

Parcel Report:

*Ind. Bldg Sale*



**Quick Information with 2010 Orthophoto**

**PIN Number:** 0831-10-27-5295

**Parcel ID:** 111328

**Acreage:** 1.23700000

**Land Use:** COM/ WHSE-STORAGE

**Deed Book:** 007501

**Deed Page:** 000899

**Plat Book:** 000186

**Plat Page:** 000337

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

**Site Address:** 708 GILBERT ST

**Owner Name:** HYTNER BEDNAZ HOLDINGS LLC

**Owner Address:** 708 GILBERT ST

DURHAM , NC, 27701

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# TAX ADMINISTRATION PROPERTY REPORT

<b>Property Owner</b> AKRON PROPERTIES LIMITED PARTNERSHIP	<b>Owner's Mailing Address</b> 1816 FRONT ST #110 DURHAM, NC 27705	<b>Property Location Address</b> 708 GILBERT ST
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<b>Administrative Data</b>	<b>Administrative Data</b>	<b>Valuation Information</b>
Parcel Ref No 111328 PIN 0831-10-27-5295 Account No. 0038435 Tax District CNTY-DRHM/CITY-DRHM Land Use Code 440 Land Use Desc COM/ WHSE-STORAGE Subdiv Code 0000 Subdiv Desc N/A - NO SUBDIVISION Neighborhood 072ID	Legal Desc PROP-AKRON PROPERTIES LTD PRTRNSHP/LT#02 RECOMB Deed Bk/Pg 003200 / 000706 Plat Bk/Pg 000186 / 000337 <b>Sales Information</b> Only Sales Data After January 1, 2006 Is Displayed Grantor Sold Date 0-0 Sold Amount \$ 0	Assessed Value 341,967 (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.

**Improvement Detail**  
(1st Major Improvement on Subject Parcel)

Year Built 1930  
Built Use/Style STORAGE WAREHOUSES  
Current Use DISTRIBUTION WHSES  
\* Percent Complete 100  
Heated Area (S/F) 8,000  
\*\* 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 1.237  
Tax District Note  
Present-Use Info



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

Improvement Assessed Value \$

**267,747**

**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 \$
<b>74,220</b>	<b>74,220</b>	<b>74,220</b>

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

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2014 May 30 04:35 PM NC Rev Stamp: \$ 1600.00  
Book: 7501 Page: 899 Fee: \$ 26.00  
Instrument Number: 2014015667  
DEED

Submitted electronically by Harris and Hilton in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Durham County Register of Deeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1,600.00

Parcel Identifier No. 111328 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Harris & Hilton, P.A., 7320 Six Forks Road, Suite 100, Raleigh, NC 27615

Brief description for the Index: LOT 2, containing 2.30 acres

THIS DEED made this 29th day of May, 2014 by and between

GRANTOR

GRANTEE

Akron Properties, L.P.  
1816 Front Street, Suite 110  
Durham, NC 27705

Hytner Bednaz Holdings, LLC  
708 Gilbert Street  
Durham, NC 27701

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:

Being all of New Lot 2, containing 1.287 acres, as shown recorded in Plat Book 186, Page 337, Durham County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3200 page 706.

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 110 page 172.

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.

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:

- Property Taxes
- Covenants, Easements and right of ways of record

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

AKRON PROPERTIES LIMITED PARTNERSHIP  
By its General Partner

Stratford Contractors, Inc.

By: *W. Kimball Griffin Jr.* (SEAL)  
 Name: W. Kimball Griffin Jr.  
 Title: President

STATE OF NC

COUNTY OF Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, and

- 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 DRIVER LICENSE
- A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: W. Kimball Griffin Jr.

Date: 5.29.14

(Official Seal)

*Lukas B Barry*  
LUKAS B BARRY Notary Public  
 (print name)  
 My commission expires: 12.13.16

LUKAS B. BARRY  
 Notary Public  
 North Carolina  
 Wake County

