



# Property Summary

Tax Year: 2018

<b>REID</b>	5991169664000	<b>PIN</b>	5991-16-9664	<b>Property Owner</b>	Mitchell James Partners I,Llc
<b>Location Address</b>	0 Spainhour Mill RD	<b>Property Description</b>	LO025A BL4728	<b>Owner's Mailing Address</b>	2400 Freeman Mill RD Greensboro NC 27406

Administrative Data		Transfer Information		Property Value	
Old Map #	588914	Deed Date	11/20/2006	Total Appraised Land Value	30700
Market Area	90002	Deed Book	002710	Total Appraised Building Value	
Township	OLD RICHMOND	Deed Page	01579	Total Appraised Misc Improvements Value	
Planning Jurisdiction	COUNTY WIDE	Revenue Stamps		Total Cost Value	30700
City		Package Sale Date		Total Appraised Value - Valued By Cost	30700
Fire District	KING FIRE DIST	Package Sale Price		Other Exemptions	
Spec District		Land Sale Date	11/20/2006	Exemption Desc	
Land Class	91.00-Vacant SF Res	Land Sale Price		Use Value Deferred	
History REID 1		<b>Improvement Summary</b>		Historic Value Deferred	
History REID 2		Total Buildings	0	Total Deferred Value	
Acreage	7.33	Total Units	0	Total Taxable Value	30700
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)	Common Interest (% Good)	Value
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No Data

Total Misc Improvements Value Assessed:

## Land Summary

Land Class: 91.00-Vacant SF Res	Deeded Acres: 7.33	Calculated Acres: 7.72				
<b>Zoning</b>	<b>Soil Class</b>	<b>Description</b>	<b>Size</b>	<b>Rate</b>	<b>Land Adjustment</b>	<b>Land Value</b>
AG		RES-ACREAGE	7.33 BY THE ACRE PRICE	\$9000	TOPOGRAPHY-60.00 SHAPE-90.00 ACCESS-70.00	30700

Total Land Value Assessed: 30700

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	Mitchell James Partners I,Llc	DEED	100	0		002710	01579	11/20/2006

## Notes Summary

**Building Card**

**Date**

**Line**

**Notes**

No Data

2006073080 00182

FORSYTH CO, NC FEE \$20.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED:  
11-20-2006 12:11 PM  
DICKIE C WOOD  
REGISTER OF DEEDS  
By: E NAVARRO DPTY  
BK: RE 2710  
PG: 1579-1581

✓  
ENVELOPE

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$NTC

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: William G. Burgin, III, Tuggle Duggins & Meschan, P.A., P.O. Box 2888, Greensboro, NC 27402-2888

This instrument was prepared by: William G. Burgin, III, Tuggle, Duggins & Meschan, P.A., P. O. Box 2888, Greensboro, NC 27402

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 20th day of November, 2006 by and between

GRANTOR	GRANTEE
Richard E. Newsome and wife, Bonita M. Newsome	Mitchell James Partners I, LLC, a North Carolina Limited Liability Company 2400 Freeman Mill Road, Suite 300 Greensboro, NC 27406

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 **Stokes and Forsyth Counties**, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto for Legal Description and Incorporated Herein by Reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 288, Page 397 and Book 241, Page 544, Stokes County Registry and Book 1228, Page 590, Forsyth County Registry. A portion of the property described in Deed Book 288, Page 397 is located in Forsyth County.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

This is a duplicate deed being recorded simultaneously in Stokes and Forsyth Counties.

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, other than the following exceptions: restrictions, easements and rights of way of record, if any, ad valorem taxes for the current year and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first-above written.

Richard E. Newsome (SEAL)  
Richard E. Newsome

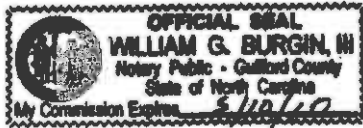
Bonita M. Newsome (SEAL)  
Bonita M. Newsome

STATE OF NORTH CAROLINA

COUNTY OF Guilford

I, William G. Burgin III, a Notary Public for said County and State, do hereby certify that Richard E. Newsome and wife, Bonita M. Newsome, either being personally known to me or whose identity has been proven to me by satisfactory evidence, personally appeared before me this day, acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein.

This the \_\_\_\_\_ day of November, 2006.



William G. Burgin III  
Notary Public (Official Seal)  
Notary's Printed Name: William G. Burgin III  
My Commission Expires: 5/10/10

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

Exhibit "A"  
(Description of Real Property)

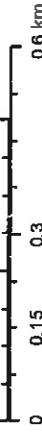
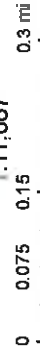
COMMENCING at a 1" iron pipe found in the southern margin of the right of way of Newsome Road (SR 1222 – public right of way varies) at the northeast corner of Berry T. O'Neal (Deed Book 417, page 1728, Stokes County Registry); thence with eastern boundary of O'Neal South 01 degrees 31 minutes 02 seconds West 510.50 feet to an 1" iron pipe found at the southeast corner of O'Neal, the true point and place of BEGINNING; thence South 01 degrees 33 minutes 46 seconds West 206.91 feet to an 1" pinched iron pipe found in the western line of J&S Real Estate, LLC at the southwest corner of Deed Book 439, page 1985, Stokes County Registry and the northwest corner of Deed Book 429, page 1050, Stokes County Registry; thence continuing along the western line of J&S Real Estate, LLC South 09 degrees 53 minutes 04 seconds West 702.97 feet to an iron placed at the southwest corner of J&S Real Estate, LLC; thence along the southern line of J&S Real Estate, LLC South 87 degrees 01 minutes 35 seconds East 686.73 feet to an iron placed in the western boundary of Lot 31 of Belmont Place Subdivision (Plat Book 6, page 224, Stokes County Registry and Plat Book 39, page 116, Forsyth County Registry-hereinafter "Belmont"); thence continuing with the western boundary of Lot 31, Lots 30, 29, 28 and 27 of Belmont South 02 degrees 58 minutes 15 seconds West 489.61 feet to a 1" iron pipe found in the northern boundary of Wilma N. Butner (Deed Book 1883, page 1966, Forsyth County Registry); thence with the northern boundary of Butner, North 87 degrees 51 minutes 57 seconds West 965.78 feet to a 0.75" iron pipe found; thence North 87 degrees 51 minutes 57 seconds West 22.06 feet to the center of Snyder Branch; thence with the centerline of Snyder Branch the following thirty-two (32) courses and distances: (i) North 39 degrees 35 minutes 50 seconds West 48.51 feet; (ii) North 39 degrees 35 minutes 50 seconds West 21.80 feet; (iii) North 65 degrees 30 minutes 47 seconds West 55.92 feet; (iv) North 44 degrees 11 minutes 56 seconds West 42.18 feet; (v) North 44 degrees 11 minutes 56 seconds West 76.88 feet; (vi) North 63 degrees 16 minutes 32 seconds West 45.18 feet; (vii) North 63 degrees 16 minutes 32 seconds West 23.35 feet; (viii) North 00 degrees 52 minutes 53 seconds West 68.05 feet; (ix) North 28 degrees 13 minutes 01 seconds West 38.56 feet; (x) North 28 degrees 13 minutes 01 seconds West 110.61 feet; (xi) North 33 degrees 44 minutes 41 seconds East 35.44 feet; (xii) North 11 degrees 25 minutes 43 seconds West 98.66 feet; (xiii) North 11 degrees 25 minutes 43 seconds West 20.88 feet; (xiv) North 04 degrees 28 minutes 12 seconds West 79.26 feet; (xv) North 04 degrees 28 minutes 12 seconds West 18.27 feet; (xvi) North 07 degrees 10 minutes 03 seconds East 37.35 feet; (xvii) North 22 degrees 04 minutes 29 seconds West 47.32 feet; (xviii) North 22 degrees 04 minutes 29 seconds West 18.21 feet; (xix) North 08 degrees 36 minutes 46 seconds West 36.09 feet; (xx) North 08 degrees 59 minutes 17 seconds East 40.78 feet; (xxi) North 08 degrees 59 minutes 17 seconds East 51.94 feet; (xxii) North 10 degrees 19 minutes 22 seconds West 51.82 feet; (xxiii) North 10 degrees 19 minutes 22 seconds West 16.51 feet; (xxiv) North 18 degrees 28 minutes 00 seconds East 18.23 feet; (xxv) North 09 degrees 16 minutes 29 seconds West 71.04 feet; (xxvi) North 09 degrees 16 minutes 29 seconds West 25.11 feet; (xxvii) North 04 degrees 40 minutes 04 seconds West 75.97 feet; (xxviii) North 04 degrees 40 minutes 04 seconds West 101.38 feet; (xxix) North 06 degrees 53 minutes 30 seconds East 39.34 feet; (xxx) North 01 degrees 39 minutes 37 seconds East 67.37 feet; (xxxi) North 22 degrees 44 minutes 38 seconds West 38.74 feet; and (xxxii) North 35 degrees 47 minutes 25 seconds West 75.43 feet to a point in the southern boundary of Berry T. O'Neal (Deed Book 417, page 1728, Stokes County Registry); thence continuing with the southern boundary of O'Neal, North 86 degrees 51 minutes 03 seconds East 545.94 feet to a 1" iron pipe found; thence South 79 degrees 00 minutes 32 seconds East 336.89 feet to the point and place of BEGINNING containing 29.987 acres, more or less; consisting of all of Stokes County Tax Parcels # 5991-06-27-871 and #5991-09-17-3161 and Forsyth County Tax Parcel #4728 025.

# GoMaps



December 6, 2018

1:11,067



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**NC PIN**  
5991166438

**Owner Name**  
MITCHELL JAMES PARTNERS I LLC

**Owner Mailing Address**  
1157 S COX ST

ASHEBORO, NC 27203

**Tax Information**

**Deed Book and Page:** 558/1947  
**Plat Book and Page:** 9/193  
**Zoning:** R-15-CU  
**Acres:** 21.08



Stokes County  
GIS/Information Technology  
1014 Main Street  
Danbury, NC 27016

**WARNING: THIS IS NOT A SURVEY.**

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.



# Property Summary

Tax Year: 2018

<b>REID</b>	24770	<b>PIN</b>	5991-16-6438	<b>Property Owner</b>	MITCHELL JAMES PARTNERS I LLC
<b>Location Address</b>	0 OFF NEWSOME RD	<b>Property Description</b>	BM9-193	<b>Owner's Mailing Address</b>	1157 S COX ST ASHEBORO NC 27203

<b>Administrative Data</b>		<b>Transfer Information</b>		<b>Property Value</b>	
<b>Old Map #</b>	NONE	<b>Deed Date</b>	11/20/2006	<b>Total Appraised Land Value</b>	191200
<b>Market Area</b>	9932	<b>Deed Book</b>	000558	<b>Total Appraised Building Value</b>	
<b>Township</b>	YADKIN	<b>Deed Page</b>	01947	<b>Total Appraised Misc Improvements Value</b>	
<b>Planning Jurisdiction</b>	KING	<b>Revenue Stamps</b>		<b>Total Cost Value</b>	191200
<b>City</b>		<b>Package Sale Date</b>		<b>Total Appraised Value - Valued By Cost</b>	191200
<b>Fire District</b>	KING FIRE	<b>Package Sale Price</b>		<b>Other Exemptions</b>	
<b>Spec District</b>	EDU DEBT/BLDG FUND,SCHOOL OPERATING EXP	<b>Land Sale Date</b>		<b>Exemption Desc</b>	
<b>Land Class</b>	COMMERCIAL	<b>Land Sale Price</b>		<b>Use Value Deferred</b>	
<b>History REID 1</b>		<b>Improvement Summary</b>		<b>Historic Value Deferred</b>	
<b>History REID 2</b>		<b>Total Buildings</b>	0	<b>Total Deferred Value</b>	
<b>Acreage</b>	21.08	<b>Total Units</b>	0	<b>Total Taxable Value</b>	191200
<b>Permit Date</b>		<b>Total Living Area</b>	0		
<b>Permit #</b>					

## Building Summary

## Misc Improvements Summary

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

Total Misc Improvements Value Assessed:

## Land Summary

Land Class: COMMERCIAL		Deeded Acres: 22.08		Calculated Acres: 21.08		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
R-15-CU		COMMERCIAL ACRE	21.08 BY THE ACRE PRICE	\$30000	ACCESS/EASEMENT-90.00 SIZING COMBINATION-91.30 TOPOGRAPHY-80.00	191200

Total Land Value Assessed: 191200

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	MITCHELL JAMES PARTNERS I LLC	DEED	100	0		000558	01947	11/20/2006
1 Back	MITCHELL JAMES PARTNERS I LLC	DEED	100	0		000558	01944	11/20/2006
2 Back	SPAINHOUR, JOHN H. SR.	DEED	100	0		000558	01941	11/20/2006
3 Back	J and S Real Estate LLC	DEED	100	0		000439	01985	9/1/2000
4 Back	J and S Real Estate L.L.C.	DEED	100	0		000429	01050	10/15/1999
5 Back	Newsome, Richard E./ Newsome, Bonita M.	DEED	100	0		000288	00397	2/23/1984
6 Back	Baker, Hiram L./ Baker, Pearl W.	DEED	100	0		000284	00990	9/30/1983
7 Back	Newsom, Arnold L.	DEED	100	0		000283	00667	8/9/1983
8 Back	Newsome, Alice	DEED	100	0		000091	00563	1/1/1937

## Notes Summary

Building Card	Date	Line	Notes
P	10/19/2015	1	TMAP [73-33]
P	10/19/2015	2	TMAP [73-34B]
P	10/19/2015	3	TMAP [83-31E]
P	10/19/2015	4	TMAP [83-31F]

FILED  
STOKES COUNTY  
KATHY YOUNG  
REGISTER OF DEEDS

FILED Nov 20, 2006  
AT 02:53 pm  
BOOK 00558  
START PAGE 1947  
END PAGE 1949  
INSTRUMENT # 08687

**No Taxable Consideration**      **NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$NTC

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: William G. Burgin, III, Tuggle Duggins & Meschan, P.A., P.O. Box 2888, Greensboro, NC 27402-2888

This instrument was prepared by: William G. Burgin, III, Tuggle Duggins & Meschan, P.A., P. O. Box 2888, Greensboro, NC 27402

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 20th day of November, 2006 by and between

GRANTOR	GRANTEE
<b>Richard E. Newsome and wife, Bonita M. Newsome</b>	<b>Mitchell James Partners I, LLC, a North Carolina Limited Liability Company 2400 Freeman Mill Road, Suite 300 Greensboro, NC 27406</b>

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 Stokes and Forsyth Counties, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto for Legal Description and Incorporated Herein by Reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 288, Page 397 and Book 241, Page 544, Stokes County Registry and Book 1228, Page 590, Forsyth County Registry. A portion of the property described in Deed Book 288, Page 397 is located in Forsyth County.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

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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, other than the following exceptions: restrictions, easements and rights of way of record, if any, ad valorem taxes for the current year and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first-above written.

Richard E. Newsome (SEAL)  
Richard E. Newsome

Bonita M. Newsome (SEAL)  
Bonita M. Newsome

STATE OF NORTH CAROLINA

COUNTY OF Guilford

I, William G. Burgin, III, a Notary Public for said County and State, do hereby certify that Richard E. Newsome and wife, Bonita M. Newsome, either being personally known to me or whose identity has been proven to me by satisfactory evidence, personally appeared before me this day, acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein.

This the 20<sup>th</sup> day of November, 2006.



William G. Burgin, III  
Notary Public (Official Seal)  
Notary's Printed Name: William G. Burgin, III  
My Commission Expires: 5/10/10

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

Exhibit "A"  
(Description of Real Property)

COMMENCING at a 1" iron pipe found in the southern margin of the right of way of Newsome Road (SR 1222 – public right of way varies) at the northeast corner of Berry T. O'Neal (Deed Book 417, page 1728, Stokes County Registry); thence with eastern boundary of O'Neal South 01 degrees 31 minutes 02 seconds West 510.50 feet to an 1" iron pipe found at the southeast corner of O'Neal, the true point and place of BEGINNING; thence South 01 degrees 33 minutes 46 seconds West 206.91 feet to an 1" pinched iron pipe found in the western line of J&S Real Estate, LLC at the southwest corner of Deed Book 439, page 1985, Stokes County Registry and the northwest corner of Deed Book 429, page 1050, Stokes County Registry; thence continuing along the western line of J&S Real Estate, LLC South 09 degrees 53 minutes 04 seconds West 702.97 feet to an iron placed at the southwest corner of J&S Real Estate, LLC; thence along the southern line of J&S Real Estate, LLC South 87 degrees 01 minutes 35 seconds East 686.73 feet to an iron placed in the western boundary of Lot 31 of Belmont Place Subdivision (Plat Book 6, page 224, Stokes County Registry and Plat Book 39, page 116, Forsyth County Registry-hereinafter "Belmont"); thence continuing with the western boundary of Lot 31, Lots 30, 29, 28 and 27 of Belmont South 02 degrees 58 minutes 15 seconds West 489.61 feet to a 1" iron pipe found in the northern boundary of Wilma N. Butner (Deed Book 1883, page 1966, Forsyth County Registry); thence with the northern boundary of Butner, North 87 degrees 51 minutes 57 seconds West 965.78 feet to a 0.75" iron pipe found; thence North 87 degrees 51 minutes 57 seconds West 22.06 feet to the center of Snyder Branch; thence with the centerline of Snyder Branch the following thirty-two (32) courses and distances: (i) North 39 degrees 35 minutes 50 seconds West 48.51 feet; (ii) North 39 degrees 35 minutes 50 seconds West 21.80 feet; (iii) North 65 degrees 30 minutes 47 seconds West 55.92 feet; (iv) North 44 degrees 11 minutes 56 seconds West 42.18 feet; (v) North 44 degrees 11 minutes 56 seconds West 76.88 feet; (vi) North 63 degrees 16 minutes 32 seconds West 45.18 feet; (vii) North 63 degrees 16 minutes 32 seconds West 23.35 feet; (viii) North 00 degrees 52 minutes 53 seconds West 68.05 feet; (ix) North 28 degrees 13 minutes 01 seconds West 38.56 feet; (x) North 28 degrees 13 minutes 01 seconds West 110.61 feet; (xi) North 33 degrees 44 minutes 41 seconds East 35.44 feet; (xii) North 11 degrees 25 minutes 43 seconds West 98.66 feet; (xiii) North 11 degrees 25 minutes 43 seconds West 20.88 feet; (xiv) North 04 degrees 28 minutes 12 seconds West 79.26 feet; (xv) North 04 degrees 28 minutes 12 seconds West 18.27 feet; (xvi) North 07 degrees 10 minutes 03 seconds East 37.35 feet; (xvii) North 22 degrees 04 minutes 29 seconds West 47.32 feet; (xviii) North 22 degrees 04 minutes 29 seconds West 18.21 feet; (xix) North 08 degrees 36 minutes 46 seconds West 36.09 feet; (xx) North 08 degrees 59 minutes 17 seconds East 40.78 feet; (xxi) North 08 degrees 59 minutes 17 seconds East 51.94 feet; (xxii) North 10 degrees 19 minutes 22 seconds West 51.82 feet; (xxiii) North 10 degrees 19 minutes 22 seconds West 16.51 feet; (xxiv) North 18 degrees 28 minutes 00 seconds East 18.23 feet; (xxv) North 09 degrees 16 minutes 29 seconds West 71.04 feet; (xxvi) North 09 degrees 16 minutes 29 seconds West 25.11 feet; (xxvii) North 04 degrees 40 minutes 04 seconds West 75.97 feet; (xxviii) North 04 degrees 40 minutes 04 seconds West 101.38 feet; (xxix) North 06 degrees 53 minutes 30 seconds East 39.34 feet; (xxx) North 01 degrees 39 minutes 37 seconds East 67.37 feet; (xxxi) North 22 degrees 44 minutes 38 seconds West 38.74 feet; and (xxxii) North 35 degrees 47 minutes 25 seconds West 75.43 feet to a point in the southern boundary of Berry T. O'Neal (Deed Book 417, page 1728, Stokes County Registry); thence continuing with the southern boundary of O'Neal, North 86 degrees 51 minutes 03 seconds East 545.94 feet to a 1" iron pipe found; thence South 79 degrees 00 minutes 32 seconds East 336.89 feet to the point and place of BEGINNING containing 29.987 acres, more or less; consisting of all of Stokes County Tax Parcels # 5991-06-27-87 and #5991-09-17-3161 and Forsyth County Tax Parcel #4728 025.

# GoMaps



December 6, 2018

1:11,067

0 0.075 0.15 0.3 mi

0 0.15 0.3 0.6 km

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**NC PIN**

5991175585

**Owner Name**

MITCHELL JAMES PARTNERS I LLC

**Owner Mailing Address**

1157 S COX ST

ASHEBORO, NC 27203

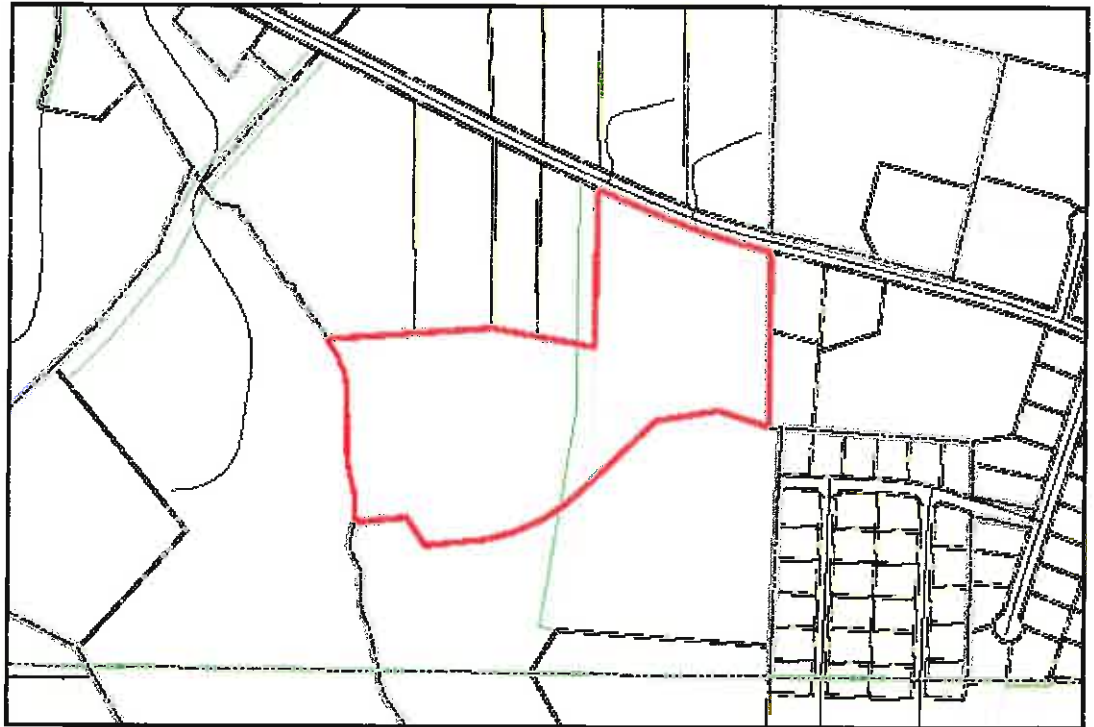
**Tax Information**

Deed Book and Page: 558/1944

Plat Book and Page: 9/193

Zoning: R-15-CU

Acres: 19.86



Stokes County  
GIS/Information Technology  
1014 Main Street  
Danbury, NC 27016

**WARNING: THIS IS NOT A SURVEY.**

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

# Property Summary

Tax Year: 2018

<b>REID</b>	24939	<b>PIN</b>	5991-17-5585	<b>Property Owner</b>	MITCHELL JAMES PARTNERS I LLC
<b>Location Address</b>	0 NEWSOME RD	<b>Property Description</b>	BM9-193	<b>Owner's Mailing Address</b>	1157 S COX ST ASHEBORO NC 27203

<b>Administrative Data</b>		<b>Transfer Information</b>		<b>Property Value</b>	
<b>Old Map #</b>	NONE	<b>Deed Date</b>	11/20/2006	<b>Total Appraised Land Value</b>	200800
<b>Market Area</b>	9932	<b>Deed Book</b>	000558	<b>Total Appraised Building Value</b>	
<b>Township</b>	YADKIN	<b>Deed Page</b>	01944	<b>Total Appraised Misc Improvements Value</b>	
<b>Planning Jurisdiction</b>	KING	<b>Revenue Stamps</b>		<b>Total Cost Value</b>	200800
<b>City</b>	KING	<b>Package Sale Date</b>		<b>Total Appraised Value - Valued By Cost</b>	200800
<b>Fire District</b>		<b>Package Sale Price</b>		<b>Other Exemptions</b>	
<b>Spec District</b>	EDU DEBT/BLDG FUND,SCHOOL OPERATING EXP	<b>Land Sale Date</b>		<b>Exemption Desc</b>	
<b>Land Class</b>	COMMERCIAL	<b>Land Sale Price</b>		<b>Use Value Deferred</b>	
<b>History REID 1</b>		<b>Improvement Summary</b>		<b>Historic Value Deferred</b>	
<b>History REID 2</b>		<b>Total Buildings</b>	0	<b>Total Deferred Value</b>	
<b>Acreage</b>	19.86	<b>Total Units</b>	0	<b>Total Taxable Value</b>	200800
<b>Permit Date</b>		<b>Total Living Area</b>	0		
<b>Permit #</b>					

## Building Summary

## Misc Improvements Summary

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

Total Misc Improvements Value Assessed:

## Land Summary

Land Class: COMMERCIAL		Deeded Acres: 19.86		Calculated Acres: 19.86		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
R-15-CU		COMMERCIAL ACRE	19.86 BY THE ACRE PRICE	\$30000	SIZING COMBINATION-89.36 TOPOGRAPHY-80.00 MIGRATION-100.30	200800

Total Land Value Assessed: 200800

## Ownership History



	<b>Owner Name</b>	<b>Deed Type</b>	<b>% Ownership</b>	<b>Stamps</b>	<b>Sale Price</b>	<b>Book</b>	<b>Page</b>	<b>Deed Date</b>
Current	MITCHELL JAMES PARTNERS I LLC	DEED	100	0		000558	01944	11/20/2006

## Notes Summary

<b>Building Card</b>	<b>Date</b>	<b>Line</b>	<b>Notes</b>
P	10/19/2015	1	TMAP [73-33.1]

FILED  
STOKES COUNTY  
KATHY YOUNG  
REGISTER OF DEEDS

FILED Nov 20, 2006  
AT 02:51 pm  
BOOK 00558  
START PAGE 1944  
END PAGE 1946  
INSTRUMENT # 08686

Stokes County 11-20-2006  
NORTH CAROLINA  
Real Estate  
Excise Tax \$695.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$695.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Tuggle - Pick Up (WGB)

This instrument was prepared by: William G. Burgin, III, Tuggle, Duggins & Meschan, P.A., P. O. Box 2688, Greensboro, NC 27402

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 20<sup>th</sup> day of November, 2006 by and between

GRANTOR	GRANTEE
John H. Spainhour, Sr. and wife, Rose Norman Spainhour	Mitchell James Partners I, LLC, a North Carolina Limited Liability Company 2400 Freeman Mill Road, Suite 300 Greensboro, NC 27406

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 Yadkin Township, Stokes County, North Carolina and more particularly described as follows:

See Exhibit A Attached Hereto for Legal Description and Incorporated Herein by Reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

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, other than the following exceptions: restrictions, easements and rights of way of record, if any, ad valorem taxes for the current year and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first-above written.

*John H. Spainhour, Sr.* (SEAL)  
John H. Spainhour, Sr.  
*John H. Spainhour, Sr. as General Guardian for Rose Norman Spainhour* (SEAL)  
John H. Spainhour, Sr. as General Guardian for  
Rose Norman Spainhour

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Roxanne W. Gray, a Notary Public for said County and State, do hereby certify that John H. Spainhour, Sr., individually and as General Guardian for Rose Norman Spainhour, either being personally known to me or whose identity has been proven to me by satisfactory evidence, personally appeared before me this day, and being by me duly sworn, said that he executed the foregoing and annexed instrument for and in behalf of himself and the said Rose Norman Spainhour, and that his authority to execute and acknowledge said instrument is contained in an order duly filed in the General Court of Justice, Superior Court Division of Stokes County, North Carolina, on November 13, 2006, File No. 02-E-75 and that this instrument was executed under and by virtue of the authority given by said order appointing him General Guardian.

I do further certify that the said John H. Spainhour, Sr. acknowledged the execution of the foregoing and annexed instrument therein expressed for and in behalf of himself and the said Rose Norman Spainhour.  
WITNESS my hand and official seal, this 20<sup>th</sup> day of November, 2006.



Roxanne W. Gray  
Notary Public (Official Seal)  
Notary's Printed Name: Roxanne W. Gray  
My Commission Expires: October 27, 2011

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant - Register of Deeds

## Exhibit "A"

## (Description of Real Property)

BEGINNING at a 1" iron pipe found in the southern margin of the right of way of Newsome Road (SR 1222 - public right of way varies) at the northeast corner of Berry T. O'Neal (Deed Book 417, page 1728, Stokes County Registry); thence with the southern margin of the right of way of Newsom Road the following six courses and distances: (i) South 66 degrees 09 minutes 10 seconds East 118.25 feet to a point; (ii) South 66 degrees 26 minutes 16 seconds East 121.90 feet to a point; (iii) South 68 degrees 14 minutes 36 seconds East 99.19 feet to a point; (iv) South 71 degrees 23 minutes 52 seconds East 94.76 feet to a point; (v) South 74 degrees 09 minutes 22 seconds East 95.05 feet to a point; and (vi) South 75 degrees 16 minutes 56 seconds East 64.44 feet to a 1" iron pipe found at the northwest corner of Rickie Smith (Deed Book 540, page 726, Stokes County Registry); thence with western boundary of Smith South 01 degrees 35 minutes 12 seconds West 255.42 feet to a 0.5" rebar found; thence continuing with the southern boundary of Smith South 75 degrees 08 minutes 18 seconds East 168.34 feet to a 0.5" rebar found in the western boundary line of Gregory S. and Melanic M. Weatherman (Deed Book 515, page 2221, Stokes County Registry); thence continuing with the western boundary of Weatherman South 04 degrees 41 minutes 16 seconds West 27.33 feet to a 1" iron pipe found at a western corner of Richard E. Newsome (Deed Book 241, page 544, Stokes County Registry); thence with the western boundary of Newsome, South 04 degrees 41 minutes 16 seconds West 234.14 feet to a 1" iron pipe found in the northern line of Lot 37 of Belmont Place Subdivision (Plat Book 6, page 224, Stokes County Registry, hereinafter "Belmont"); thence with the northern boundary of Lot 37 and Lot 36 of Belmont North 85 degrees 18 minutes 12 seconds West 108.47 feet to an iron placed at the northwest corner of Lot 36 of Belmont; thence with the western line of Lot 36, Dixieland Court and Lot 35 of Belmont, South 02 degrees 58 minutes 15 seconds West 313.98 feet to a 1" iron pipe found at the northwest corner of Lot 34 of Belmont; thence with the western line of Lot 34 of Belmont South 02 degrees 58 minutes 15 seconds West 107.98 feet to a 1" iron pipe found at the northwest corner of Lot 33 of Belmont; thence with the western line of Lot 33 and Lot 32 of Belmont, South 02 degrees 58 minutes 15 seconds West 216.02 feet to a 1" iron pipe found at the northwest corner of Lot 31 of Belmont; thence with the western boundary of Lot 31 of Belmont, South 02 degrees 58 minutes 15 seconds West 52.19 feet to an iron placed; thence a new line North 87 degrees 01 minutes 35 seconds West 686.73 feet to an iron placed; thence North 09 degrees 53 minutes 04 seconds East 702.97 feet to a 1" pinched iron pipe found; thence North 01 degrees 33 minutes 46 seconds East 206.91 feet to a 1" iron pipe found at the southeast corner of Berry T. O'Neal (Deed Book 417, page 1728, Stokes County Registry); thence with the eastern boundary of O'Neal North 01 degrees 31 minutes 02 seconds East 510.50 feet to the point and place of BEGINNING containing 19.277 acres, more or less, consisting of all of Tax Parcels #599105270923; #599109270202; and #599105273761 of Stokes County;

