Revenue: $ Ø

No Title Exam

Return To: Edward/Kay Straughn, 281 Lutterloh Road, Pittsboro, NC 27312

This Instrument prepared by R. Edward McLaurin, Jr., *Holmes & McLaurin* Attorneys, Post Office Box 595, Pittsboro, NC 27312

NORTH CAROLINA
COUNTY OF CHATHAM

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of November, 1996, by and between **Ann E. Smith and Reggie Smith**, Grantors; to **Edward H. Straughn and Wife, Kay T. Straughn**, Grantees, of 281 Lutterloh Road, Pittsboro, NC 27312;

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto the Grantees in fee simple, all that certain lot or parcel of land situate in Hickory Mountain Township, Chatham County, North Carolina and more particularly described as follows:

> ALL that certain tract of land containing 7.761 acres, more or less, and being all of Lot No. 1A as more particularly shown and defined upon that plat entitled, "Recombination Survey for Edward H. Straughn and Kay T. Straughn," Hickory Mountain Township, Chatham County, North Carolina dated 10-10-96 by Smith and Smith Surveyors and to which plat recorded in Plat Book 96-368, Chatham County Registry, reference is hereby made for a more complete description. This conveyance is not approved as a separate building lot but is approved and is to be a recombination with Lot No. 1 shown on the above referenced plat, which Lot 1 is presently owned by Grantees and was acquired by a Deed recorded in Book _____ at Page _____, Chatham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is

marketable and free and clear of all encumbrances, and that Grantors will warrant the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this the day and year first above written.

Ann E. Smith (SEAL)
Ann E. Smith

Reggie Smith (SEAL)
Reggie Smith

NORTH CAROLINA
COUNTY OF ~~CHATHAM~~ WAKE

I, a Notary Public of the County and State aforesaid, certify that Ann E. Smith and Reggie Smith personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official stamp or seal, this 27th day of November, 1996.

CAROLE S. SCOTT NOTARY PUBLIC *** WAKE COUNTY, N.C.

Carole S. Scott
NOTARY PUBLIC

My Commission expires: 6-25-2001

DEC 3 8 04 AM '96
FILED
REBA G. THOMAS
REGISTER OF DEEDS
CHATHAM COUNTY, N.C.

NORTH CAROLINA, CHATHAM COUNTY
The foregoing Certificate(s) of CAROLE S. SCOTT, Notary(ies) Public, is(are) certified to be correct. This instrument was presented for registration at 8:04 o'clock a.m., on December 3, 1996, and recorded in Book 707, Page 1018.

Reba G. Thomas, REGISTER OF DEEDS FOR CHATHAM COUNTY
By Treva B. Seagroves Assistant - Register of Deeds

Chatham County Property Record Card

```
DATE  1/08/14                          CHATHAM CO TAX DEPARTMENT                                PAGE     1
TIME 17:19:29                               PROPERTY CARD                 PIN... 9710 00 00 0000 PROG# AS2006
USER FRANCES                                FOR YEAR 2014
STRAUGHN EDWARD H                 PARCEL ID.. 0012512
                                  LOCATION... NC HWY 902
                                  DEED YEAR/BOOK/PAGE..      82E     0156     ASSESSMENT NONE
281 LUTTERLOH RD                  PLAT BOOK/PAGE..                            OWNER ID.. 25151
                                  LEGAL DESC:I7-3A                            DISTRICT.. 106  CIRCLE CITY FIRE DISTRICT
                                             000107202
                                  TOWNSHIP...    9 HICKORY MTN
PITTSBORO                   NC 27312-                                      NBRHOOD... 0901  HICKORY MOUNTAIN
 DESCRIPTION                              AUDIT COMPLIANCE 09              NH CLASS..
 DESCRIPTION                              AGRICULTURAL STATUS       RESIDENTIAL

MAINTAINED..    8/13/2013 BY FRANCES      VALUED..  1/08/2014 BY FRANCES
VISITED.....              BY TS                                           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

82E    0156   12/31/1996  *INVALID         REVENUE STAMPS                                STRAUGHN EDWARD H

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

LND                STRAT      LAND                 AVERAGE                                          TOT      CURRENT
 #    ZONE         CODE    TYPE/CODE    LAND QTY   LAND RATE   DPT%   SHP%   LOC%   SIZ%   OTH%   TOP%   ADJ       FMV
                                                                                                      .00

  1                100     AC R         107.202     4,449.61    .00    .00 100.00    .00    .00    .00              477,007
                   LUV..   UA 4          87.202       500.00                          LU ADJ & VALUE..     .00       43,601
                                                                                                      .00

  2                100     AC ZV         20.000          .00    .00    .00 100.00    .00    .00    .00                    0
                   LUV..   UW 4          20.000       340.00                          LU ADJ & VALUE..     .00        6,800
          TOTAL ACRES..                 107.202                                          TOTAL LAND FMV..        477,007
          TOTAL IN LU..                 107.202                                          TOTAL LAND LUV..         50,401

TOTAL PARCEL VALUES----          LAND /   OVR      IMPROVEMENTS / OVR    TOTAL LAND/IMPROVE                2013 VALUE
                  FMV......     477,007                     0                   477,007                        477,007
                  APV......      50,401                     0                    50,401                         50,401
                  DEFERRED.     426,606                     0                   426,606                        426,606
-----------------------------------------    COMMENTS  -  ----------------------------------------------
SEE:522/736-ELIZABETH SMITH
```

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 **STRAUGHN EDWARD H**

New Search

Property Owner	Owner's Mailing Address	Property Location Address
STRAUGHN EDWARD H	**281 LUTTERLOH RD** **PITTSBORO, NC 27312**	**NC HWY 902**

Administrative Data	Administrative Data	Valuation Information
Parcel ID No. **0012512** PIN **9710 00 00 0000** Owner ID **25151** Tax District **106 - CIRCLE CITY FIRE DISTRICT** Land Use Code/Desc Subdiv Code/Desc **AGRI AGRICULTURAL STATUS** Neighborhood **0901**	Legal Desc **I7-3A** Deed Year **0** Deed Bk/Pg **82E / 0156** Plat Bk/Pg **/** Sales Information Grantor Sold Date **1996-12-31** Sold Amount **0** $	Market Value $ **477,007** Market Value - Land and all permanent improvements, if any, effective valuation date January 1, 2009, date of County's most recent General Reappraisal Assessed Value $ **50,401** 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.

Back to Results **Print This Property Record Card** New Search

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

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