

REID	68401	OWNER ADDRESS2	
PIN	8604258420	OWNER CITY	SEAGROVE
TAXED ACREAGE	18.00	OWNER STATE	NC
PROPERTY DESCRIPTION	DAISY DAVIS EST;DEEDED ACCESS TR 2	OWNER ZIP	27341
DEED BOOK & PAGE	001886/00948	LOCATION ADDRESS	No Physical Address
PLAT BOOK & PAGE	92-77	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 = 333 feet
 3/16/2018

Property Summary

Tax Year: 2018

REID	68401	PIN	8604-25-8420	Property Owner	BRANSON, SHIRLEY RUTH
Location Address	0 ELBERT DAVIS RD	Property Description	DAISY DAVIS EST;DEEDED ACCESS TR2 BM92-77	Owner's Mailing Address	7517 ELBERT DAVIS RD SEAGROVE NC 27341

Administrative Data		Transfer Information		Property Value	
Old Map #		Deed Date	9/14/2004	Total Appraised Land Value	43980
Market Area	1160	Deed Book	001886	Total Appraised Building Value	
Township	BROWER	Deed Page	00948	Total Appraised Misc Improvements Value	
Planning Jurisdiction	Randolph	Revenue Stamps		Total Cost Value	43980
City		Package Sale Date		Total Appraised Value - Valued By Cost	43980
Fire District	COLERIDGE-ERECT	Package Sale Price		Other Exemptions	
Spec District		Land Sale Date		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	18	Total Units	0	Total Taxable Value	43980
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: 18		Calculated Acres: 17.89		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
RA		AGRICULTURE/WOODLAND	17.31 BY THE ACRE PRICE	\$3500	ACCESS/ESMT-70.00	42410
RA		AGRICULTURE/WOODLAND	0.69 BY THE ACRE PRICE	\$3500	COMBINATION-65.00	1570
Total Land Value Assessed: 43980						

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	BRANSON, SHIRLEY RUTH	DEED	100	0		001886	00948	9/14/2004

Notes Summary

Building Card	Date	Line	Notes
P	9/11/2016	1	COMBINATION LAND ADJUSTMENTS AS OF 01/01/2014 MKT LAND LINE #2 LAND ADJUSTMENTS: ACCESS/ESMT (-30%) MISIMPROVEMENT (-5%) = 65% GOOD
P	2/15/2011	3	Deed Name: BRANSON,SHIRLEY RUTH
P	2/15/2011	2	LR:REF 2405-296 ESMT, 25'ESMT AREA = 0.69 AC

FILED Ann Shaw
Register of Deeds, Randolph Co., NC
Recording Fee: \$17.00
NC Real Estate Fr. Tr. & 200



20040914800220790 DEED
BK: RE1886 Pg: 948
09/14/2004 01:09:31PM 1/3

1-2/2

RSO

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to: Grantee, 7517 Elbert Davis Drive, Seagrove, North Carolina 27341
Prepared by: Smith, Alexander & Morgan, L.L.P., Attorneys, Asheboro, North Carolina 27203

THIS DEED is made this 1st day of September 2004, by and between the following Grantor and Grantee:

Grantor: EVA DAVIS WILLIAMS and
MARVIN C. DAVIS,
Co-Executors of the Estate of Daisy G. Davis

Grantee: SHIRLEY RUTH BRANSON

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall signify either 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 that certain lot or parcel of land situated in Brower Township, Randolph County, North Carolina, which is more particularly described as follows:

BEING ALL of Tract No. 2 (consisting of 18.00 acres) as shown by a plat entitled "The Estate of Daisy G. Davis" recorded in Plat Book 92, Page 77, Randolph County Registry.

This conveyance is subject to that private drive easement for ingress, egress, regress, access and utilities as shown by the plat referenced above.

This conveyance is made in compliance with the Last Will and Testament of Daisy G. Davis (04 E 182 Randolph County Clerk of Court).

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

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.

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

Eva Davis Williams (SEAL)
Eva Davis Williams

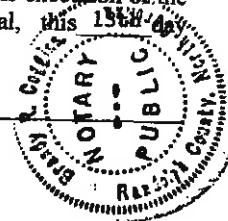
Marvin C Davis (SEAL)
Marvin C. Davis

NORTH CAROLINA, Randolph County.

I, Brandy R. Coggins, a Notary Public of the County and State aforesaid, certify that Eva Davis Williams and Marvin C. Davis, Co-Executors of the Estate of Daisy G. Davis, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15th day of September, 2004.

My commission expires: 9-12-06

Brandy R Coggins
Notary Public



2004091409020150
RE1886 858 3/3

NORTH CAROLINA - RANDOLPH COUNTY

The foregoing certificate(s) of
BRANDY R COGGINS, NOTARY PUBLIC,

is (are) certified to be correct.

This the 14 th day of September 2004.

Ann Shaw
Register of Deeds

BY: Janice Ballard
Deputy



I, William C. Brown, do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision using the instruments and methods hereinbefore stated and that the information shown on this plat was obtained from the field notes of the survey and that the same is a true and correct copy of the original field notes and that the same is a true and correct copy of the original field notes and that the same is a true and correct copy of the original field notes.

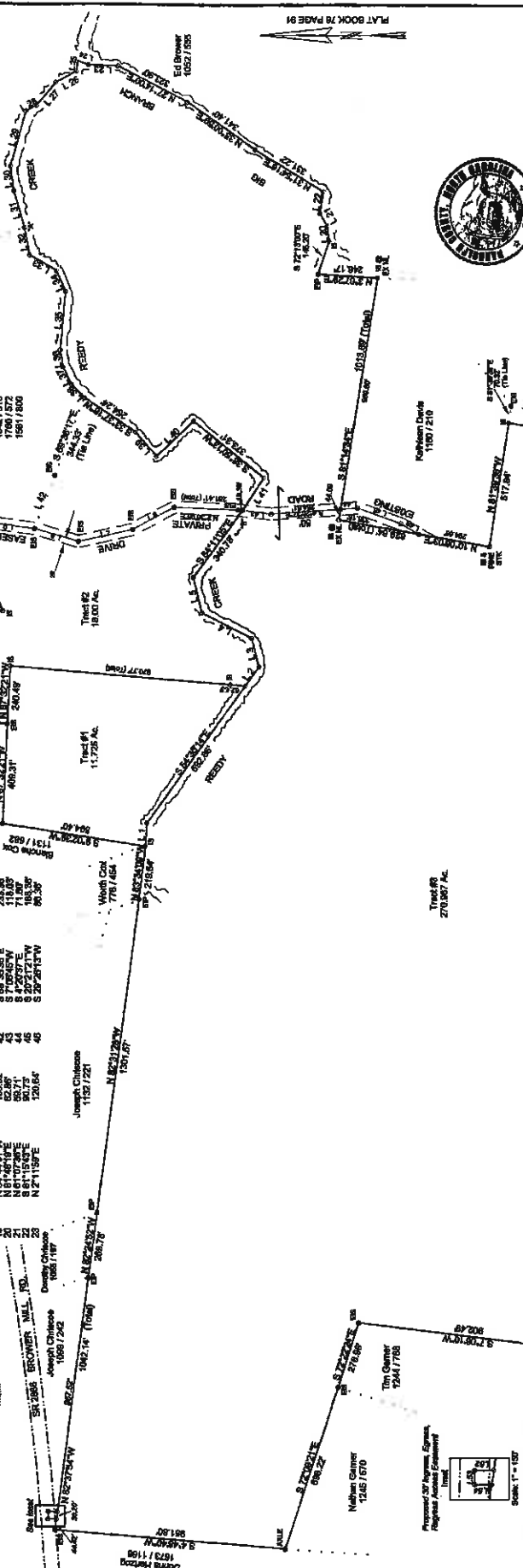
W. C. Brown
Surveyor
L-2687



VICINITY MAP (PTER)

Short Lines Along Elements

Line	Quantity	Distance
1	46	11.70
2	48	11.70
3	51	11.70
4	51	11.70
5	51	11.70
6	51	11.70
7	51	11.70
8	51	11.70
9	51	11.70
10	51	11.70



CERTIFICATE OF SURVEY
 APPROVED: *W. C. Brown*
 DATE: 8-25-14



PLAT BOOK 78 PAGE 91

DATE: 8-25-14

REVISIONS:

- 1. REVISED AUGUST 25, 2014 TO SHOW ADDITION OF 20' EASEMENT TO WEST SIDE OF PROPERTY. ORIGINAL PLAT RECORDED IN PLAT BOOK 21 PAGE 77.

SURVEY FOR
 THE ESTATE OF
 DAISY G. DAVIS
 BRUNER TOWNSHIP RANOLPH COUNTY NORTH CAROLINA
 AUGUST 25, 2014
 SURVEYED BY WILLIAM C. BROWN, INC.
 1445 FORK CREEK HALL RD.
 BEAUFORT, NC 27511
 (919) 679-5553

RECORDING INFORMATION
 RECORDING OFFICE
 BEAUFORT, NC
 PLAT BOOK 78 PAGE 91

NOTES:

- FOR DEED REFERENCE SEE DEED BOOK 408 PAGE 408
- POINTS IN CENTER OF BIG BRANCH AND REEDY CREEK WERE NOT SET UNLESS OTHERWISE NOTED.
- IF ANY EASEMENT WERE NOT SET UNLESS OTHERWISE NOTED.
- NO UNBURNED GEODETIC MONUMENT WITHIN 2000'
- BOUNDARY "A" TO "E" BY JERRY KING SURVEYING, INC.
- TRACT #118 IS TO BE COMBINED WITH MARVIN DAVIS PROPERTY RECORDED IN DEED BOOK 1288 PAGE 608
- TRACT #119 IS TO BE COMBINED WITH BRANSON PROPERTY RECORDED IN DEED BOOK 1288 PAGE 608
- REVISED AUGUST 25, 2014 TO SHOW ADDITION OF 20' EASEMENT TO WEST SIDE OF PROPERTY. ORIGINAL PLAT RECORDED IN PLAT BOOK 21 PAGE 77.



THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COUNTY OF SUBDIVISION.

W. C. Brown
 Surveyor
 L-2687

RECORDED IN PLAT BOOK 78 PAGE 91