

Carl Sale
Confirms Annet Montgomery Broker
218,500 / 3.97 Ac = 55,038/Ac

FOR REGISTRATION
Willie L. Covington
REGISTER OF DEEDS
Durham County, NC
2014 MAY 15 10:45:47 AM
BK: 7491 PG: 58-59
DEED
FEE: \$26.00
EXCISE TAX: \$437.00
INSTRUMENT # 2014013688
APRILJ



This instrument prepared by: James S. Warren, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

HOLD FOR: Warren Shackleford, Attorneys, P.L.L.C.

PREPARED BY and RETURN TO: Warren Shackleford, Attorneys, P.L.L.C.,
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: 202368

REVENUE STAMPS \$ 437.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 8th day of April, 2014 by and between:

GRANTOR: **CHEROKEE BORDEN PROPERTIES, LLC**

GRANTEE: **RALEIGH CONCRETE, LLC**
4107 Mitchell Mill Road, Raleigh, NC 27616

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF _____, COUNTY OF DURHAM

BEING all of Lot 5 as shown on plat entitled "Final Plat of Stone Road Industrial Park Phase Two", a copy of which is recorded in Plat Book 165, Page 19, Durham County Registry.

Along with the above is Right of Way along Stone Park Court as shown on Plat Book 165, Page 19, Durham County Registry.

The above property was acquired by Grantor by instrument recorded in Book 2780, Page 638.

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

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with 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 to the property against the lawful claims of all others except for the exceptions set out below.

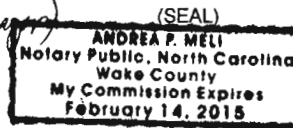
Title to the property described herein is subject to the following exceptions:

- 1. Subject to the right of way of Stone Road.
- 2. Subject to Shared Access Easement and Maintenance Agreement recorded in Book 4665, Page 418, Durham County Registry.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

CHEROKEE BORDEN PROPERTIES,LLC

By: Thomas F. Darden (Title) *(Manager)*



STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, ANDREA P. MELI, a Notary Public for the County of WAKE, State of North Carolina, certify that THOMAS F. DARDEN personally appeared before me this day and acknowledged that he/she is MANAGER of Cherokee Borden Properties, LLC, a North Carolina limited liability company and that by authority duly given, the foregoing instrument was signed by him/her in the Company name as the act of the Company.

Witness my hand and official stamp or seal, this the 8 day of April, 2014.

Andrea P. Meli
Notary Public
ANDREA P. MELI

My Commission Expires: FEB. 14, 2015



**TAX ADMINISTRATION
PROPERTY REPORT**

Industrial Zone

Property Owner CHEROKEE BORDEN PROPERTIES LLC	Owner's Mailing Address 111 E HARGETT ST STE 300 RALEIGH, NC 27601	Property Location Address 1212 STONE RD
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Administrative Data		Administrative Data		Valuation Information
Parcel Ref No.	202368	Legal Desc	STONE RD INDUSTRIAL PARK/ PH:02/LT#05	Assessed Value 159,800 (Jan 1 2014)\$
PIN	0840-03-30-3647			
Account No.	8120534	Deed Bk/Pg	002780 / 000638	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.
Tax District	CNTY-DRHM/CITY-DRHM	Plat Bk/Pg	000165 / 000019	
Land Use Code	340	Sales Information		
Land Use Desc	VACANT COMMERCIAL	Only Sales Data After January 1, 2006 Is Displayed		
Subdiv Code	0000	Grantor		
Subdiv Desc	N/A - NO SUBDIVISION	Sold Date	0-0	
Neighborhood	0341F	Sold Amount \$	0	

Improvement Detail (1st Major Improvement on Subject Parcel)		No Photo Available
Year Built	0	
Built Use/Style		
Current Use		
* Percent Complete	0	
Heated Area (S/F)	0	
** 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	000	
* Note - As of January 1		
** Note - Bathroom(s), Bedroom(s), shown for description only		
Land Supplemental		
Map Acres	3.995	
Tax District Note		
Present-Use Info		

Improvement Valuation (1st Major Improvement on Subject Parcel)
Improvement Assessed Value \$
0

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 \$
159,800	159,800	159,800
** Note: If PUV equal LMV then parcel has not qualified for present use program		

Parcel Report:



Quick Information with 2010 Orthophoto

PIN Number: 0840-03-30-3647

Acreage: 3.99500000

Deed Book: 007491

Plat Book: 000165

Subdivision: N/A - NO SUBDIVISION

Owner Name: RALEIGH CONCRETE LLC

Parcel ID: 202368

Land Use: VACANT COMMERCIAL

Deed Page: 000058

Plat Page: 000019

Site Address: 1212 STONE RD

Owner Address: 4107 MITCHELL MILL RD

RALEIGH , NC, 27616

GoMAPS - Durham County NC Public Access



LEGEND

- Durham County
- Streams_and_Ditches
- DITCH
- RIVER
- STREAM
- UNKNOWN
- Highways
- Parcels
- Street_Centerlines
- Municipal_Boundaries
- Chapel Hill
- Durham
- Morrisville
- Raleigh

Monday, June 23 2014



FOR SALE > INDUSTRIAL LAND

Stone Industrial Park

Durham, NC



Only one lot remains at this RARE Heavy Industrial site - zoning allows broad range of uses !
Waste Industries & Accident Reconstruction Analyst are located in Stone Industrial Park

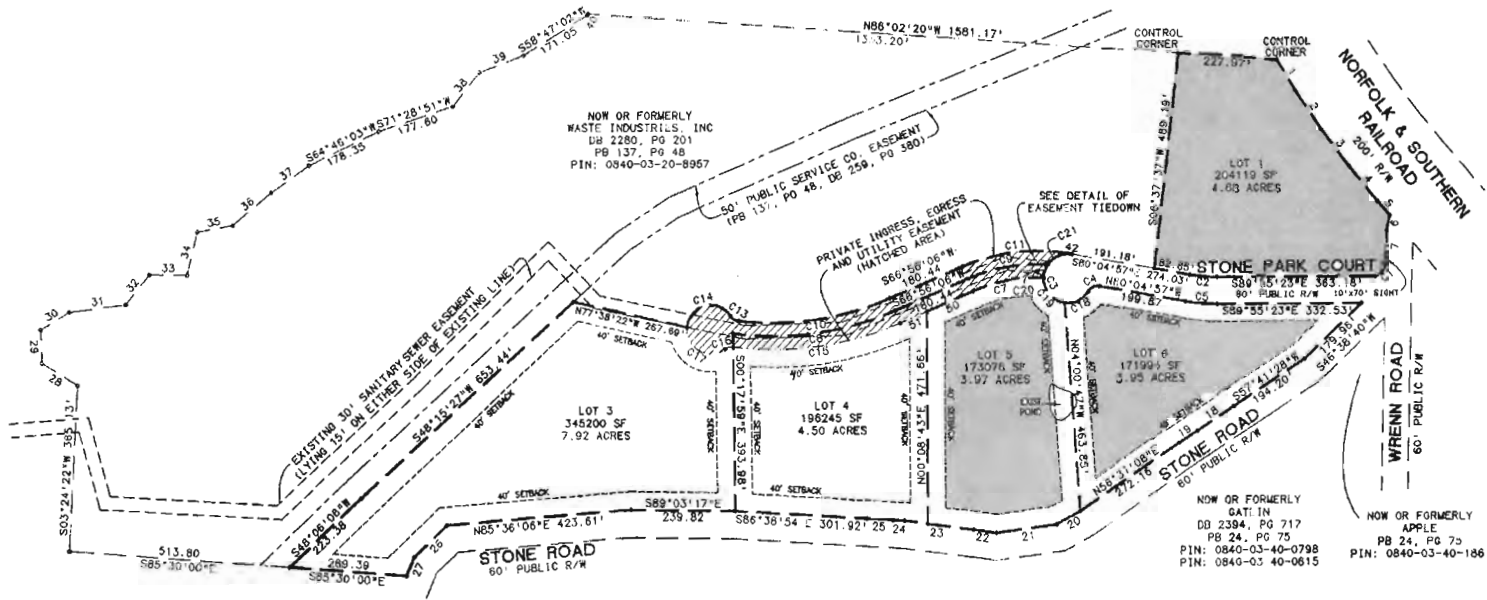
LOCATION	Stone Road off of Angier Ave. Durham, NC 27703
SALE PRICE	\$70,000 / Acre
LOT# 1	Sold 4.68 Acres (+/-)
LOT# 5	Sold 3.97 Acres (+/-)
LOT# 6	\$249,200 3.56 Acres (+/-)
LEASE PRICE	\$5,850 - \$6,800 per Acre per Year
ZONING	I-3 Heavy Industrial
FRONTAGE	1/2 Mile on Stone Rd. & Stone Park Crt.
UTILITIES	Water & Sewer Available
TOPOGRAPHY	Some rolling & rough
SOILS	No topsoil, mostly clay



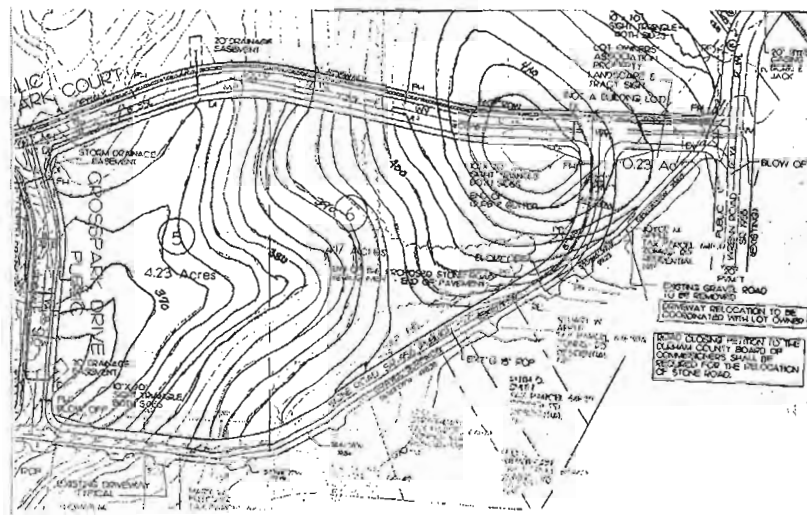
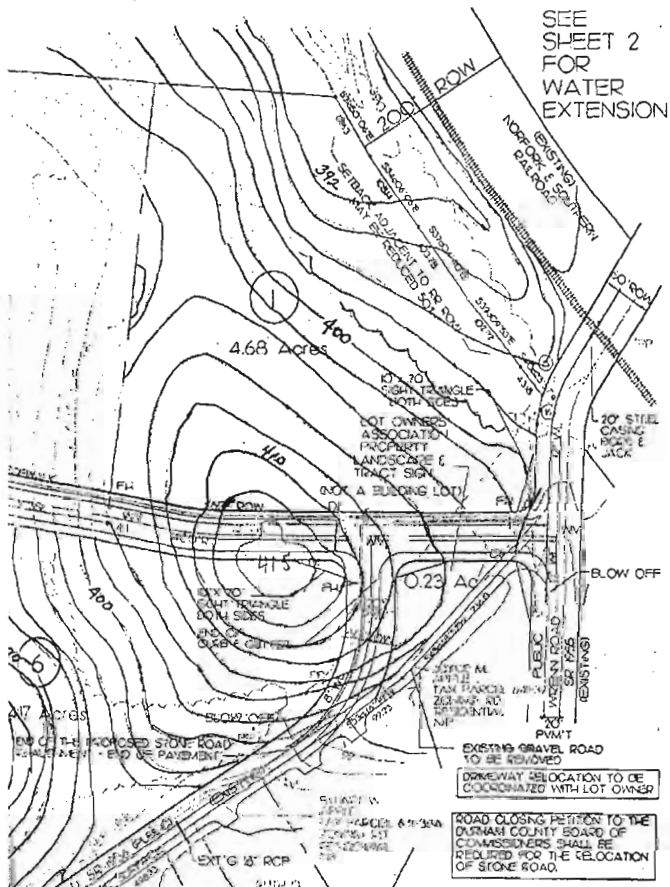
Annette Montgomery
Associate Vice President
919 490 4400

COLLIERS INTERNATIONAL
2608 Erwin Road Suite 19B
Durham, NC 27705
www.colliers.com/ncdu

Stone Industrial Park Site Plan



Topography



Annette Montgomery

Associate Vice President

919 490 4400

annette.montgomery@colliers.com



COLLIERS INTERNATIONAL
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Robert M Sprouse

From: Annette Montgomery [Annette.Montgomery@Colliers.com]

Sent: Monday, June 23, 2014 2:23 PM

To: Robert M Sprouse

Subject: RE: Triangle CPE: Last lot at Stone Industrial

Prices you have are the sales numbers. Asking was \$55k/acre and we negotiated the actual price with each buyer. I believe that lot 1 had some rock or other issue.

With regards,

Annette G. Montgomery

From: Robert M Sprouse [mailto:robert@pickett-sprouse.com]

Sent: Monday, June 23, 2014 2:20 PM

To: Annette Montgomery

Subject: RE: Triangle CPE: Last lot at Stone Industrial

Annette - Would you mind confirming the sales price for lots 1 and 5. I would like to write them up as sales comps for our database. The stamps on lot 5 indicate a price of \$218,500 or about \$55,038 per acre and the stamps for lot 1 indicate a price of \$235,000 or \$50,214 per acre. Any difference between the 2 to indicate why lot 5 is higher per acre? Thanks for your help. Robert.

From: Annette Montgomery, Vice President [mailto:Triangle_CPE@karnesco.com]

Sent: Monday, June 23, 2014 11:00 AM

To: Triangle_CPE@karnesco.com

Subject: Triangle CPE: Last lot at Stone Industrial

You are receiving this email as a service of the Triangle Commercial Property Exchange (Triangle CPE).
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LAST LOT AT STONE INDUSTRIAL

Lots 1 and 5 are sold; Lot #6 still available. Hurry!

Regards,

Annette Montgomery, Vice President

Colliers International

2608 Erwin Road, S-19B East Pavilion at Lakeview
Durham, NC 27705

6/23/2014