

Bldg Sale

Parcel Report:



Quick Information with 2010 Orthophoto

PIN Number: 0737-03-22-5333

Parcel ID: 154054

Acreage: 4.74300000

Land Use: COM/ 1-STY SM SGL USER

Deed Book: 007501

Deed Page: 000547

Plat Book: 000068

Plat Page: 000049

Subdivision: N/A - NO SUBDIVISION

Site Address: 6453 NC 55 HWY

Owner Name: GLOBAL MONTESSORI ACADEMY LLC

Owner Address: 10275 CHAPEL HILL RD

MORRISVILLE , NC, 27560



**TAX ADMINISTRATION
PROPERTY REPORT**

Property Owner ALSTON HOLDINGS LLC	Owner's Mailing Address 6453 NC HWY 55 DURHAM, NC 27713	Property Location Address 6453 NC 55 HWY
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Administrative Data Parcel Ref No. 154054 PIN 0737-03-22-5333 Account No. 8180183 Tax District CNTY-DRHM/FD-PARKWOOD Land Use Code 484 Land Use Desc COM/ 1-STY SM SGL USER Subdiv Code 0000 Subdiv Desc N/A - NO SUBDIVISION Neighborhood 030IB	Administrative Data Legal Desc PROP-BARBEE ROBERT LOWE Deed Bk/Pg 003516 / 000012 Plat Bk/Pg 000068 / 000049 Sales Information Only Sales Data After January 1, 2006 is Displayed Grantor Sold Date 0-0 Sold Amount \$ 0	Valuation Information Assessed Value 539,674 (Jan 1 2014)\$ 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.
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Improvement Detail
(1st Major Improvement on Subject Parcel)

Year Built	1960
Built Use/Style	OFFICE BUILDINGS
Current Use	COMMERCIAL
* Percent Complete	100
Heated Area (S/F)	7,800
** 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 **4.743**
Tax District Note
Present-Use Info

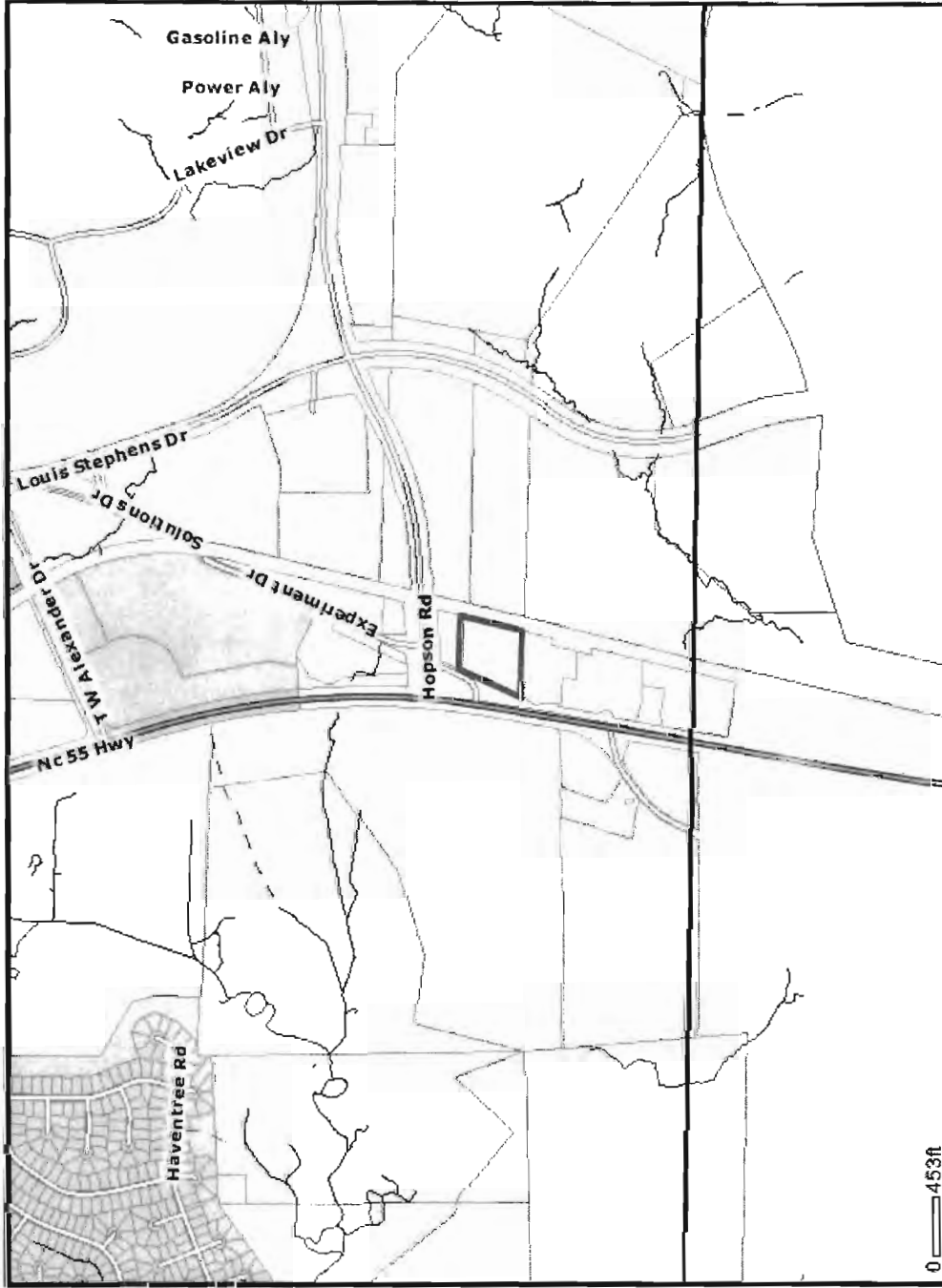


Improvement Valuation (1st Major Improvement on Subject Parcel) Improvement Assessed Value \$ 230,859

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 \$
308,295	308,815	308,815

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

GoMAPS - Durham County NC Public Access



Durham County

Streams_and_Ditches

- DITCH
- RIVER
- STREAM
- UNKNOWN

Highways

Parcels

Street_Centerlines

Municipal_Boundaries

- Chapel Hill
- Durham
- Morrisville
- Raleigh

Friday, June 13 2014



GoMAPS - Durham County NC Public Access



Durham County LEGEND

Streams_and_Ditches

- DITCH
- RIVER
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- UNKNOWN

Highways

- Parcels
- Street_Centerlines
- Municipal_Boundaries

Chapel Hill

Durham

Morrisville

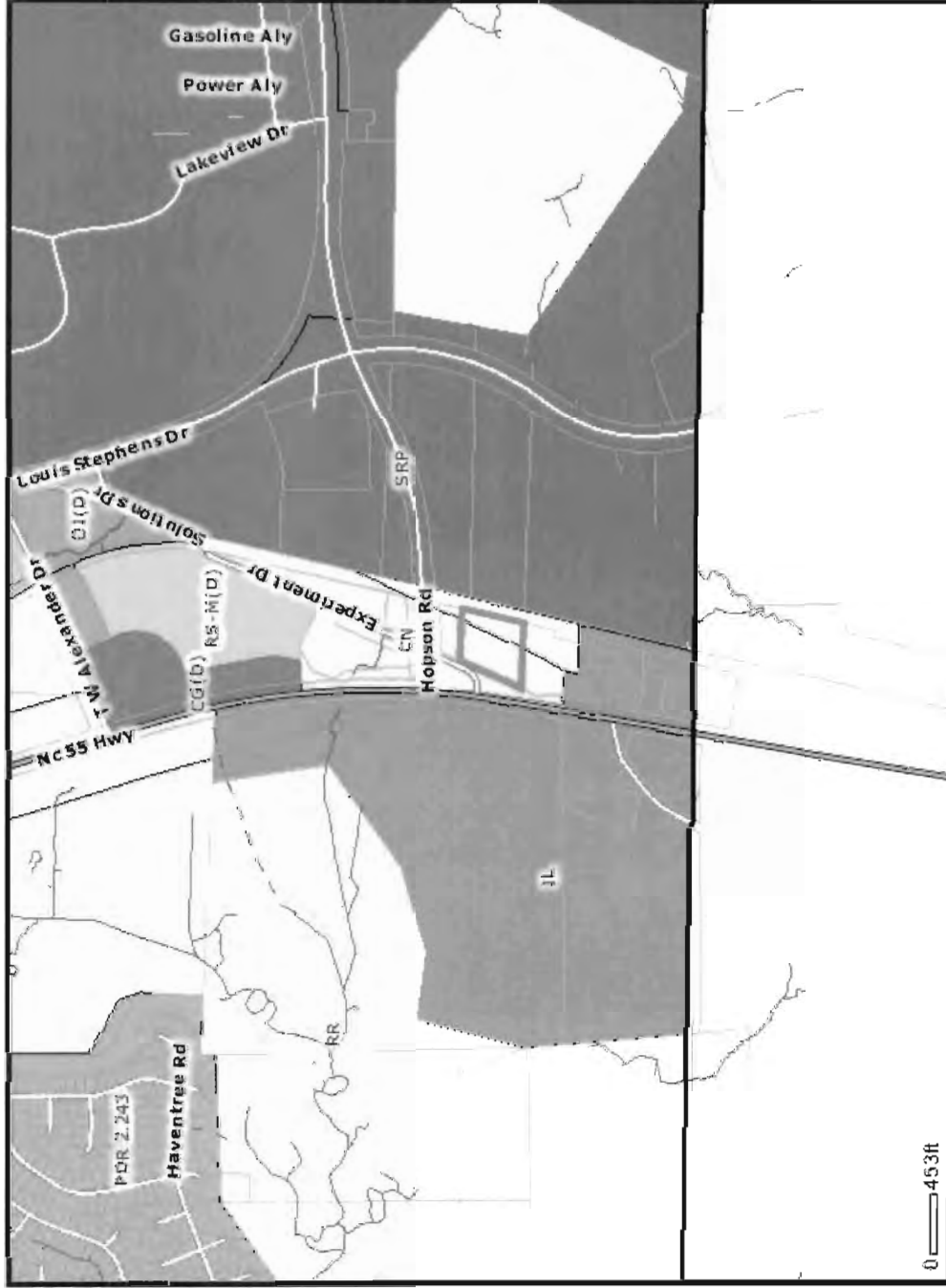
Raleigh

Ortho_2010

Friday, June 13 2014



GoMAPS - Durham County NC Public Access



Durham County

Streams_and_Ditches

- DITCH
- RIVER
- STREAM
- UNKNOWN
- Highways
- Parcels
- Street_Centorlines

Zoning

- 10 - RS-M
- 11 - RU-5
- 12 - RU-3(2)
- 13 - RU-M
- 14 - RC
- 16 - CC
- 17 - CN
- 18 - OI
- 19 - CG
- 1 - PDR-VLR (< 2 du/ac)
- 20 - I
- 21 - IL
- 22 - IP
- 23 - MU

FOR REGISTRATION
 Willie L. Covington
 REGISTER OF DEEDS
 Durham County, NC
 2014 MAY 30 03:46:21 PM
 BK: 7501 PG: 547-552
 DEED
 FEE: \$26.00
 EXCISE TAX: \$1,040.00
 INSTRUMENT # 2014015623
 APRILJ



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,040.00

Parcel Identifier No. 154054 _____ Verified by _____ County on the ____ day
 of _____, 20_____
 By: _____

Mail/Box to: Grantee _____

This instrument was prepared by: Linnie W. Causey, Esq., Morningstar Law Group, 630 Davis Drive, Ste. 200, Morrisville, NC 27560 (without benefit of title examination)

Brief description for the Index: Approximately 4.75 acres as shown by plat recorded in Plat Book 68, Page 49, Durham County Registry, and located at 6453 Highway 55, Durham, NC

THIS DEED made this 30th day of May, 2014, by and between

GRANTOR	GRANTEE
Alston Holdings LLC (a/k/a Alston Holdings, LLC) 6453 NC Highway 55 Durham, NC 27713	Global Montessori Academy, LLC 10275 Chapel Hill Road Morrisville, NC 27560

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, parcel of land or condominium unit situated in the City of Durham, 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 3516, Page 12.

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

A map showing the above described property is recorded in Plat Book 68, Page 49.

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 exceptions as shown on Exhibit "B", attached hereto.

[Signature pages to follow]

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

Grantor:

ALSTON HOLDINGS LLC (a/k/a Alston Holdings, LLC)
a North Carolina limited liability company

By: Wayne Stollings
Name: Wayne Stollings
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

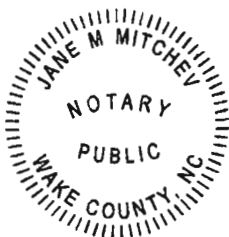
I, JANE M. MITCHEV, a Notary Public of the County and State aforesaid, certify that Wayne Stollings, whose identity has been proven by satisfactory evidence, said evidence being:

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC Drivers license
- A credible witness has sworn to the identity of the principal(s).

who is the Manager of Alston Holdings LLC (a/k/a Alston Holdings, LLC), personally appeared before me this day and acknowledged that he is the Manager of Alston Holdings LLC (a/k/a Alston Holdings, LLC) and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal this the 30th day of May, 2014.

[Affix Seal]



Jane M. Mitchev
Notary Public

My Commission Expires: 5/30/2014 JW
12/20/2016

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

Grantor:

ALSTON HOLDINGS LLC (a/k/a Alston Holdings, LLC)
a North Carolina limited liability company

By: Reginald Allen Stroupe
Name: Reginald Allen Stroupe
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, JANE M. MITCHELL, a Notary Public of the County and State aforesaid, certify that Reginald Allen Stroupe, whose identity has been proven by satisfactory evidence, said evidence being:

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC Driver's License
- A credible witness has sworn to the identity of the principal(s).

who is the Manager of Alston Holdings LLC (a/k/a Alston Holdings, LLC), personally appeared before me this day and acknowledged that he is the Manager of Alston Holdings LLC (a/k/a Alston Holdings, LLC) and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal this the 30th day of May, 2014.

[Affix Seal]



Jane M. Mitchell
Notary Public
My Commission Expires: 12/20/2016

EXHIBIT "A"
GLOBAL MONTESSORI ACADEMY, LLC
LEGAL DESCRIPTION – 6453 Highway 55, Durham, NC

BEGINNING at the northeast corner of The Triangle Brick Company Property marked, "control corner", on the plat hereinafter referred to, said corner being located in the western boundary line of the Durham and Southern Railroad, and being the southeast corner of the land hereinafter described; running thence along the northern boundary line of The Triangle Brick Company Property, North 83 degrees, 20' West 489.92 feet to a stake in the eastern boundary line of Alston Avenue Road; thence North along and with the eastern boundary line of Alston Avenue Road, 28 degrees 28' 30" East 504.35 feet to a stake, the southwest corner of the Artis High Property; thence South 83 degrees 37' 15" East 392.52 feet to a stake in the western boundary line of the Durham and Southern Railroad Right of way; thence along and with the western boundary line of Durham and Southern Railroad right of way, South 17 degrees, 30' West 478.74 feet to the point and place of BEGINNING, and containing 4.75 acres as shown by plat entitled "Property of Robert Lowe Barbee, Triangle Township, Durham County, North Carolina, February 24, 1971, Credle Engineering Company", recorded in Plat Book 68, Page 49, Durham County Registry.

Parcel ID: 154054

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2014, and subsequent years, not yet due and payable.
2. Subject to matter shown on plat recorded in Book 68 at Page 49.
3. Easement(s) to Duke Energy recorded in Book 5085, at Page 489.
4. Waterline Easement Plat recorded in Plat Book 183, at Page 198.
5. Easement(s) to Public Service Company recorded in Book 260 at Page 204.
6. Easement(s) to the Department of Transportation recorded in Book 3998 at Page 272.
7. Title to that portion of the Property lying within the bounds of the railroad right of way of Durham and Southern Railroad.

68-49

NORTH CAROLINA - DURHAM COUNTY
I, E.C. Cudde certify that this map was drawn from (an actual survey made by me) (best description recorded in Book _____ Page _____)

Book _____ Page _____ (when known); that the error of closure as calculated by latitudes and departures is 1/1622'; that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____ Page _____; that this map was prepared in accordance with GS 47-30 as amended.

Witness my hand and seal, this 12 day of March 1971
E.C. Cudde, C.E.
Surveyor or Engineer

FILED
BOOK 68 PAGE 44
SEP 3 1971



NORTH CAROLINA - DURHAM COUNTY

The to-wit, certificate of Justice J. B. ...
Notary Public of Durham Co. N.C.
by his hand and seal is certified to be correct, but not
instrument with its execution be registered.

WITNESS my hand and seal, this 9 day of Sept 1971
Justice J. B. ...
Deputy Register of Deeds

North Carolina - Durham County
E.C. Cudde being duly sworn, says that the above plat is in every respect correct to the best of my knowledge and belief and was prepared from an actual survey made by me on 24 day of Feb. 1971.

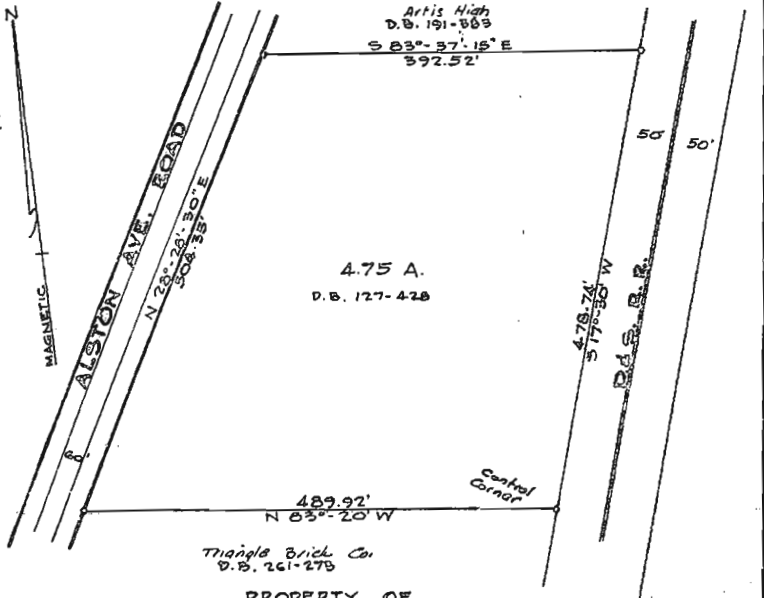
That said land or portion thereof is not within corporate city limits of City of Durham or within any other municipality or other governmental jurisdiction by City of Durham.

Subscribed and sworn to before me this 12 day of March 1971
Notary Public, My Comm. Expires Sept 12, 1975
(644)



THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM COUNTY PLANNING DEPARTMENT
BY: _____
DATE: _____
APPROVAL VOID 60 DAYS FROM SAID DATE

PROPERTY OF
ROBERT LOWE BARTEE
TRIANGLE T.S. DURHAM CO., N. C.
1"=100' 2-24-71
CREDE ENGINEERING CO.
0 100 200 300
C-IRON SCALE



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