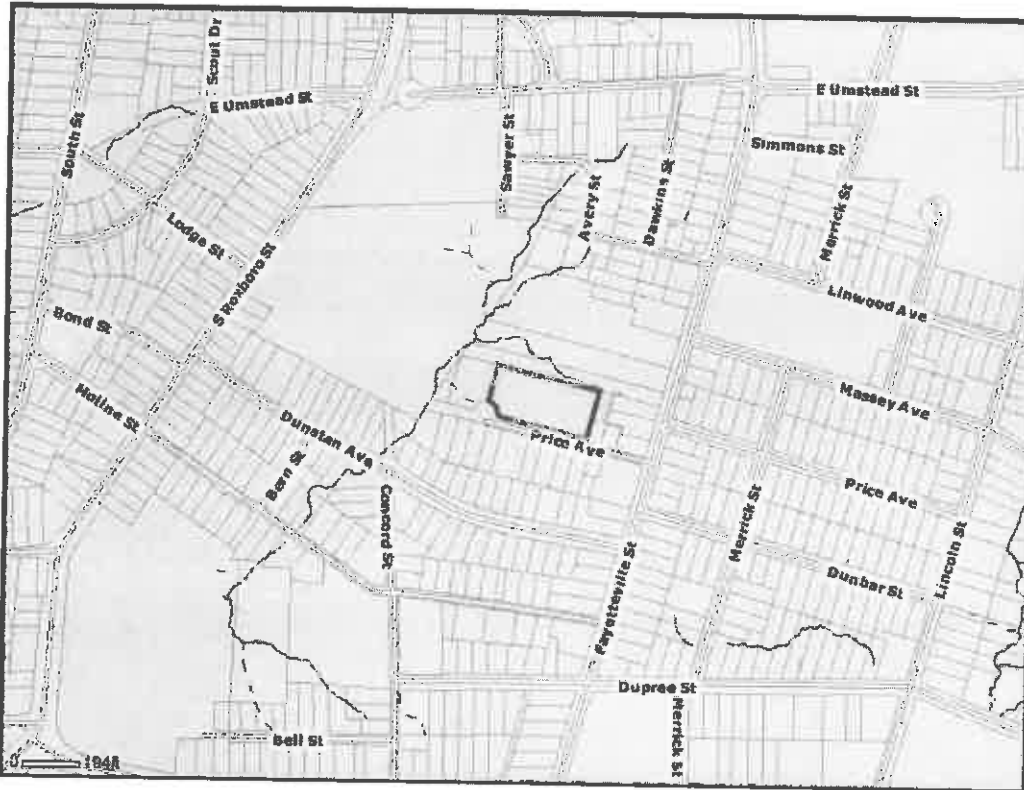


# GoMAPS - Durham County NC Public Access



**LEGEND**


- Durham County
- Streams\_and\_Ditches**
- DITCH
- RIVER
- STREAM
- UNKNOWN
- Highway
- Parcels
- Street\_Centerlines
- Municipal\_Boundaries
- Chapel Hill
- Durham
- Morrisville
- Raleigh

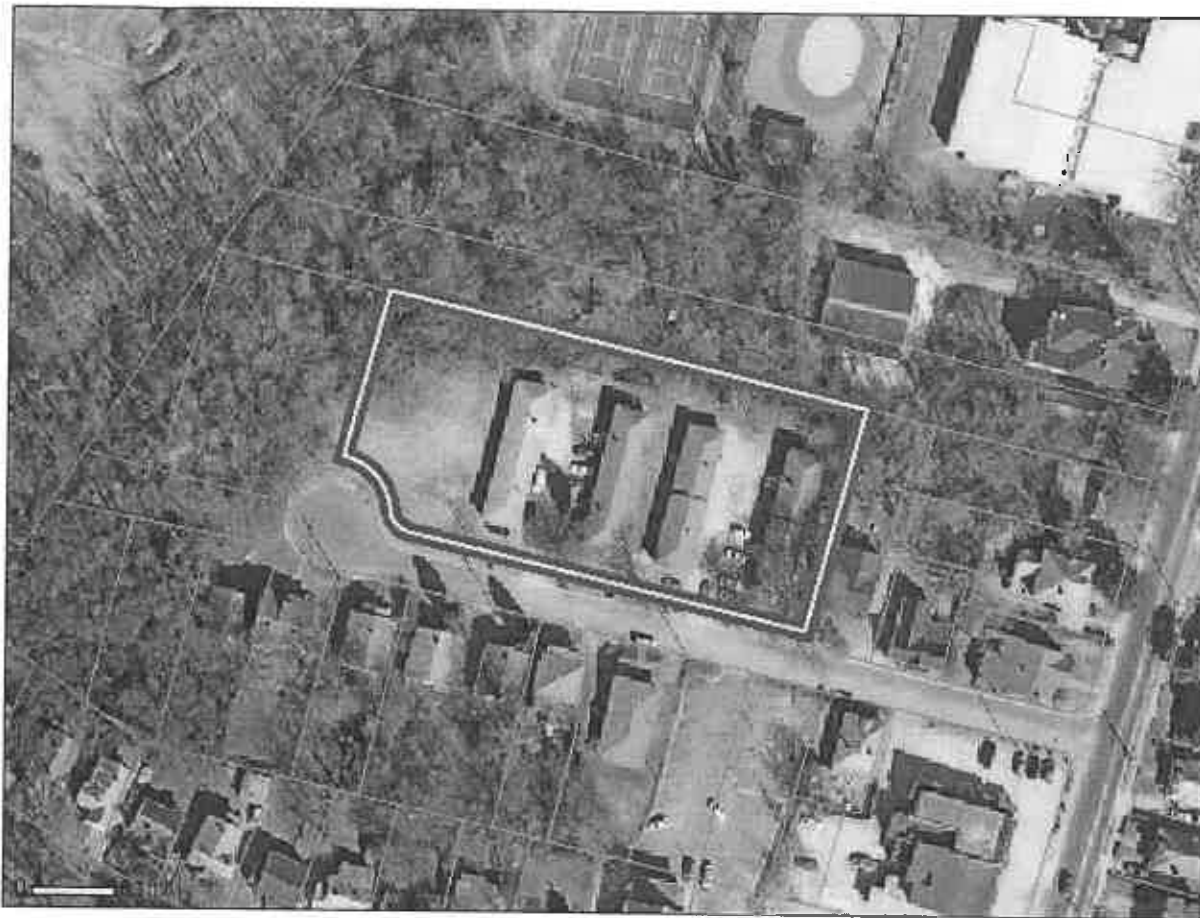
Tuesday, July 30 2013





**TAX ADMINISTRATION  
PROPERTY REPORT**

<b>Property Owner</b> FISKE HOLDINGS LLC		<b>Owner's Mailing Address</b> 3612 HENNINGSON WAY DURHAM, NC 27705		<b>Property Location Address</b> 407 PRICE AVE	
<b>Administrative Data</b> Parcel Ref No. <b>118375</b> PIN <b>0821-20-91-2630</b>  Account No. <b>8470318</b>  Tax District <b>CNTY-DRHM/CITY-DRHM</b>  Land Use Code <b>411</b> Land Use Desc <b>COM/ APARTMENT- GARDEN</b>  Subdiv Code <b>1075</b> Subdiv Desc <b>PROP-FERRELL O K</b> Neighborhood <b>078AK</b>		<b>Administrative Data</b> Legal Desc <b>PROP-FERRELL O K/LT#03-09 INCL</b>  Deed Bk/Pg <b>006341 / 000137</b> Plat Bk/Pg <b>000011 / 000098</b>  <b>Sales Information</b> Only Sales Data After January 1, 2006 is Displayed Grantor <b>MCCUISTON &amp; ASSOCIATES LLC</b>  Sold Date <b>2009-10-13</b> Sold Amount \$ <b>406,000</b>		<b>Valuation Information</b>  Assessed Value <b>474,976</b> (Jan 1 2013)\$  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.	
<b>Improvement Detail</b> (1st Major Improvement on Subject Parcel) Year Built <b>1949</b> Built Use/Style <b>MLTFMLY-RES GRDN APT/CNDO</b> Current Use <b>COMMERCIAL</b> * Percent Complete <b>100</b> Heated Area (S/F) <b>2,400</b> ** Bathroom(s) <b>0 Full Bath(s) 0 Half Bath(s)</b> ** Bedroom(s) <b>0</b> Fireplace (Y/N) <b>N</b> Basement (Y/N) <b>N</b> Attached Garage (Y/N) <b>N</b> Multiple Improvements <b>004</b>  * Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only					
<b>Land Supplemental</b> Map Acres <b>1.288</b> Tax District Note Present-Use Info					
<b>Improvement Valuation (1st Major Improvement on Subject Parcel)</b> Improvement Assessed Value \$ <b>314,976</b>					
<b>Land Value Detail (Effective Date January 1, 2008, date of County's most recent General Reappraisal)</b>					
Land Market Value (LMV) \$ <b>160,000</b>		Land Present-Use Value (PUV) \$ ** <b>160,000</b>		Land Total Assessed Value \$ <b>160,000</b>	
** Note: If PUV equal LMV then parcel has not qualified for present use program					

**Parcel Report:****Quick Information with 2010 Orthophoto****PIN Number:** 0821-20-91-2630**Acreage:** 1.28800000**Deed Book:** 006341**Plat Book:** 000011**Subdivision:** PROP-FERRELL O K**Owner Name:** FISKE HOLDINGS LLC**Parcel ID:** 118375**Land Use:** COM/ APARTMENT-GARDEN**Deed Page:** 000137**Plat Page:** 000098**Site Address:** 407 PRICE AVE**Owner Address:** 3612 HENNINGSON WAY

DURHAM , NC, 27705

Sold for 288600 12/2009  
Ask \$375000 6x Down

\$405,000 / 16--25312<sup>50</sup> / unit.  
\$20K Ask 339 Down



FOR REGISTRATION REGISTER OF DEEDS  
Willie L. Covington  
DURHAM COUNTY, NC  
2009 OCT 13 12:59:20 PM  
BK:6341 PG:137-140 FEE:\$25.00  
NC REV STAMP:\$810.00  
INSTRUMENT # 2009036515

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax 810.00  
Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 118375 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 2009, by \_\_\_\_\_

Mail after recording to: GRANTEE AT 3612 HENNINGSON WAY, DURHAM NC 27705  
This instrument was prepared by Greg C. McGibney  
Without Benefit of Title Examination  
Brief Description for the index

THIS DEED made this 20<sup>th</sup> day of OCTOBER, 2009, by and between

GRANTOR	GRANTEE
MCCUISTON AND ASSOCIATES, LLC	<b>FISKE HOLDINGS, LLC</b>  407 PRICE AVENUE 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 the City of Durham, \_\_\_\_\_ Township, DURHAM County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT A.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4745, Page 243.

A map showing the above described property is recorded in Plat Book 11, Page 98.

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:

**Subject to 2009 taxes, easements, conditions and restrictions of record, if any.**

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.

**MCCUISTON AND ASSOCIATES, LLC**

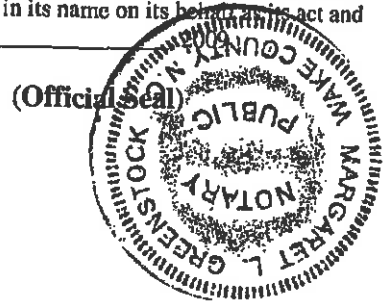
By: Nancy McCuiston  
NANCY MCCUISTON, MANAGER

STATE OF NC, Wake County.

I, Margaret L. Greenstead a Notary Public of the County and State aforesaid, certify that Nancy McCuiston personally appeared before me this day and acknowledged that she is manager of **MCCUISTON AND ASSOCIATES, LLC.**, a North Carolina limited liability company and that by authority duly given and as the act of such limited liability he/she signed the foregoing instrument in its name on its behalf in an act and deed. Witness my hand and official stamp or seal, this 02 day of Oct.

Margaret L. Greenstead  
Official Signature of Notary

Margaret L. Greenstead Notary Public  
Notary's printed or typed name



My commission expires: 12-17-2011

The foregoing Certificate(s) of \_\_\_\_\_  
\_\_\_\_\_

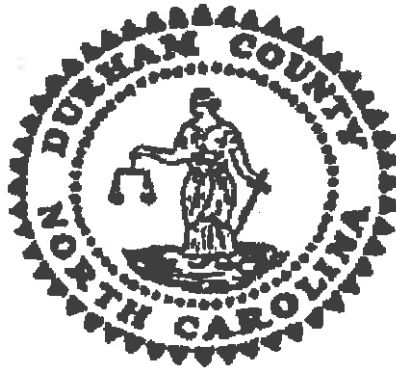
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By \_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
Deputy/Assistant-Register of Deeds.

## EXHIBIT A

BEGINNING AT A POINT ON THE NORTH SIDE OF MINCEY STREET NORTH 74° 45' WEST 216.2 FEET FROM THE NORTHWEST INTERSECTION OF MINCEY AND FAYETTEVILLE STREETS; THENCE NORTH 15° 15' EAST 164.5 FEET; THENCE NORTH 74° 45' WEST 350 FEET TO THE NORTHEAST CORNER OF LOT NO. 2; THENCE SOUTH 15° 15' WEST 164.5 FEET TO THE NORTH SIDE OF MINCEY STREET; THENCE ALONG AND WITH THE NORTH SIDE OF MINCEY STREET SOUTH 74° 45' EAST 350 FEET TO THE POINT OF BEGINNING, THE SAME BEING LOTS NOS. 3 THRU 9, INCLUSIVE, OF THE O.K. FERRELL MINCEY STREET PROPERTY AS PER PLAT AND SURVEY OF S. M. CREDLE, C.E., DECEMBER 1937, AND RECORDED IN PLAT BOOK 11, AT PAGE 98, DURHAM COUNTY REGISTRY. ALSO SEE DEED TO W. S. CARVER IN DEED BOOK 115 AT PAGE 562 IN SAID REGISTRY.

LESS AND EXCEPT THAT PORTION TAKEN FOR THE WIDENING OF PRICE STREET BY FINAL JUDGMENT RECORDED IN DEED BOOK 1083, PAGE 771 OF THE DURHAM COUNTY REGISTRY.



WILLIE L. COVINGTON  
REGISTER OF DEEDS, DURHAM COUNTY  
DURHAM COUNTY COURTHOUSE  
200 E. MAIN STREET  
DURHAM, NC 27701

**PLEASE RETAIN YELLOW TRAILER PAGE**

It is part of recorded document, and must be submitted with original for re-recording  
and/or cancellation.

\*\*\*\*\*

Filed For Registration: 10/13/2009 12:59:20 PM  
Book: RE 6341 Page: 137-140  
Document No.: 2009036515  
DEED 4 PGS \$25.00  
NC REAL ESTATE EXCISE TAX: \$810.00  
Recorder: APRIL J WILLIAMS



2009036515

FOR REGISTRATION  
Willie L. Covington  
REGISTER OF DEEDS  
Durham County, NC  
2013 SEP 18 02:27:16 PM  
BK: 7362 PG: 515-517  
DEED  
FEE: \$26.00  
EXCISE TAX: \$684.00  
INSTRUMENT #: 2013038227  
SDAVIS



2013038227

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 684.00

Parcel Identifier No. OUT OF 8470318 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Wayne A. Roper, Attorney at Law, P.A.

Brief description for the Index: LT 6,7,8,9 PB 11/98

THIS DEED made this 18th day of September, 2013 by and between

**GRANTOR**  
Fiske Holdings, LLC  
3612 Henningson Way  
Durham, NC 27705

**GRANTEE**  
Harry Koutrouvelis  
409, 419 & 413 Price Ave  
Durham, NC 27707  
Mailing Address:  
2283 NC Hwy 751  
Apex, NC 27523

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

See Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 11 page 98.

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 duly executed the foregoing as of the day and year first above written.

Fiske Holdings, LLC (SEAL)

By: X Michele Castle (Entity Name) Print/Type Name: Michele Castle

Print/Type Name & Title: President Michele Castle Print/Type Name: (SEAL)

By: Print/Type Name & Title: Print/Type Name: (SEAL)

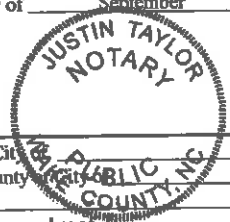
By: Print/Type Name & Title: Print/Type Name: (SEAL)

State of NC - County or City of Wake I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Michele Castle 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 18th day of September, 2013.

My Commission Expires: (Affix Seal) Notary's Printed or Typed Name Justin Taylor

State of NC - County or City of Wake I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Michele Castle personally came before me this day and acknowledged that he is the President of Fiske Holdings, LLC, a North Carolina 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 foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 18th day of September, 2013.

My Commission Expires: 10-14-14 (Affix Seal) Notary's Printed or Typed Name Justin Taylor



State of NC - County or City of Wake I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Witness my hand and Notarial stamp or seal, this day of 20.

My Commission Expires: (Affix Seal) Notary's Printed or Typed Name

EXHIBIT A

BEING ALL OF LOTS 6, 7, 8, AND 9, SECTIONS A AND B, AS SHOWN ON PLAT AND SURVEY OF S.M. CREDLE, C.E., DECEMBER 1937, AND RECORDED IN PLAT BOOK 11, PAGE 98, DURHAM COUNTY REGISTRY.

LESS AND EXCEPT THAT PORTION TAKEN FOR THE WIDENING OF PRICE STREET BY FINAL JUDGMENT RECORDED IN DEED BOOK 1083, PAGE 771, DURHAM COUNTY REGISTRY.

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2013 Nov 01 11:16 AM NC Rev Stamp: \$ 230.00  
Book: 7391 Page: 219 Fee: \$ 26.00  
Instrument Number: 2013041907  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 230.00

Parcel Identifier No. OUT OF 8470318 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Wayne A. Roper, Attorney at Law, P.A.

Brief description for the Index: LOT 5,

THIS DEED made this 1st day of November, 2013 by and between

GRANTOR	GRANTEE
Fiske Holdings, LLC 3612 Henningson Way Durham, NC 27705	Harry Koutrouvelis 2283 N.C. Hwy 751 Apex, NC 27523

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

*See Attached Exhibit "A"*

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

All or a portion of the property herein conveyed X includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 11 page 98.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010  
Printed by Agreement with the NC Bar Association

Submitted electronically by Wayne A. Roper, Attorney At Law, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

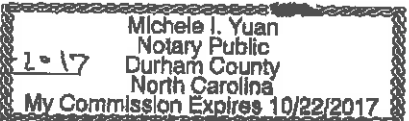
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Fiske Holdings, LLC  
 \_\_\_\_\_  
 (Entity Name)  
 By: Michelle Castle \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_  
 \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: President \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_  
 By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) \_\_\_\_\_  
 Notary's Printed or Typed Name

State of NC - County or City of Durham  
 I, the undersigned Notary Public of the County or City of Durham and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the President of Fiske Holdings, LLC, 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 foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29th day of October, 2013.

My Commission Expires: 10-22-17 10-22-17  
 (Affix Seal)  \_\_\_\_\_  
 Notary's Printed or Typed Name Michele I. Yuan Notary Public

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

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) \_\_\_\_\_  
 Notary's Printed or Typed Name

EXHIBIT A

BEING ALL OF LOT 5 , SECTIONS A AND B, AS SHOWN ON PLAT AND SURVEY OF S.M. CREDLE, C.E., DECEMBER 1937, AND RECORDED IN PLAT BOOK 11, PAGE 98, DURHAM COUNTY REGISTRY.

ALSO BEING SHOWN AS LOT 5 OF THE SURVEY ENTITLED "PROPERTY OF HARRY KOUTROUVELIS" BY JOHN Y. PHELPS JR., PROFESSIONAL SURVEYOR, DATED SEPTEMBER 17, 2013.

LESS AND EXCEPT THAT PORTION TAKEN FOR THE WIDENING OF PRICE STREET BY FINAL JUDGMENT RECORDED IN DEED BOOK 1083, PAGE 771, DURHAM COUNTY REGISTRY.