

# GoMAPS - Durham County NC Public Access



**LEGEND**

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Tuesday, July 30 2013





**TAX ADMINISTRATION  
PROPERTY REPORT**

<b>Property Owner</b> SIMPSON TERRY	<b>Owner's Mailing Address</b> 13256 ASHFORD PARK DR RALEIGH, NC 27613	<b>Property Location Address</b> 804 N GUTHRIE AVE
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<b>Administrative Data</b> Parcel Ref No. <b>112853</b> PIN <b>0831-11-66-8672</b>  Account No. <b>8258550</b>  Tax District <b>CNTY-DRHM/CITY-DRHM</b>  Land Use Code <b>411</b> Land Use Desc <b>COM/ APARTMENT- GARDEN</b>  Subdiv Code <b>1188</b> Subdiv Desc <b>HILLCREST</b> Neighborhood <b>074ME</b>	<b>Administrative Data</b> Legal Desc <b>HILLCREST/LT#C</b>  Deed Bk/Pg <b>004607 / 000520</b> Plat Bk/Pg <b>000127 / 000084</b>  <b>Sales Information</b> Only Sales Data After January 1, 2006 Is Displayed  Grantor  Sold Date <b>0--0</b> Sold Amount \$ <b>0</b>	<b>Valuation Information</b>  Assessed Value <b>237,139</b> (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.
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**Improvement Detail**  
(1st Major Improvement on Subject Parcel)

Year Built **1993**  
 Built Use/Style **CONVENTIONAL**  
 Current Use **COMMERCIAL**  
 \* Percent Complete **100**  
 Heated Area (S/F) **3,420**  
 \*\* Bathroom(s) **8 Full Bath(s) 1 Half Bath(s)**  
 \*\* Bedroom(s) **5**  
 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 **0.294**  
 Tax District Note  
 Present-Use Info



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

Improvement Assessed Value \$

**220,674**

**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>16,465</b>	<b>16,465</b>	<b>16,465</b>

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

**Parcel Report:****Quick Information with 2010 Orthophoto****PIN Number:** 0831-11-66-8572**Acreage:** 0.29500000**Deed Book:** 004607**Plat Book:** 000127**Subdivision:** HILLCREST**Owner Name:** SIMPSON TERRY**Parcel ID:** 112853**Land Use:** COM/ APARTMENT-GARDEN**Deed Page:** 000520**Plat Page:** 000084**Site Address:** 804 N GUTHRIE AVE**Owner Address:** 13256 ASHFORD PARK DR

RALEIGH , NC, 27613

For Registration Willie L. Covington  
Register of Deeds  
Durham County, NC  
Electronically Recorded  
2013 Dec 23 03:15 PM NC Rev Stamp: \$ 292.00  
Book: 7419 Page: 383 Fee: \$ 26.00  
Instrument Number: 2013047376  
DEED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Mail to the preparer: McCullers & Whitaker, 216 Highway 70, Garner, NC 27529 (13-0896)

Parcel #112853, Durham Brief Index description: Lot C plat 127-84 Excise Tax: \$292

(This conveyance is insured by a policy of title insurance issued by Investors Title Insurance Company )

**THIS WARRANTY DEED** is made on the date set forth in the acknowledgement set out below by and between:

**Terry Simpson, also known as Terry Eugene Simpson**

An unmarried man

whose mailing address for future correspondence is:  
13256 Ashford Park Drive  
Raleigh, NC 27613

(If checked, the property being conveyed includes the primary residence of at least one of the Grantors.

(hereinafter referred to in the neuter singular as "the Grantor"); and,

**Cues, LLC**

a NC Limited Liability Company  
314 Willingham Road  
Morrisville, NC 27560

(to verify the names, spelling, marital status and mailing address are correct, please initial \_\_\_\_\_)

(hereinafter referred to in the neuter singular as "the Grantee"):

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 hereby give, grant, bargain, sell and convey unto the Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land acquired by the Grantor by deed recorded in Book 4607, page 520, situated in Durham County, North Carolina, and more particularly described as follows:

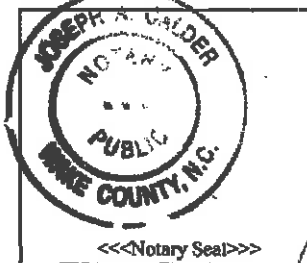
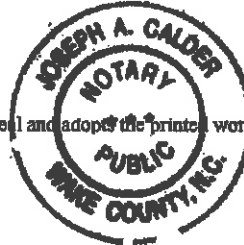
Being all of Lot C, as depicted on that survey entitled "Property of Betty Mangum et al," drawn by George C Love, Jr, Registered Land Surveyor, dated March 3, 1992, and recorded in Map Book 127, page 84, Durham County Registry.

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 except for the following exceptions:

1. The county property tax for the current year.
2. Public Utility Easements for Local Service.
3. Restrictive covenants

IN WITNESS WHEREOF the Grantor has set his hand and seal and adopts the printed word "Seal" as his lawful seal.

Terry Simpson (Seal)  
Terry Simpson, aka Terry Eugene Simpson



State of North Carolina Wake County  
I, a Notary Public of the County and State aforesaid, certify that Terry Simpson aka Terry Eugene Simpson Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 9 day of Dec, 2013.

Joseph A. Calder  
Notary Public My commission expires 7-28-17