

Randolph County, NC

3.55



REID	68413	OWNER ADDRESS2	
PIN	8604362095	OWNER CITY	SEAGROVE
TAXED ACREAGE	3.55	OWNER STATE	NC
PROPERTY DESCRIPTION	R2866;S DEEDED ACCESS	OWNER ZIP	27341
DEED BOOK & PAGE	001342/00810	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	68413	PIN	8604-36-2095	Property Owner	BRANSON, SHIRLEY RUTH
Location Address	0 ELBERT DAVIS RD	Property Description	R2866;S DEEDED ACCESS	Owner's Mailing Address	7517 ELBERT DAVIS RD SEAGROVE NC 27341

Administrative Data		Transfer Information		Property Value	
Old Map #		Deed Date	11/13/1992	Total Appraised Land Value	8620
Market Area	1160	Deed Book	001342	Total Appraised Building Value	
Township	BROWER	Deed Page	00810	Total Appraised Misc Improvements Value	
Planning Jurisdiction	Randolph	Revenue Stamps		Total Cost Value	8620
City		Package Sale Date		Total Appraised Value - Valued By Cost	8620
Fire District	COLERIDGE-ERECT	Package Sale Price		Other Exemptions	
Spec District		Land Sale Date	11/13/1992	Exemption Desc	
Land Class	VACANT	Land Sale Price	875	Use Value Deferred	
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	0	Total Deferred Value	
Acreege	3.55	Total Units	0	Total Taxable Value	8620
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: 3.55		Calculated Acres: 3.65		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
RA		AGRICULTURE/WOODLAND	3.12 BY THE ACRE PRICE	\$3500	ACCESS/ESMT-70.00	7640
RA		AGRICULTURE/WOODLAND	0.43 BY THE ACRE PRICE	\$3500	COMBINATION-65.00	980

Total Land Value Assessed: 8620

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	BRANSON, SHIRLEY RUTH	DEED	100	0	875	001342	00810	11/13/1992

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	4	Associated BK-PG: SURVEY BY DEED DESC.:
P	2/15/2011	3	Deed Name: BRANSON,SHIRLEY
P	2/15/2011	2	LR: REF 2405-296 ESMT, ESMT AREA = 0.43 AC

Mail - Shirley Branson - Address below

*12/21/92
BWB*

BX 1342 PG 0810

Real Estate
Excise Tax
02.00



STATE OF
NORTH
CAROLINA
NOV 13 1992

9 1 1 5
RANDOLPH COUNTY

THIS INSTRUMENT DRAFTED BY FRANK C. THIGPEN, ATTORNEY AT LAW,
ROBBINS, NC

NORTH CAROLINA
RANDOLPH COUNTY

GENERAL WARRANTY DEED

BRIEF DESCRIPTION

3.545 ACRES
BROWER TOWNSHIP
RANDOLPH COUNTY, NC

THIS DEED, made this 27th day of October, 1992, by and
between DAISY GREEN DAVIS, Widow of Claudy Elbert Davis,
(hereinafter "GRANTOR"); and SHIRLEY BRANSON, of 7517 ELBERT
DAVIS DRIVE, SEAGROVE, NC 27341 (hereinafter
"GRANTEE");

W I T N E S S E T H:

The Grantor, for 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 Brower Township, Randolph County, North Carolina,
and more particularly described as follows:

LYING and being in Brower Township, Randolph County, North
Carolina, adjoining the lands of Elbert Davis, Coy Comer,
Clarence E. Davis, and possible others, and being more
particularly described as follows:

BEGINNING at a buggy axle, the same being the southeast
corner of the Elbert Davis 2.4 acre tract and the southwest
corner of the Coy Comer lands, and running thence from said
Beginning' corner, North 80 deg. 07 min. 15 sec. West
256.63 feet to a new iron rod located 18 inches north of a
power pole, and being a common corner with the Elbert Davis
2.4 acre tract and the Clarence E. Davis 9.00 acre tract;
running thence with the Clarence Davis 3.55 acre tract,
South 53 deg. 32 min. 33 sec. West 90.20 feet to a new
iron rod; thence South 25 deg. 42 min. 21 sec. West
181.18 feet to a new iron rod by Red Oak; thence South 83
deg. 32 min. 16 sec. East 83.27 feet to a new iron rod
located in the center of a road; thence with the center of
said road, South 11 deg. 39 min. 29 sec. East 117.82 feet
to a new iron rod located in the center of said road;
thence continuing with the center of said road, South 02
deg. 05 min. 15 sec. East 214.37 feet to a new iron rod

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ATTORNEY AT LAW
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EX 1342 PG 08 11

located in the center of said road; thence leaving said road, and with the balance of the Elbert Davis property, South 69 deg. 35 min. 52 sec. East 196.75 feet to a new iron rod; thence a new line with the balance of the Elbert Davis property, North 10 deg. 16 min. 24 sec. East 589.85 feet to a buggy axle, the point and place of beginning, and containing 3.545 acres, more or less.

ALSO CONVEYED HERewith IS A PERPETUAL RIGHT OF WAY AND EASEMENT ALONG THE EXISTING DRIVEWAY FROM THE HEREINABOVE DESCRIBED PROPERTY TO STATE ROAD NO. 1002. IT IS THE INTENT OF THE GRANTOR HEREIN TO CONVEY TO THE GRANTEE A PERPETUAL RIGHT OF WAY FROM THE HEREINABOVE DESCRIBED PROPERTY TO STATE ROAD NO. 1002, AND IN THE EVENT THE EXISTING DRIVEWAY SHOULD EVER BE CLOSED, THEN THE GRANTEE SHALL HAVE A RIGHT OF WAY AND EASEMENT ACROSS THE LAND OF THE GRANTOR TO STATE ROAD NO. 1002.

This deed of conveyance was prepared from a map or plat entitled "DAISY DAVIS, BROWER TOWNSHIP, RANDOLPH COUNTY, NORTH CAROLINA," dated August 31, 1992, and drawn by or under the direction and supervision of Roger Clarence Cagle, L-1480, designated as Job #7577 D--7, a copy of which is attached hereto and by reference incorporated herein.

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 noted herein.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal, the day and year first above written.



(DAISY GREEN DAVIS, WIDOW) (SEAL)

FRANK C. THIGPEN
ATTORNEY AT LAW
POST OFFICE BOX 792
131 S. MIDDLETON STREET
ROBBINS, N.C. 27325

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EX 1342 PG 0812

NORTH CAROLINA

MOORE COUNTY

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

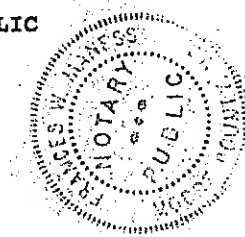
Witness my hand and notarial seal this 6th day of November, 1992.

Francis W. Mavers

NOTARY PUBLIC

MY COMMISSION EXPIRES:

9-22-93



NORTH CAROLINA — Randolph County

The foregoing certificate(s) of

Francis W. Mavers, N.P.

is (are) certified to be correct. This instrument was presented for registration and recorded in this office at Book 1342

Page 810, This 6th day of November, 19 92 at 11:40 o'clock a. M.

Ann Shaw, Register of Deeds

By Ann Shaw, Register of Deeds

FRANK C. THIGPEN
ATTORNEY AT LAW
POST OFFICE BOX 782
131 S. MIDDLETON STREET
ROBBINS, N.C. 27326

(919) 948-3741

DAISY DAVIS
BROWER TOWNSHIP
RANDOLPH COUNTY
NORTH CAROLINA
DATE: AUGUST 31, 1992
SCALE: 1" = 60'

CLARENCE DAVIS

CLARENCE E. DAVIS
9.00 ACRES

2.4 ACRES
ELBERT DAVIS

COY
COMER

CLARENCE
DAVIS
3.55 ACRES

3.545
ACRES

N.I.R.
BY RED
OAK

N.I.R. 18"
NORTH OF
POWER POLE

BUDGY
AKLE

MAGNETIC NORTH AUGUST, 1992



ELBERT DAVIS
BALANCE

ELBERT DAVIS
BALANCE

ELBERT DAVIS
BALANCE

