

# Forsyth County, NC



REID	6837166386000	Current Deed Date	8/21/2009
Parcel ID (PIN)	6837-16-6386.00	Current Deed Stamps	769
Property Address	0 Patterson AVE	Assessment Method	COST
Block Lot	3441107D	Total Value	326000
Current Owner Name1	Patterson Ave Industrial Llc	Acreage	13.79
Current Owner Name2		CENSUS	14.0
Current Owner Address	1157 S Cox ST	PRZONING	GI
Current Owner City St Zip	Asheboro NC 27203	MAPNUMBER	630874
Current Deed BkPg	002908-04425	Last Transaction Amount	0



*Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.*

Map Scale  
**1 inch = 376 feet**  
 12/6/2018

## Property Summary

Tax Year: 2018

REID	6837166386000	PIN	6837-16-6386	Property Owner	Patterson Ave Industrial Llc
Location Address	0 Patterson AVE	Property Description	LO107D BL3441	Owner's Mailing Address	1157 S Cox ST Asheboro NC 27203

Administrative Data		Transfer Information		Property Value	
Old Map #	630874	Deed Date	8/21/2009	Total Appraised Land Value	326000
Market Area	102	Deed Book	002908	Total Appraised Building Value	
Township	WINSTON-SALEM	Deed Page	04425	Total Appraised Misc Improvements Value	
Planning Jurisdiction	COUNTY WIDE	Revenue Stamps	769	Total Cost Value	326000
City	WINSTON-SALEM	Package Sale Date		Total Appraised Value - Valued By Cost	326000
Fire District		Package Sale Price		Other Exemptions	
Spec District		Land Sale Date	8/21/2009	Exemption Desc	
Land Class	95.00-Vacant Indus	Land Sale Price	384500	Use Value Deferred	
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	0	Total Deferred Value	
Acreage	13.79	Total Units	0	Total Taxable Value	326000
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
No Data										

Total Misc Improvements Value Assessed:

## Land Summary

Land Class: 95.00-Vacant Indus	Deeded Acres: 13.79	Calculated Acres: 15.06				
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
GI		COMM/INDUS-SQFT09	600849.00 SQUARE FOOT PRICED	\$2.7	UTILITY-80.00 LOCATION-55.00 TOPOGRAPHY-75.00 ACCESS-70.00 SIZE ADJUSTMENT-87.00	326000

Total Land Value Assessed: 328000

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	Patterson Ave Industrial Llc	DEED	100	769	384500	002908	04425	8/21/2009
1 Back	Cf Properties, Llc	DEED	100	0		000000	00000	8/17/2009

## Notes Summary

**Building Card**

**Date**

**Line**

**Notes**

No Data



2009037949 00153

FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXTX  
\$769.00

PRESENTED & RECORDED:  
08-21-2009 02:18:00 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: BETTY C CAMPBELL

DFTY

BK: RE 2908

PG: 4425-4427

*Original to : Joanne Parsons*

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 769.<sup>00</sup>

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

By: \_\_\_\_\_

Mail/Box to: William G. Burgin, III, P.O. Box 2888, Greensboro, NC 27402-2888

This instrument was prepared by: William G. Burgin III (w/o title examination)

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

THIS DEED made this 20th day of August, 2009, by and between

GRANTOR

GRANTEE

**CF PROPERTIES, LLC,**  
A North Carolina limited liability company

**PATTERSON AVE INDUSTRIAL, LLC**  
A North Carolina limited liability company

Grantee's Address:

1157 South Cox Street  
Asheboro, NC 27203

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of \_\_\_\_\_, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2802 page 3722.

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.

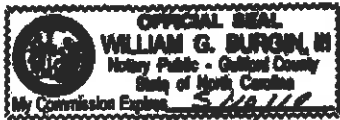
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: Restrictions, easements 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.

CF Properties, LLC  
(Entity Name)  
By: [Signature]  
Bobby J. Crumley, Member/Manager

NORTH CAROLINA, GUILFORD COUNTY

I, William G. Burgin, III, a Notary Public for said County and State, do hereby certify that Bobby J. Crumley, personally appeared before me this day and acknowledged that he is a Member/Manager of CF Properties, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the company, executed the foregoing on behalf of the company. Witness my hand and official seal, this the 20th day of August, 2009.



[Signature]  
Notary Public  
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)**

BEGINNING at an iron stake in the southern margin of the right-of-way of Patterson Avenue (150' public right of way), said iron being located at the northernmost corner of Accent Mobile Homes, Inc. (Deed Book 1811, Page 1054, Forsyth County Registry); thence with northern boundary of Accent Mobile Homes South 46 degrees 05 minutes 31 seconds West 307.37 feet to a point; thence continuing with the western boundary of Accent Mobile Homes South 42 degrees 03 minutes 54 seconds East 573.81 feet to a point; thence North 52 degrees 41 minutes 53 seconds East 11.42 feet to an iron pin, the western corner of the Carolina Farm Credit (Tax Block 3441, Lot 003M, Forsyth County); thence with the western boundary of Carolina Farm Credit the following two (2) courses and distances: (i) South 24 degrees 48 minutes 23 seconds East 50.42 feet to an 1½" iron pipe found; (ii) thence South 25 degrees 12 minutes 55 seconds East 134.87 feet to an iron pin, the northwestern corner of Acrem III Business Trust (Deed Book 2006, page 2524, Forsyth County Registry), thence with the western boundary of Acrem South 03 degrees 12 minutes 53 seconds East 286.30 feet to ¾" iron pipe the northwestern corner of Rent It, Inc. (Deed Book 1472, page 488, Forsyth County Registry); thence with the western boundary of Rent It, Inc., South 03 degrees 10 minutes 17 seconds East 210.12 feet to an 1" iron pipe found in the northern margin of the right of way of US Highway 52; thence with the northern margin of the right-of-way of U.S. Highway 52, the following eight (8) courses and distances: (i) on a curve to the right having a radius of 1344.39 feet and arc distance of 233.51 feet, a chord, course and distance of North 66 degrees 49 minutes 57 seconds West 233.22 feet to a right-of-way monument; (ii) North 28 degrees 45 minutes 27 seconds East 49.78 feet to a right-of-way monument; (iii) thence on a curve to the right having a radius of 1294.39 feet, a chord and arc distance of 218.56 feet, course and distance of North 56 degrees 56 minutes 30 seconds West 218.30 feet to a ½" iron; (iv) South 37 degrees 46 minutes 24 seconds West 50.00 feet to a 1" iron found; (v) thence North 50 degrees 57 minutes 20 seconds West 48.23 feet to an ½" iron pipe found; (vi) thence on a curve to the right having a radius of 5599.58 feet and arc distance of 734.24 feet, a chord, course and distance of North 46 degrees 00 minutes 13 seconds West 733.71 feet to a right of way monument; (vii) North 44 degrees 18 minutes 46 seconds East 9.25 feet to a right of way monument; and (viii) thence on a curve to the right having a radius of 5589.58 feet and arc distance of 61.28 feet, a chord, course and distance of North 41 degrees 41 minutes 57 seconds West 61.28 feet to a new iron set; thence a new line with the centerline of a stream the following fifteen (15) courses and distances: (i) North 34 degrees 47 minutes 29 seconds East 33.13 feet to a point; (ii) North 69 degrees 03 minutes 02 seconds East 26.88 feet to a point; (iii) North 36 degrees 57 minutes 06 seconds East 84.57 feet to a point; (iv) North 10 degrees 53 minutes 40 seconds East 44.57 feet to a point; (v) North 04 degrees 28 minutes 22 seconds East 35.27 feet to a point; (vi) North 21 degrees 26 minutes 47 seconds East 14.81 feet to a point; (vii) North 03 degrees 14 minutes 55 seconds West 38.64 feet to a point; (viii) North 42 degrees 03 minutes 50 seconds East 26.16 feet to a point; (ix) North 14 degrees 41 minutes 39 seconds East 27.82 feet to a point; (x) North 20 degrees 25 minutes 01 seconds West 16.11 feet to a point; (xi) North 19 degrees 15 minutes 30 seconds East 44.41 feet to a point; (xii) North 06 degrees 34 minutes 00 seconds West 68.06 feet to a point; (xiii) North 01 degrees 29 minutes 35 seconds East 47.04 feet to a point; (xiv) North 33 degrees 06 minutes 07 seconds East 44.85 feet to a point; and (xv) North 42 degrees 55 minutes 06 seconds East 124.78 feet to a new iron set in the western boundary of CMH Homes, Inc. (Deed Book 2670, page 3935, Forsyth County Registry); thence with the western boundary of CMH Homes, Inc. South 43 degrees 55 minutes 07 seconds East 340.50 feet to a 1" iron pipe found; thence with the southern boundary of CMH Homes, Inc. North 46 degrees 05 minutes 07 seconds East 280.03 feet to a ¾" iron pipe found in the southern margin of the right-of-way of Patterson Avenue; thence with the southern margin of the right-of-way of Patterson Avenue, South 43 degrees 52 minutes 57 seconds East 60.01 feet to the point and place of BEGINNING, containing 15.171 acres, more or less, as shown on a survey by Harris B. Gupton, RLS, dated October 5, 2007, last revised June 15, 2009 entitled "Boundary Survey : CF Properties, LLC."

TOGETHER WITH easements appurtenant reserved to Telecom Properties, Inc. in special warranty deed to Accent Mobile Homes, Inc. dated December 28, 1993 recorded in Book 1811, Page 1054, Forsyth County Registry.