LAND Sale

Parcel Report:

Quick Information with 2010 Orthophoto

PIN Number: 0821-08-99-7532
Parcel ID: 104915
Acreage: 1.02700000
Land Use: VACANT COMMERCIAL
Deed Book: 007491
Deed Page: 000038
Plat Book: 00003B
Plat Page: 000104
Subdivision: PROP-GEER F C EST
Site Address: 614 RIGSBEE AVE
Owner Name: SOMERSET PARTNERS OF NORTH
Owner Address: 614 RIGSBEE AVE
DURHAM , NC, 27701

DD-513 me

TAX ADMINISTRATION
PROPERTY REPORT

Property Owner	Owner's Mailing Address	Property Location Address
405 EAST CHAPEL HILL ST PARTNERS LLC	PO BOX 1090 DURHAM, NC 27702	614 RIGSBEE AVE

Administrative Data

Parcel Ref No.	104915
PIN	0821-08-99-7532
Account No.	8352178
Tax District	CNTY-DRHM/CITY-DRHM/BID
Land Use Code	430
Land Use Desc	COM/ MOTOR VEHICLE SVCS
Subdiv Code	0197
Subdiv Desc	PROP-GEER F C EST
Neighborhood	070BH

Additional Tax Data

Legal Desc	PROP-GEER F C EST/LT#09-1 0-11-12-13
Deed Bk/Pg	005582 / 000935
Plat Bk/Pg	00003B / 000104

Sales Information

Only Sales Data After January 1, 2006 Is Displayed

Grantor	HILDENBRAND KAYLOR TRUSTEE
Sold Date	2007-04-25
Sold Amount $	585,000

Valuation Information

Assessed Value 299,112 (Jan 1 2014)$

This ad valorem appraisal represents assessors' opinion of market value, defined by NCGS 105-283, retrospective to January1, 2008, which is the effective date of the county's most current General Reappraisal.

Improvement Detail

(1st Major Improvement on Subject Parcel)

Year Built	1975
Built Use/Style	SERVICE (REPAIR) GARAGE
Current Use	SERVICE (REPAIR) GARAGE
* Percent Complete	100
Heated Area (S/F)	2,275
** 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	002

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

Land Supplemental

Map Acres	1.027
Tax District Note	
Present-Use Info	

Improvement Valuation (as of January 1, 2008)

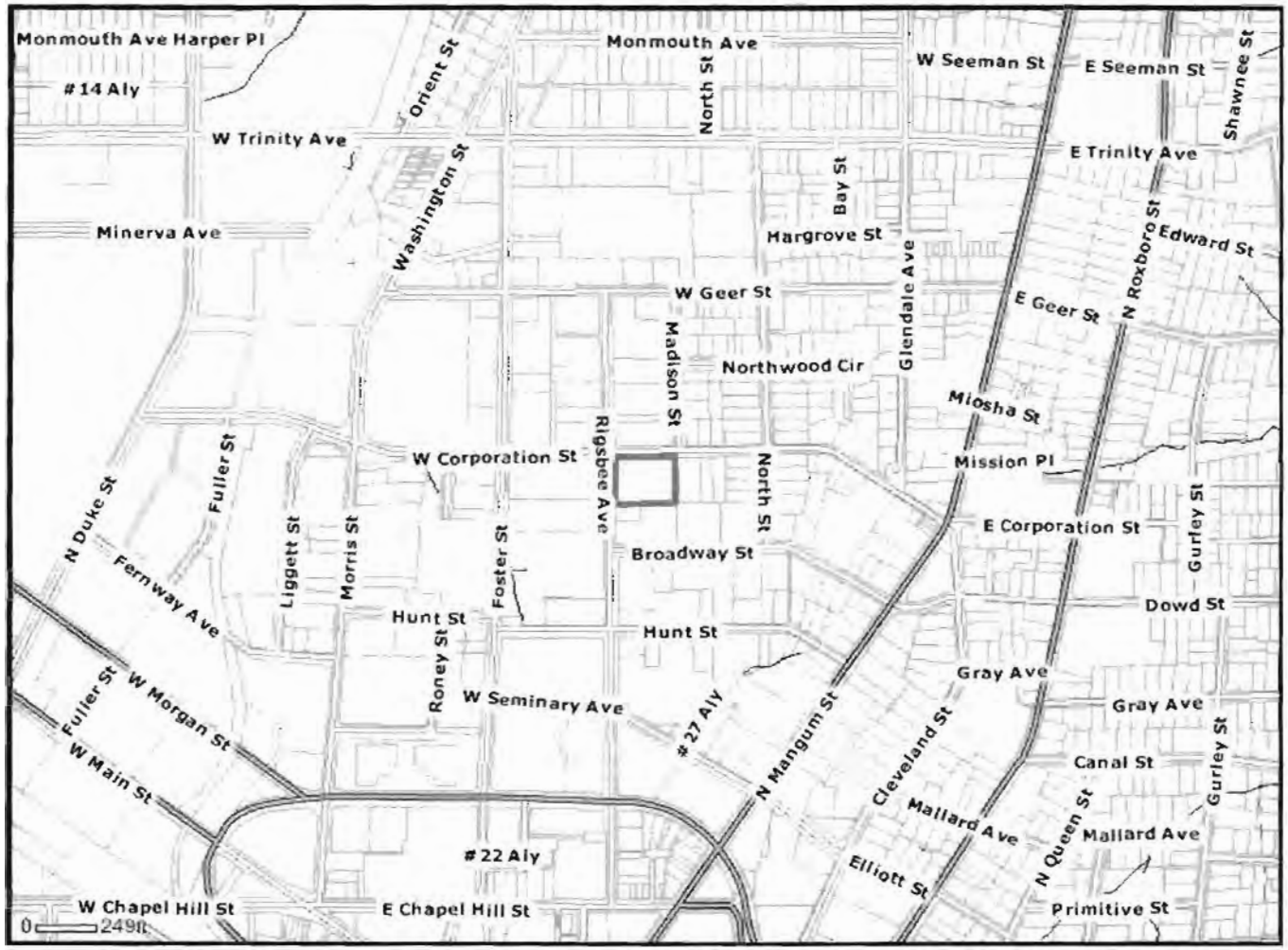
Improvement Assessed Value $
35,035

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 $
264,077	264,077	264,077

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

GoMAPS - Durham County NC Public Access



LEGEND

- Durham_County
- Streams_and_Ditches
  - DITCH
  - RIVER
  - STREAM
  - UNKNOWN
- Highways
- Parcels
- Street_Centerlines
- Municipal_Boundaries
  - Chapel Hill
  - Durham
  - Morrisville
  - Raleigh

Friday, June 13 2014

N

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 MAY 15 10:23:39 AM
Bk 7491 Pg 38-39
DEED
FEE $26.00
EXCISE TAX $2,300.00
INSTRUMENT # 2014013682
APRIL2

2014013682

NORTH CAROLINA

GENERAL WARRANTY DEED

Excise Tax $2,300.00 — Recording Time, Book and Page

Tax Map No: — Parcel Identifier No 104515

Mail after recording to: Tanya Locklair, The Banks Law Firm, P.A., P.O. Box 14350, RTP, NC 27709-4350

This instrument was prepared by: Edmund D. Milam, Jr., Esq. (without benefit of title exam)

THIS DEED made this _____ day of May, 2014 by and between

GRANTOR

405 EAST CHAPEL HILL ST PARTNERS, LLC
a North Carolina limited liability company

Grantor's Address:

GRANTEE

SOMERSET PARTNERS OF NORTH CAROLINA, LLC
a North Carolina limited liability company

Charles D. Wells, III

Property Address: 614 Rigsbee Ave., Durham, NC 27701

The designations 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 and more particularly described as follows:

BEING all of Lots 9, 10 11, 12 and 13 of the F.C. Geer Estate Property as surveyed by S.W. Loughlin, Surveyor, March 1920 as per plat thereof on file in the Office of the Register of Deeds of Durham County in Plat Book 3-B, Page 104. This property is known as 614 Rigsbee Avenue.

5524/155 4/25/03 11:30 AM Kaplan v. Hallenbeck, Trustee Deed filed without [illegible]

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5582, Page 935, Durham County Registry.

A map showing the above described property is recorded in Plat Book 3-B, Page 104, as referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

a) 2014 and subsequent year ad valorem taxes;
b) Exceptions 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 officer(s), the day and year first above written.

405 EAST CHAPEL HILL ST PARTNERS, LLC

By: _____ (SEAL)
Title: MANAGER

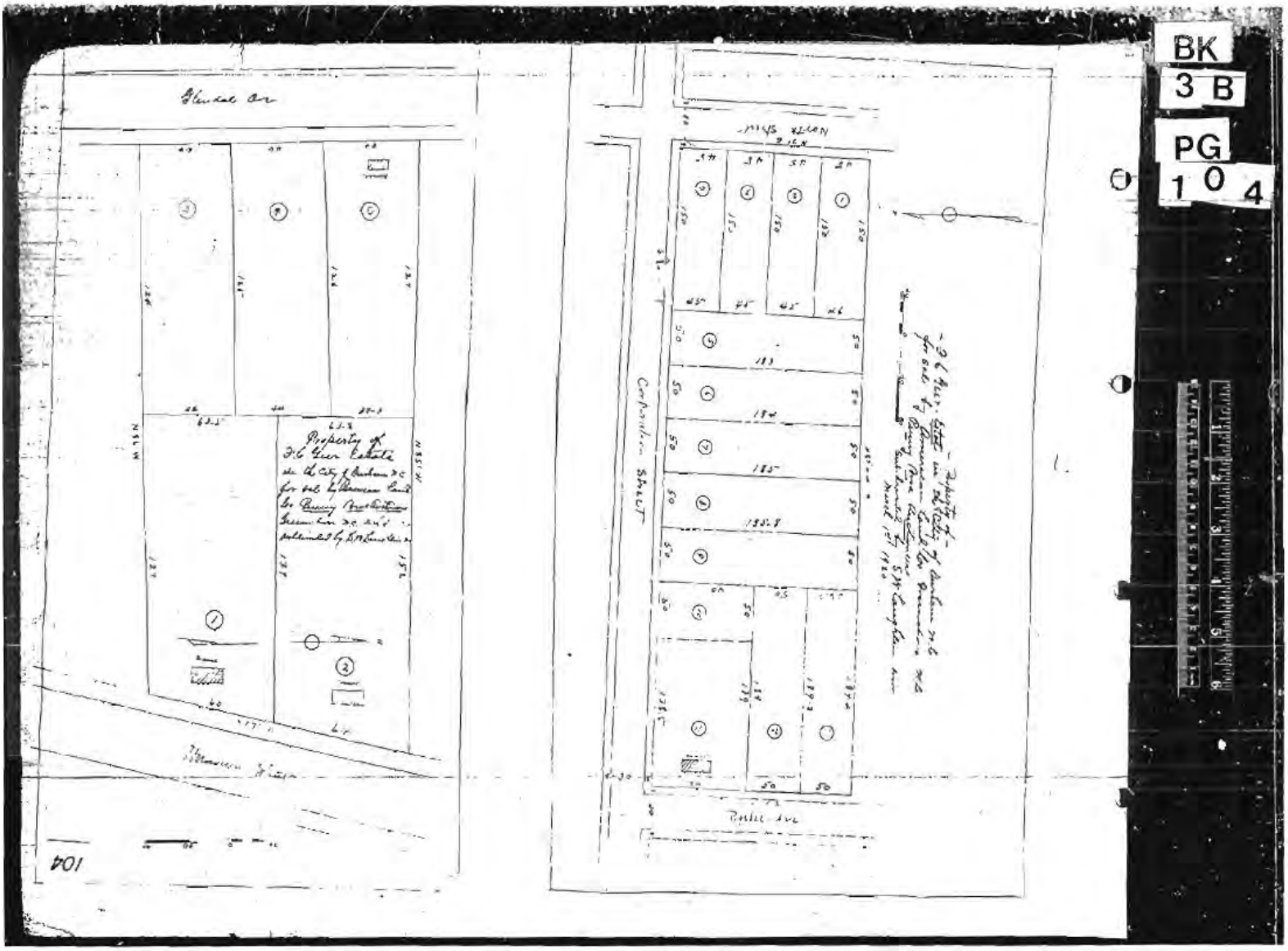
STATE OF NC
COUNTY OF Durham

I, the undersigned Notary Public of the County or City and State aforesaid, certify that **John Warasila** personally came before me this day and acknowledged that he is the **Member/Manager** of **405 EAST CHAPEL HILL ST PARTNERS, LLC, a North Carolina limited liability company** 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 official stamp or seal, this the 14th day of May, 2014.

My Commission Expires: 7/31/2017

_____
Notary Public
Print Notary Name: Tanya D Looklair

SEAL
TANYA D LOOKLAIR
NOTARY
PUBLIC
DURHAM COUNTY, NC


BK
3 B
PG
1 0 4
Property of
J.C. Gun Estate
Construction Street
Public Ave
104