

| | | | |
|----------------------|-----------------------|------------------|---------------------|
| REID | 68412 | OWNER ADDRESS2 | |
| PIN | 8604357844 | OWNER CITY | SEAGROVE |
| TAXED ACREAGE | 12.01 | OWNER STATE | NC |
| PROPERTY DESCRIPTION | R2866;S NO RD FRGTG | OWNER ZIP | 27341 |
| DEED BOOK & PAGE | 001760/00572 | LOCATION ADDRESS | No Physical Address |
| PLAT BOOK & PAGE | Not available | LOCATION ZIP | No ZIP |
| OWNER | BRANSON, SHIRLEY RUTH | DATA REFRESHED | 3/11/2018 |
| OWNER ADDRESS | 7517 ELBERT DAVIS RD | | |



Disclaimer: This map was compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. Randolph County, its agents and employees make no warranty as to the accuracy of the information on this map.

Map Scale
1 inch = 167 feet
 3/16/2018

Property Summary

Tax Year: 2018

| | | | | | |
|-------------------------|---------------------|-----------------------------|--------------------|--------------------------------|--|
| REID | 68412 | PIN | 8604-35-7844 | Property Owner | BRANSON, SHIRLEY RUTH |
| Location Address | 0 NR BROWER MILL RD | Property Description | R2866;S NO RD FRTG | Owner's Mailing Address | 7517 ELBERT DAVIS RD SEAGROVE NC 27341 |

| Administrative Data | | Transfer Information | | Property Value | |
|------------------------------|-----------------|----------------------------|-----------|--|-------|
| Old Map # | | Deed Date | 4/16/2002 | Total Appraised Land Value | 29420 |
| Market Area | 1160 | Deed Book | 001760 | Total Appraised Building Value | |
| Township | BROWER | Deed Page | 00572 | Total Appraised Misc Improvements Value | |
| Planning Jurisdiction | Randolph | Revenue Stamps | | Total Cost Value | 29420 |
| City | | Package Sale Date | | Total Appraised Value - Valued By Cost | 29420 |
| Fire District | COLERIDGE-ERECT | Package Sale Price | | Other Exemptions | |
| Spec District | | Land Sale Date | 4/16/2002 | Exemption Desc | |
| Land Class | VACANT | Land Sale Price | | Use Value Deferred | |
| History REID 1 | | Improvement Summary | | Historic Value Deferred | |
| History REID 2 | | Total Buildings | 0 | Total Deferred Value | |
| Acreage | 12.01 | Total Units | 0 | Total Taxable Value | 29420 |
| Permit Date | | Total Living Area | 0 | | |
| Permit # | | | | | |

Building Summary

Misc Improvements Summary

| Card # | Unit | Quantity | Measure | Type | Base Price | Eff Year | Phys Depr (% Bad) | Econ Depr (% Bad) | Funct Depr (% Bad) | Value |
|---------|------|----------|---------|------|------------|----------|-------------------|-------------------|--------------------|-------|
| No Data | | | | | | | | | | |

Total Misc Improvements Value Assessed:

Land Summary

| Land Class: VACANT | | Deeded Acres: 12.01 | | Calculated Acres: 11.92 | | |
|--------------------|------------|----------------------|-------------------------|-------------------------|-------------------|------------|
| Zoning | Soil Class | Description | Size | Rate | Land Adjustment | Land Value |
| RA | | AGRICULTURE/WOODLAND | 12.01 BY THE ACRE PRICE | \$3500 | ACCESS/ESMT-70.00 | 29420 |

Total Land Value Assessed: 29420

Ownership History

| | Owner Name | Deed Type | % Ownership | Stamps | Sale Price | Book | Page | Deed Date |
|---------|-----------------------|-----------|-------------|--------|------------|--------|-------|-----------|
| Current | BRANSON, SHIRLEY RUTH | DEED | 100 | 0 | | 001760 | 00572 | 4/16/2002 |

Notes Summary

| Building Card | Date | Line | Notes |
|---------------|------|------|-------|
|---------------|------|------|-------|

| | | | |
|---|-----------|---|---------------------------------|
| P | 2/15/2011 | 2 | Deed Name: BRANSON,SHIRLEY RUTH |
| P | 2/15/2011 | 1 | OWNS ACCESS @ 8604362095 |

✓ Mail to: Grantee, Shirley Branson
7517 Elbert Davis Road, Seagrove, NC 27341

PREPARED BY SMITH & ALEXANDER, LLP, ATTORNEYS, ASHEBORO, NC

This Deed, Made this the 3rd day of April, A. D., 2002,

by **Daisy G. Davis (unmarried)**
of Randolph County, North Carolina, parties of the first part (whether one or more persons) to

Shirley Ruth Branson

of Randolph County, North Carolina, parties of the second part (whether one or more persons). Witnesseth, That the said parties of the first part in consideration of Ten Dollars and other good and valuable considerations paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey unto said parties of the second part and their heirs a tract or parcel of land, in Brower Township, Randolph County, North Carolina, described as follows:

BEING ALL of that 12.006 acre tract, as shown by plat recorded in Plat Book 76, Page 91, Randolph County Registry, said tract lies to the East of Shirley Branson's tract as described in Deed Book 1342, Page 810, Randolph County Registry.

In connection with the preparation of this instrument, Smith & Alexander, L.L.P. has not examined any public records, as they may pertain to the above-described premises, and does not certify title.

FILED 2002-009790
Apr 16 2002 11:18:16 am

Randolph County, NC
Ann Shaw, REGISTER of DEEDS

Recording Fee 14.00

RE BOOK
Book: 1760
Page: 0572

The above land was conveyed to parties of the first part in Deed Book _____, Page _____.

To have and to hold The aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said parties of the second part and their heirs and assigns forever.

And the said parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from incumbrances; and that they will warrant and defend the said title to same against the claims of all persons whomsoever.

In Testimony Whereof the said parties of the first part have hereunto set their hands and seals the day and the year first above written.

Witness: Daisy G. Davis (SEAL)
Daisy G. Davis (SEAL)

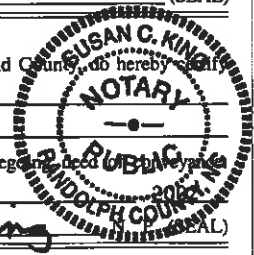
(SEAL)

NORTH CAROLINA — Randolph County

I, Susan C. King, a Notary Public of said County do hereby certify that Daisy G. Davis (unmarried)

parties of the first part, personally appeared before me this day and acknowledged the execution of the foregoing deed for the year

Witness my hand and seal, this the 13 day of April
My commission expires Sept. 8, 2002 Susan C. King



NORTH CAROLINA — RANDOLPH COUNTY

The foregoing certificate(s) of Susan C King

Notary/Notaries Public is/are certified to be correct.

This 16 day of April, 2002

ANN SHAW REGISTER OF DEEDS
by: [Signature] Deputy Register of Deeds

Mail - Todd Beane, 1252 Chriscoe Rd. Seagrove, NC 27341

FILED 1999-026489
Nov 17 1999 04:08:35 pm

NORTH CAROLINA Randolph County, NC
Ann Shaw, REGISTER of DEEDS
Recording Fee 12.00 EASEMENT
RANDOLPH COUNTY

RE BOOK Book: 1634
Page: 1023

This Easement, made this 16th day of November, 1999, by and between WILLIE H. COMER and wife, JUANITA COMER, and DAISY DAVIS, Widow, of Randolph County, North Carolina, Parties of the First Part; and TODD BEANE, of 1252 CHRISCOE ROAD, SEAGROVE, Party of the N.C. 27341
Second Part;

W I T N E S S E T H:

That whereas, said Parties of the First Part are the owners of certain tracts of land located in Brower Township, Randolph County, North Carolina, the same being the land described in the Office of the Register of Deeds Randolph County in Deed Book 406, Page 29, and Deed Book 406, Page 488; AND WHEREAS, said Party of the Second Part is the owner of a certain tract or parcel of land immediately adjoining said lands of the Parties of the First Part, the said lands of the Parties of the Second Part being more particularly described in Deed Book _____, Page _____, in the Randolph County Register of Deeds; all of which deeds are hereby referred to for greater certainty of description; AND WHEREAS, said Party of the Second Part desires to establish a septic tank and sewage system on his property as described hereinabove; AND WHEREAS, it is necessary that in so doing said Party of the Second Part must lay pipe lines across the lands of the Parties of the First Part for the sewage line field.

NOW, THEREFORE, said Parties of the First Part, for valuable consideration by the Party of the Second Part to them in hand paid, do hereby give, grant and convey unto the Party of the Second Part, his heirs and assigns, a perpetual right and easement to construct and maintain across and upon said lands of the Parties of the First Part an underground sewer line extending from said lands of the Party of the Second Part across and upon the lands of the said Parties of the First Part, and to go upon said lands whenever the same is reasonably necessary for the

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purpose of inspecting, maintaining, and repairing said sewer line; provided that said sewer line shall be placed as near the boundary line of the lands of the said Parties of the First Part as is reasonably possible, and that in constructing and repairing said sewer line said Party of the Second Part shall remove all surplus earth, make level the surface of the ground above said sewer line, and interfere as little as is reasonably possible with any plants, trees and improvements upon the lands of the Parties of the First Part, and said septic field being further described as follows:

Being all of that certain septic field easement containing 31,359 square feet, and that certain septic field easement containing 17,366 square feet as shown on that certain map or plat entitled "WILLIE H. COMER AND JUANITA COMER, BROWER TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA," dated July 6, 1999, and revised November 10, 1999, prepared by Jerry King, RLS, a copy of which is recorded in the Randolph County Registry in PLAT BOOK 61, PAGE 79, to which reference is hereby made and incorporated herein as if as fully set forth hereon.

TO HAVE AND TO HOLD the said right and easement to him the said Party of the Second Part and his successors in title; it being agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by the Party of the Second Part as hereinabove referred to.

IN TESTIMONY whereof, said Parties of the First Part have hereunto said their hands and seals the day and year first above written.

Willie H. Comer (SEAL)
(WILLIE H. COMER)

Juanita Comer (SEAL)
(JUANITA COMER)

Daisy Davis (SEAL)
(DAISY DAVIS, WIDOW)

RE BOOK Book: 1634 Page: 1025

STATE OF NORTH CAROLINA

COUNTY OF Moore

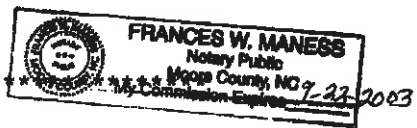
I, Frances W. Maness, a Notary Public in and for said County and State, do hereby certify that WILLIA H. COMER and wife, JUANITA COMER, each personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal this 17th day of November, 1999.

Frances W. Maness
NOTARY PUBLIC

MY COMMISSION EXPIRES:

9-22-2003



STATE OF NORTH CAROLINA

COUNTY OF Moore

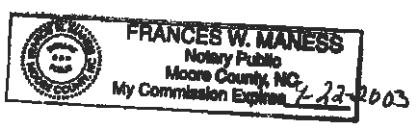
I, Frances W. Maness, a Notary Public in and for said County and State, do hereby certify that DAISY DAVIS, Widow, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal this the 17th day of November, 1999.

Frances W. Maness
NOTARY PUBLIC

MY COMMISSION EXPIRES:

9-22-2003



NORTH CAROLINA — RANDOLPH COUNTY

The foregoing certificate(s) of Frances W. Maness

Notary/Notaries Public is/are certified to be correct
This 17 day of November, 1999.

ANN SHAW REGISTER OF DEEDS
by: Ann Shaw Register of Deeds

THIGPEN & JENKINS,
LLP
ATTORNEYS AT LAW
ROBBINS/RISCOE
SOUTHERN PINES
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(910) 428-3565
(910) 863-3741

Randolph County, NC
Ann Shaw, REGISTER of DEEDS

NORTH CAROLINA

EASEMENT

RANDOLPH COUNTY

Recording Fee 12.00

This Easement, made this 16th day of November, 1999, by and between WILLIE H. COMER and wife, JUANITA COMER, and DAISY DAVIS, Widow, of Randolph County, North Carolina, Parties of the First Part; and TODD BEANE, of 1252 Chriscoe Road, Seagrove, NC 27341, Party of the Second Part;

W I T N E S S E T H:

That whereas, said Parties of the First Part are the owners of certain tracts of land located in Brower Township, Randolph County, North Carolina, the same being the land described in the Office of the Register of Deeds Randolph County in Deed Book 406, Page 29, and Deed Book 406, Page 488; AND WHEREAS, said Party of the Second Part is the owner of a certain tract or parcel of land immediately adjoining said lands of the Parties of the First Part, the said lands of the Parties of the Second Part being more particularly described in Deed Book 1621, Page 953, in the Randolph County Register of Deeds; all of which deeds are hereby referred to for greater certainty of description; AND WHEREAS, said Party of the Second Part desires to establish a septic tank and sewage system on his property as described hereinabove; AND WHEREAS, it is necessary that in so doing said Party of the Second Part must lay pipe lines across the lands of the Parties of the First Part for the sewage line field.

NOW, THEREFORE, said Parties of the First Part, for valuable consideration by the Party of the Second Part to them in hand paid, do hereby give, grant and convey unto the Party of the Second Part, his heirs and assigns, a perpetual right and easement to construct and maintain across and upon said lands of the Parties of the First Part an underground sewer line extending from said lands of the Party of the Second Part across and upon the lands of the said Parties of the First Part, and to go upon said lands whenever the same is reasonably necessary for the

Book: 1638
Page: 0224

RE BOOK

WIGGIPEN & JENKINS,
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10/20/99
21352

RE BOOK Book: 1638
Page: 225

purpose of inspecting, maintaining, and repairing said sewer line; provided that said sewer line shall be placed as near the boundary line of the lands of the said Parties of the First Part as is reasonably possible, and that in constructing and repairing said sewer line said Party of the Second Part shall remove all surplus earth, make level the surface of the ground above said sewer line, and interfere as little as is reasonably possible with any plants, trees and improvements upon the lands of the Parties of the First Part, and said septic field being further described as follows:

Being all of that certain septic field easement containing 35,166 square feet, and that certain septic field easement containing 17,366 square feet as shown on that certain map or plat entitled "WILLIE H. COMER AND JUANITA COMER, BROWER TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA," dated July 6, 1999, revised November 10, 1999, and revised December 2, 1999, prepared by Jerry King, RLS, a copy of which is recorded in the Randolph County Registry in PLAT BOOK 62, Page 24, to which reference is hereby made and incorporated herein as if as fully set forth hereon.

TO HAVE AND TO HOLD the said right and easement to him the said Party of the Second Part and his successors in title; it being agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by the Party of the Second Part as hereinabove referred to.

IN TESTIMONY whereof, said Parties of the First Part have hereunto said their hands and seals the day and year first above written.

Willie H. Comer (SEAL)
(WILLIE H. COMER)

Juanita Comer (SEAL)
(JUANITA COMER)

Daisy Davis (SEAL)
(DAISY DAVIS, WIDOW)

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STATE OF NORTE CAROLINA

COUNTY OF Moore

I, Mickey R. Brown, a Notary Public in and for said County and State, do hereby certify that WILLIE H. COMER and wife, JUANITA COMER, each personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal this 13 day of December, 1999.

Mickey R. Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES:

04/30/2001



MICKEY R. BROWN
Notary Public, Moore
County, NC
My Commission Expires

STATE OF NORTH CAROLINA

COUNTY OF Moore

I, Mickey R. Brown a Notary Public in and for said County and State, do hereby certify that DAISY DAVIS, Widow, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal this the 13 day of December, 1999.

Mickey R. Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES:

04/30/2001



MICKEY R. BROWN
Notary Public, Moore
County, NC
My Commission Expires

RE BOOK Book: 1638 Page: 0226

NORTH CAROLINA — RANDOLPH COUNTY

The foregoing certificate(s) of Mickey R. Brown

Notary/Notaries Public is/are certified to be correct.

This 13 day of December, 1999.

ANN SHAW, REGISTER OF DEEDS
by: Sherril Saunders, Deputy Register of Deeds

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