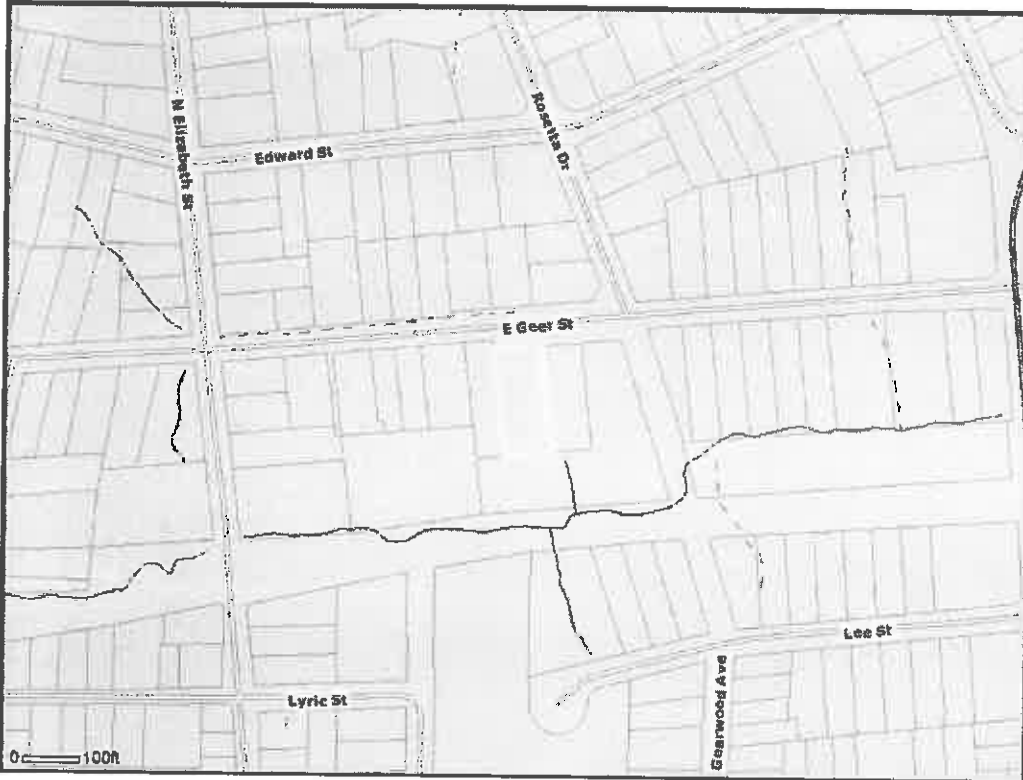


GoMAPS - Durham County NC Public Access



LEGEND

- Durham County
- Streams_and_Ditches
 - DITCH
 - REVER
 - STREAM
 - UNKNOWN
- Highways
- Parcels
- Street_Centerlines
- Municipal_Boundaries
 - Chapel Hill
 - Durham
 - Morrisville
 - Raleigh

Friday, July 26 2013





**TAX ADMINISTRATION
PROPERTY REPORT**

Property Owner ADCIP LLC	Owner's Mailing Address 487 JAMES JACKSON AVE CARY, NC 27513	Property Location Address 418 E GEER ST
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Administrative Data Parcel Ref No. 110731 PIN 0832-18-20-8062 Account No. 8551344 Tax District CNTY-DRHM/CITY-DRHM Land Use Code 411 Land Use Desc COM/ APARTMENT-GARDEN Subdiv Code 0000 Subdiv Desc N/A - NO SUBDIVISION Neighborhood 072AD	Administrative Data Legal Desc PROP-J L W INVESTMENT CO INC/LT#01 Deed Bk/Pg 006911 / 000624 Plat Bk/Pg 000106 / 000121 Sales Information Only Sales Data After January 1, 2006 Is Displayed Grantor Sold Date 0--0 Sold Amount \$ 0	Valuation Information Assessed Value 121,291 (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.
--	---	--

Improvement Detail
(1st Major Improvement on Subject Parcel)

Year Built **1985**
 Built Use/Style **MLTFMPLY-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 **0.336**
 Tax District Note
 Present-Use Info



Improvement Valuation (1st Major Improvement on Subject Parcel)

Improvement Assessed Value \$

81,291

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 \$
40,000	40,000	40,000

** Note: If PUV equal LMV then parcel has not qualified for present use program

Parcel Report:



Quick Information with 2010 Orthophoto

PIN Number: 0832-18-20-8062

Acreage: 0.33600000

Deed Book: 007199

Plat Book: 000106

Subdivision: N/A - NO SUBDIVISION

Owner Name: HERNANDEZ-ANTUNEZ CARLOS

Parcel ID: 110731

Land Use: COM/ APARTMENT-GARDEN

Deed Page: 000231

Plat Page: 000121

Site Address: 418 E GEER ST

Owner Address: 418 E GEER ST

DURHAM , NC, 27701

DEATON INVESTMENT REAL ESTATE

Renovated Durham Quad

Address

418 E. Geer Street
Durham, NC 27703

Overview

SOLD 2/26/13 FOR \$144,000

Recently renovated quad. Repairs and replacements included roof, plumbing, water heater, HVAC, electrical, insulation, drywall, cabinets, paint and laminate floors. Shows well. Finish leasing units and begin operating.



\$179,000.00

All of our listings are sold "AS IS"

[Link to Tax Records](#)

Unit Information

Unit	Size	Type	Lease	Rent
A	750 SQ FT	2BR/1BA	VACANT	\$650/MO MARKET
B	750 SQ FT	2BR/1BA	4/30/13	\$675/MO
C	750 SQ FT	2BR/1BA	10/24/13	\$650/mo
D	750 SQ FT	2BR/1BA	VACANT	\$650/MO MARKET
TOTAL	3,000 SQ FT			\$2,650/mo

Property Information

PIN	083218208062	Tax Value	\$121,291.00
Taxes	\$1,591.22	Lot Size	.336 ACRES
Year Built	1985	Exterior	VINYL SIDING
Floors	LAMINATE/VINYL	Foundation	SLAB
HVAC	HEAT PUMP	Owner Financing	NO
Utilities	PAID BY TENANT	Appliances	REFRIGERATOR/RANGE
Legal Description	PROP JLW INVESTMENTCO, INC /LOT #1	Zoning	RU-5(2)

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Deaton Investment Real Estate, Inc. / 6817 Falls of Neuse Road, Raleigh NC, 27615 / phone: 919.847.1117 / fax: 919.847.1107

Website Design and Web Development by Atlantic BT



FOR REGISTRATION REGISTER OF DEEDS
 Willie L. Covington
 DURHAM COUNTY, NC
 2013 FEB 26 03 55 24 PM
 BK 7199 PG 231-233 FEE \$26 00
 NC REV STAMP \$288 00
 INSTRUMENT # 2013007098

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 288 00

Parcel Identifier No 110731 Verified by _____ County on the _____ day of _____ 20____

By _____
 Mail/Box to Grantee

This instrument was prepared by John F. Wible P.A., 8510 Six Forks Road, Ste 102 Raleigh, NC 27615

Brief description for the Index LOT 1, J L W Investment Company, Inc

THIS DEED made this 20th day of February, 2013 by and between

GRANTOR

GRANTEE

ADCIP, LLC, a Delaware limited liability company
 206 Townsend Court *Got From Bldrs of Home*
 Cary, NC 27518 *NO STAMPS*

Carlos Hernandez-Antunez and spouse
 Custodia Solis Nunez
 418 E Geer Street
 Durham, NC 27701

*Bldrs of Home got From Wachovia 2/2012
 NO STAMPS*

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

Lying on the southern side of East Geer Street, containing an aggregate of 14,562 square feet, more or less, and being all of Lot 1 of the property of J L W Investment Company, Inc as per plat and survey thereof now on file in Plat Book 106 at Page 121 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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6911 page 624

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

A map showing the above described property is recorded in Plat Book 106 page 121

NC Bar Association Form No 3 © 1976 Revised © 1/1/2010
 Printed by Agr.cml.at with the NC Bar Association

6688/67 Wachovia Foreclosure on David Roberts # 102928⁶³ 3/2011

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 1 General public service and utility easements and restrictions of record 2 Ad valorem real property taxes for current year

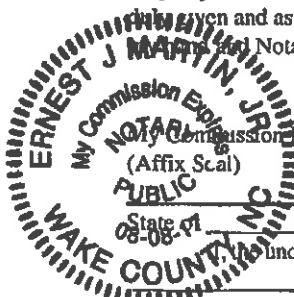
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written

ADCIP, LLC by: Anka Capital Advisors, LLC, (SEAL)
(Entity Name) its Managing Member, Print/Type Name
By [Signature]
Print/Type Name & Title: Manager, Print/Type Name (SEAL)
By
Print/Type Name & Title
Print/Type Name (SEAL)
By
Print/Type Name & Title
Print/Type Name (SEAL)

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 North Carolina - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of Anka Capital Advisors, LLC, a North Carolina or _____ corporation/limited liability company/partnership (strike through the inapplicable), and that by authority _____ 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 20 day of February, 2017



* as Managing Member of ADCIP, LLC, a Delaware limited liability company
Ernest J. Martin, Jr. Notary Public
Notary's Printed or Typed Name

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

