Deed of Correction
BK 795 PG 23

CHATHAM COUNTY NC 10/27/98
$120.00
STATE OF NORTH CAROLINA
Real Estate Excise Tax

Excise Tax $120.00

11004

Oct 27 4 19 PM '98

BOOK 768 PAGE 684
Recording Time, Book and Page

Tax Lot No. ..... Parcel Identifier No. .....
Verified by ..... County on the ..... day of ....., 19.....
by .....

Mail after recording to HIGH FALLS OIL CO, INC.
P. O. BOX 29 High Falls, North Carolina 27259
This instrument was prepared by JOHN BLACKWELL, JR.
Brief description for the Index

Parcel No. 0003391

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 26th day of October, 19 98, by and between

GRANTOR	GRANTEE
C. Franklin Jones, Jr. and wife Dickey V. Jones	High Falls Oil Co., Inc. P. O. Box 29 Highfalls, N.C. 27259

Enter in appropriate block for each party: name, 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 ....., Township, Chatham County, North Carolina and more particularly described as follows:

Beginning at a point in the center of N. C. Highway No. 902 and in the center of N. C. Highway No. 22, which point is designated by an iron stake in the margin of said roads, and running thence with the center of Highway No. 902, the following courses and distances (each point is designated by an iron stake in the Northern margin of said highway); South 89 degrees East 4.75 chains; North 85 degrees 45 minutes East 1.93 chains; North 89 degrees East 1.66 chains; North 85 degrees 45 minutes East 1.66 chains; North 51 degrees 30 minutes East 12.48 chains to the line of S. W. Maness; thence with the line of S. W. Maness South 6 degrees East 19.69 chains to an iron stake; thence North 83 degrees 45 minutes West 4.35 chains to an iron stake; thence North 82 degrees West 7.73 chains to a point in the center of N. C. Highway No. 22, and which point is designated by an iron stake in the Eastern margin of said highway; thence with the center of Highway No. 22, North 36 degrees 40 minutes West 20.18 chains to the point of beginning, containing 28.8 acres, more or less; AND BEING designated as Lot No. 3 upon that

BOOK 768 PAGE 685

The property hereinabove described was acquired by Grantor by instrument recorded in .....

.....

A map showing the above described property is recorded in Plat Book ..... page.....

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.

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

USE BLACK INK ONLY

..... (Corporate Name)

By: .....

..... President

ATTEST:

.....

..... Secretary (Corporate Seal)

Franklin Jones (SEAL)
FRANKLIN C. JONES, JR.

Dickey V. Jones (SEAL)
DICKEY V. JONES

..... (SEAL)

..... (SEAL)

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, CUMBERLAND County.

I, a Notary Public of the County and State aforesaid, certify that FRANKLIN C. JONES, JR. AND WIFE DICKEY V. JONES Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of October, 1998.

My commission expires: 8/27/2001 Ruth C. Smith Notary Public

SEAL-STAMP

Use Black Ink

NORTH CAROLINA, ... County.

I, a Notary Public of the County and State aforesaid, certify that ....., personally came before me this day and acknowledged that ..... he is ..... Secretary of ..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its ..... President, sealed with its corporate seal and attested by ..... as its ..... Secretary.

Witness my hand and official stamp or seal, this ..... day of ....., 19.....

My commission expires: ..... Notary Public

Chatham County Property Record Card

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DATE  1/08/14                                CHATHAM CO TAX DEPARTMENT                                  PAGE     1
TIME 17:19:29                                     PROPERTY CARD                 PIN... 8645 00 15 0236 PROG# AS2006
USER FRANCES                                      FOR YEAR 2014
HIGH FALLS OIL COMPANY INC          PARCEL ID.. 0003391
                                    LOCATION... 24477 NC HWY 902
                                    DEED YEAR/BOOK/PAGE.. 1998 768     0684     ASSESSMENT NONE
P O  BOX 29                         PLAT BOOK/PAGE..           5       0090     OWNER ID.. 51980
                                    LEGAL DESC:A11-3B                           DISTRICT.. 113  BENNETT FIRE DISTRICT
                                               000028900
                                    TOWNSHIP...   3 BEAR CREEK
HIGHFALLS                  NC 27259-          HWY 902/ SR 22                   NBRHOOD... 0355  SOUTH WEST BEAR CREEK
 DESCRIPTION                                                      RESIDENTIAL

MAINTAINED..    8/13/2013 BY FRANCES     VALUED..  1/08/2014 BY FRANCES
VISITED.....    4/09/2008 BY GCJ                                              ROUTING#..
PARCEL STATUS... ACTIVE                                                       CATEGORY.. REAL PROPERTY
         *****
                * LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *

-------------------------------------------  SALES HISTORY  ----------------------------------------------------
DEED BK/PAGE  SALE DATE  SALES INSTRUMENT DISQUALIFIED    SALE AMOUNT  STAMP AMOUNT          DEED NAME

768    0684   10/27/1998  WARRANTY DEED    QUALIFIED            60,000          120.00  HIGH FALLS OIL COMPANY INC
254    0078   12/31/1996  WARRANTY DEED    REVENUE STAMPS                               JONES C FRANKLIN JR

-------------------------------------------  LAND SEGMENTS  ----------------------------------------------------

LND            STRAT      LAND                  AVERAGE                                                  TOT      CURRENT
 #   ZONE       CODE   TYPE/CODE   LAND QTY   LAND RATE   DPT%   SHP%   LOC%   SIZ%   OTH%   TOP%   ADJ       FMV

                                                                                                        90.00

 1            100     AC R          28.900     2,692.04    .00    .00 100.00    .00    .00  90.00              70,020
        TOTAL ACRES..                28.900                                                   TOTAL LAND FMV..     70,020

 OTAL PARCEL VALUES----          LAND /    OVR     IMPROVEMENTS / OVR    TOTAL LAND/IMPROVE                2013 VALUE
                FMV......        70,020                    0                    70,020                          70,020
                APV......        70,020                    0                    70,020                          70,020

-------------------------------------------   COMMENTS  -  ----------------------------------------------------
DB 5/80  LOT 3
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CHATHAM COUNTY
NORTH CAROLINA

TAX ADMINISTRATION RECORD SEARCH

Select Search:
Real Property Record Search
Tax Bill Search

Account | Buildings | Land | Sketch | Photo | Tax Card | Deeds | Sales | Tax Bill | Map

Account Details for **HIGH FALLS OIL COMPANY INC**

New Search

Property Owner	Owner's Mailing Address	Property Location Address
HIGH FALLS OIL COMPANY INC	P O BOX 29 HIGHFALLS, NC 27259	24477 NC HWY 902

Administrative Data		Administrative Data		Valuation Information
Parcel ID No.	0003391	Legal Desc	A11-3B	
PIN	8645 00 15 0236	Deed Year	1998	Market Value $ 70,020
		Deed Bk/Pg	768 / 0684	
		Plat Bk/Pg	5 / 0090	
Owner ID	51980	Sales Information		
		Grantor		Market Value - Land and all permanent improvements, if any, effective valuation date January 1, 2009, date of County's most recent General Reappraisal
Tax District	113 - BENNETT FIRE DISTRICT	Sold Date	1998-10-27	
		Sold Amount $	60,000	Assessed Value $ 70,020
Land Use Code/Desc				If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
Subdiv Code/Desc				
Neighborhood	0355			

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Please direct any questions or comments about the data displayed here to chatham.tax@chathamnc.org

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