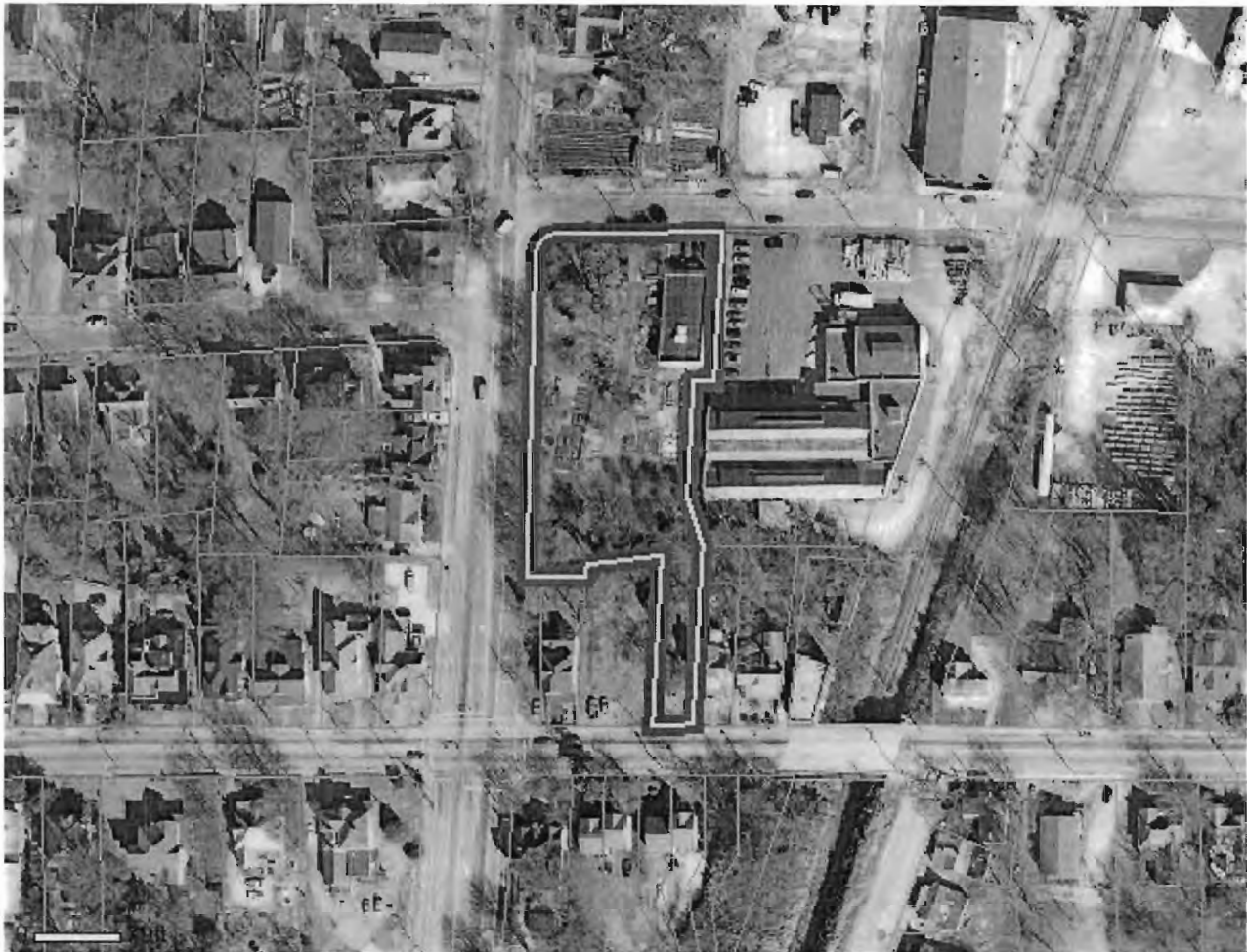


**Parcel Report:**

*Big Sale*



**Quick Information with 2010 Orthophoto**

**PIN Number:** 0831-10-27-4222

**Parcel ID:** 111329

**Acreage:** 1.16200000

**Land Use:** COM/ MULTI-USE CAPABLE

**Deed Book:** 006590

**Deed Page:** 000277

**Plat Book:** 000186

**Plat Page:** 000337

**Subdivision:** N/A - NO SUBDIVISION

**Site Address:** 706 GILBERT ST

**Owner Name:** SEEDS PROPERTY HOLDINGS LLC

**Owner Address:** 706 GILBERT ST

DURHAM , NC, 27701

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# TAX ADMINISTRATION PROPERTY REPORT

<b>Property Owner</b> SEEDS PROPERTY HOLDINGS LLC		<b>Owner's Mailing Address</b> 706 GILBERT ST DURHAM, NC 27701		<b>Property Location Address</b> 706 GILBERT ST	
<b>Administrative Data</b>		<b>Administrative Data</b>		<b>Valuation Information</b>	
Parcel Ref No.	111329	Legal Desc	PROP-AKRON PROPERTIES LTD PRTNRSHP/LT#01 RECOMB	Assessed Value 336,497 (Jan 1 2014)\$	
PIN	0831-10-27-4222			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.	
Account No.	8511303	Deed Bk/Pg	006590 / 000277		
Tax District	CNTY-DRHM/CITY-DRHM	Plat Bk/Pg	000186 / 000337		
Land Use Code	480	<b>Sales Information</b>			
Land Use Desc	COM/ MULTI-USE CAPABLE	Only Sales Data After January 1, 2006 Is Displayed			
Subdiv Code	0000	Grantor	AKRON PROPERTIES LIMITED PARTNERSHIP		
Subdiv Desc	N/A - NO SUBDIVISION	Sold Date	2010-10-28		
Neighborhood	072BM	Sold Amount \$	360,000		

## Improvement Detail

(1st Major Improvement on Subject Parcel)

Year Built 2013  
 Built Use/Style IND FLEX (MALL) BLG  
 Current Use IND FLEX (MALL) BLG  
 \* Percent Complete 100  
 Heated Area (S/F) 4,572  
 \*\* 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 1.162  
 Tax District Note  
 Present-Use Info



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

Improvement Assessed Value \$

**245,885**

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

Land Market Value (LMV) \$

**90,612**

Land Present-Use Value (PUV) \$ \*\*

**90,612**

Land Total Assessed Value \$

**90,612**

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



FOR REGISTRATION REGISTER OF DEEDS  
Willie L. Covington  
DURHAM COUNTY, NC  
2010 OCT 28 11:38:52 AM  
BK:6590 PG:277-279 FEE:\$22.00  
NC REV STAMP:\$720.00  
INSTRUMENT # 2010033458

Excise Tax: \$720.00

Tax I.D./Parcel No.

Prepared by William A. Anderson, III, P.O. Box 51579, Durham, NC 27717-1579

Return to Grantee

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED is made 'this day 28<sup>th</sup> day of October, 2010, by and between **AKRON PROPERTIES LIMITED PARTNERSHIP, a North Carolina limited partnership** having an address of 3211 Shannon Road, Suite 620, Durham, NC 27707 ("Grantor") and, **SEEDS PROPERTY HOLDINGS, LLC, a North Carolina limited liability company** ("Grantee"), having an address of 706 Gilbert Steet, Durham, NC 27701.

(The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context).

WITNESSETH: THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in Durham County, North Carolina, and being more particularly described as follows (the "Property"):

**BEING all of that tract designated "New Lot 1" containing 1.163 acres as shown on the plat recorded in Plat Book 186, Page 337, Durham County Registry, to which plat reference is hereby made for a more particular description of same.**

TO HAVE AND TO HOLD the Property 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 Property in fee simple, has the right to convey the same in fee simple, that the 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 following exceptions and covenants and

restrictions: ad valorem taxes for 2011, and matters shown on the plat recorded in Plat Book 186, Page 337, Durham County Registry.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

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

AKRON PROPERTIES LIMITED PARTNERSHIP

By: W. Kimball Griffin, Jr.  
Name: W. KIMBALL GRIFFIN, JR.  
Title: President of Stratford Contractors, Inc.  
General Partner

STATE OF NC

COUNTY OF Durham

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: W. Kimball Griffin, Jr.

Date: 10/28/10

William A. Anderson  
Notary Public

Print Name: William A. Anderson

My commission expires: 1/27/14

[Official Seal]



