

For Registration Willie L. Covington
Register of Deeds
Durham County, NC
Electronically Recorded
2014 Mar 19 08:46 AM NC Rev Stamp: \$ 560.00
Book: 7457 Page: 791 Fee: \$ 26.00
Instrument Number: 2014007179
DEED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$560.00

Parcel ID: 152014

This instrument was prepared without benefit of title search by: Morris Manning & Martin, LLP, PO Box 12768, RTP, NC 27709

Mail after recording to: Grantee

Brief description for the Index:

6525 Barbee Rd, 2.05 acres, Durham County, North Carolina

THIS DEED is made this 13th day of March, 2014, by and between:

GRANTOR

Thomas E. Maddry, Jr.
An unmarried individual
6525 Barbee Rd.
Durham, NC 27713

GRANTEE

Meritage Homes of the Carolinas, Inc.
an Arizona corporation
17851 North 85th St., Suite 300
Scottsdale, AZ 85255

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. 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 Durham County, North Carolina and more particularly described as follows:

SEE EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2981, Page 676, 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.

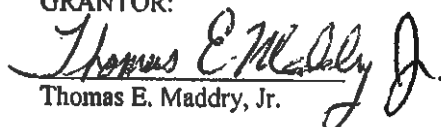
submitted electronically by "Morris, Manning & Martin"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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:

1. Ad valorem taxes for 2014 and subsequent years.
2. Easements, covenants, and restrictions and other matters of record as of the date of recording hereof.

Pursuant to N.C.G.S. § 105-317.2, the Seller/Grantor states as follows: the Property conveyed herein does include the primary residence of one or more of the Grantors. Grantor's address is provided herein.

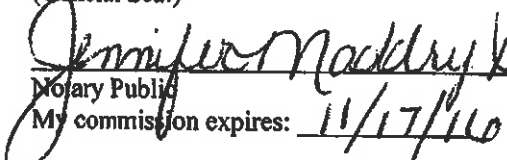
IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name the day and year first above written.

GRANTOR:

 Thomas E. Maddry, Jr.

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas E. Maddry, Jr.

Witness my hand and official seal, this the 13th day of March, 2014.
(Official Seal)


 Notary Public
 My commission expires: 11/17/16

JENNIFER MADDRY BREWER NOTARY PUBLIC ORANGE COUNTY, NC My Commission Expires 11-17-2016
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EXHIBIT A

BEGINNING AT A POINT IN THE SOUTHERN RIGHT OF WAY OF BARBEE ROAD, THE NORTHEAST CORNER LOT 13, HUNTERS WOODS ACCORDING TO PLAT BOOK 89, PAGE 16, DURHAM COUNTY REGISTRY, THENCE ALONG THE SOUTHERN LINE OF BARBEE ROAD 77 DEGREES 13 MINUTES 23 SECONDS EAST 253.35 FEET TO A POINT, THE NORTHWESTERN CORNER OF THE MADDRY PROPERTY DESCRIBED AT DEED BOOK 387, PAGE 498; THENCE SOUTH 4 DEGREES 47 MINUTES 55 SECONDS WEST 145.09 FEET TO A POINT; THENCE SOUTH 4 DEGREES 46 MINUTES 21 SECONDS WEST 230.95 FEET TO AN IRONPIPE; THENCE SOUTH 79 DEGREES 38 MINUTES 3 SECONDS WEST 250.03 FEET TO A POINT; THENCE NORTH 4 DEGREES 38 MINUTES 37 SECONDS EAST 79.94 FEET TO A POINT; THENCE NORTH 4 DEGREES 46 MINUTES 48 SECONDS EAST 285.01 FEET TO THE POINT AND PLACE OF BEGINNING AND BEING 2.05 ACRES MORE OR LESS ACCORDING TO THE SURVEY ENTITLED "LOT SURVEY FOR THOMAS & SUSAN MADDRY" PREPARED BY THOMAS L. RAMSEY, PLS, AUGUST 24, 2000.

THERE IS ALSO CONVEYED AS EASEMENT FOR THE INSTALLATION USE AND MAINTENANCE OF THE SEPTIC TANK AND SEPTIC FIELD RECORDED AT BOOK 2976, PAGE 62, DURHAM COUNTY REGISTRY.

Durham County, NC
Assessor of Property

Property Record Card

Owner Name

MERITAGE HOMES OF THE
CAROLINAS INC

Owner Address

5420 TRINITY RD STE 107
RALEIGH, NC
27607

Location Address

6525 BARBEE RD

GENERAL PROPERTY INFORMATION

Parcel Ref No: 152014

PIN: 0728-03-33-9996

Account No: 8611345

Tax District: CNTY-DRHM/CITY-DRHM

Land Use Code: 119

Land Use Desc: RES/ HOMEOWNERS
ASSOC IMP

Subdiv Code: T4714

Subdiv Desc: MEADOWS @ SOUTHPT
TW PH01

Neighborhood: 086RH

Legal Description: MEADOWS AT
SOUTHPOINT/PH: 01/OPEN SPACE

Deed Book & Page: 7457 / 791

Plat Book & Page: 000195 / 000144

Last Sale Date: Mar-19-2014

Last Sale Price: \$280,000

Property Tax Appraisal: \$N/A *

* The appraised value is the
estimated value as of the last
general reappraisal, effective
January 1, 2016



152014 12/21/2014

Year Built: 1964

Built Use / Style: RANCH

Current Use: RESIDENTIAL

*Percent Complete: 100%

Heated Area (S/F): 1,385

** Bathroom(s): 1 Full Bath(s) 1 Half
Bath(s)

** Bedroom(s): 2

Fireplace (Y/N): N

Basement (Y/N): N

Attached Garage (Y/N): N

Multiple Improvements: 1

Land Market Value: \$100

Land Present Use Value: \$100

Land Total Assessed Value: \$-

Building Value: \$-

Map Acres: 1.736

Appraised Improvement
Values

\$-

Appraised Value as of January
1, 2016

* Note - As of January 1

** Note - Bedroom(s), shown for description only

Data Disclaimer: All data shown here is from other primary data sources and is public information. Users of the data are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this website. While efforts have been made to use the most current and accurate data, Durham County, NC and data providers assume no legal responsibility for the use of the data contained herein.

Please direct any questions or comments about the data displayed here to tax_assessor@dconc.gov
(mailto:tax_assessor@dconc.gov)

