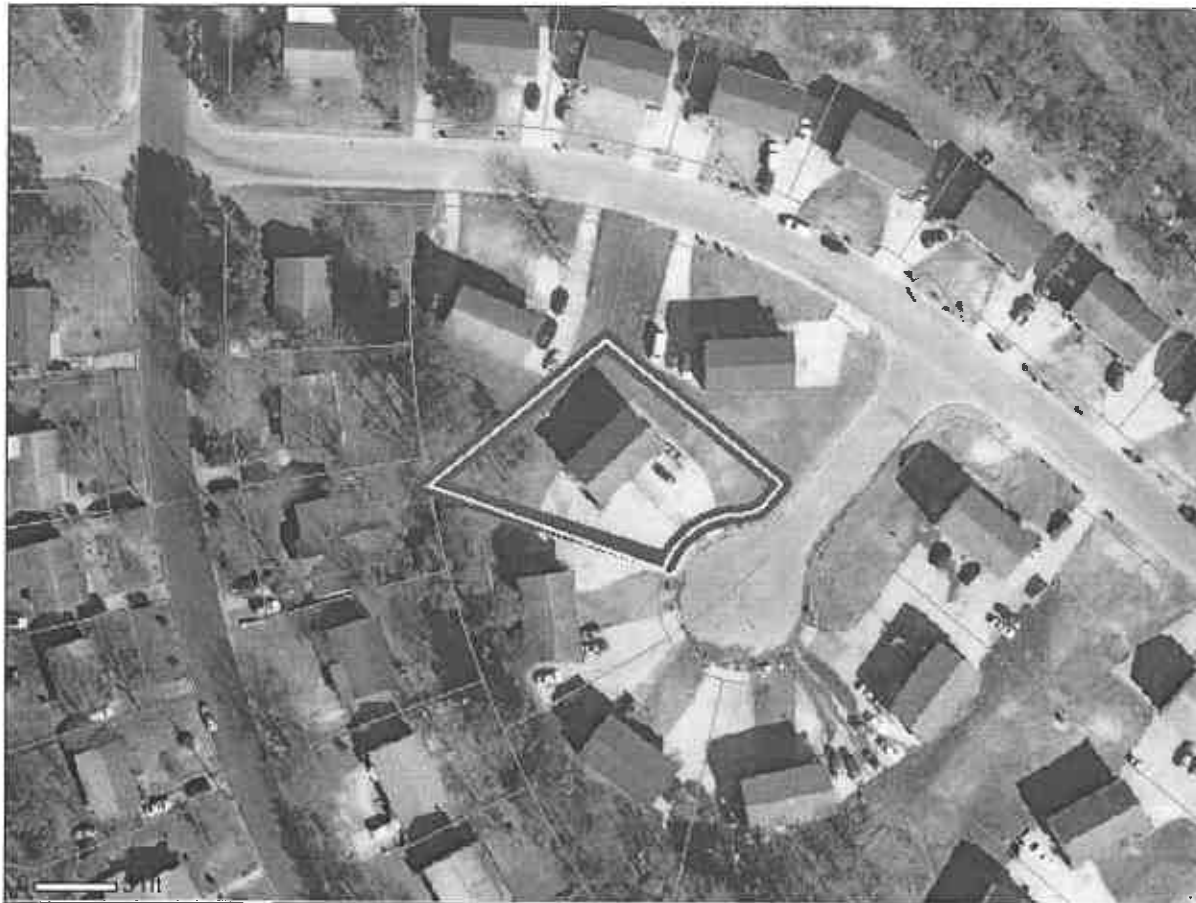
**96,578**

**Land Value Detail (Effective Date January 1, 2008, date of County's most recent General Reappraisal)**

|                            |                                    |                              |
|----------------------------|------------------------------------|------------------------------|
| 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:** 0830-10-47-2042

**Parcel ID:** 156640

**Acreage:** 0.33000000

**Land Use:** COM/ APARTMENT-GARDEN

**Deed Book:** 006886

**Deed Page:** 000256

**Plat Book:** 000077

**Plat Page:** 000051

**Subdivision:** SOUTHEAST PRK SEC 2

**Site Address:** 4 WELCH PL

**Owner Name:** FRIAS RIGOBERTO

**Owner Address:** 85 EDWARD CIR

WILLOW SPRING , NC, 27592



FOR REGISTRATION REGISTER OF DEEDS  
 Willie L. Covington  
 DURHAM COUNTY, NC  
 2012 JAN 19 01:15:21 PM  
 BK: 6886 PG: 256-259 FEE: \$26.00  
 NC REV STAMP: \$210.00  
 INSTRUMENT # 2012001734

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 216.00

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

Mail/Box to: Grantee

This instrument was prepared by: Charles A. Reinhardt, Jr., Reinhardt Milam & Idol, P.O. Box 1452, Durham, NC 27702  
 Brief description for the Index: \_\_\_\_\_

THIS DEED made this 19th day of January, 2012 by and between

GRANTOR

GRANTEE

*6556/928 Bank of NY TO 9/2010 \$94.00*

LUIS ALBERTO FLORES-VAZQUEZ  
(unmarried)

RIGOBERTO FRIAS and wife  
KARINA L. FRIAS

*6484/952 Bank of NY foreclose on Alex Rota 6/2010 \$52,500*

85 Edward Circle  
Willow Spring, NC 27592

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 City of \_\_\_\_\_, \_\_\_\_\_ Township, Durham County, North Carolina and more particularly described as follows:

SEE ATTACHED ANNEX FOR THE LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6556 page 928. All or a portion of the property herein conveyed \_\_\_\_\_ includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 77 page 51.

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:

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed and delivered.

\_\_\_\_\_  
(Entity Name)

 (SEAL)  
Print/Type Name & Title: Luis Alberto

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

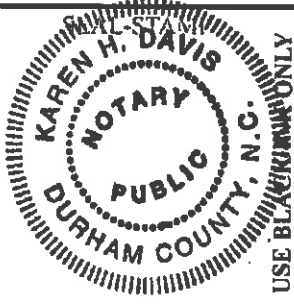
Flores-Vazquez (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ (SEAL)

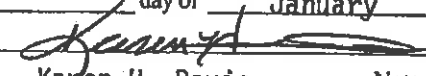
By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_ (SEAL)



USE BLACK INK ONLY  
State of North Carolina - County or City of Durham  
I, the undersigned Notary Public of the County or City and State aforesaid, certify that Luis Alberto Flores-Vazquez personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19th day of January, 2012

My Commission Expires: 7-2-2012  
(Affix Seal)

  
Karen H. Davis Notary Public  
Notary's Printed or Typed Name

SEAL-STAMP

State of North Carolina - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_ a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

SEAL-STAMP

USE BLACK INK ONLY  
State of North Carolina - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City and State aforesaid, certify that \_\_\_\_\_  
Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

## **LEGAL DESCRIPTION ANNEX**

**4 Welch Place**

**Durham County Tax Parcel ID 156640**

**(former Parcel ID 559-01-033)**

**Durham County GIS PIN No. 0830-10-47-2042**

LYING on the northwestern side of a cul-de-sac at the end and part of Welch Place, and being all of Lot 3 in Block A of SOUTHEAST PARK, Section Two, as per plat and survey thereof now on file in Plat Book 77 at page 51 in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

