


Forsyth County, NC



REID	6837079405000	Current Deed Date	12/20/2007
Parcel ID (PIN)	6837-07-9405.00	Current Deed Stamps	300
Property Address	398 Northgate Plaza DR	Assessment Method	COST
Block Lot	6226010C	Total Value	127800
Current Owner Name1	Cf Properties Llc	Acreage	1.77
Current Owner Name2		CENSUS	14.0
Current Owner Address	2400 Freeman Mill RD, STE 300	PRZONING	HB
Current Owner City St Zip	Greensboro NC 27406	MAPNUMBER	630874
Current Deed BkPg	002802-03719	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 = 94 feet  
12/6/2018

# Property Summary

Tax Year: 2018

<b>REID</b>	6837079405000	<b>PIN</b>	6837-07-9405	<b>Property Owner</b>	Cf Properties Llc
<b>Location Address</b>	398 Northgate Plaza DR	<b>Property Description</b>	LO010C BL6226	<b>Owner's Mailing Address</b>	2400 Freeman Mill RD STE 300 Greensboro NC 27406

Administrative Data		Transfer Information		Property Value	
Old Map #	630874	Deed Date	12/20/2007	Total Appraised Land Value	127800
Market Area	102	Deed Book	002802	Total Appraised Building Value	
Township	WINSTON-SALEM	Deed Page	03719	Total Appraised Misc Improvements Value	
Planning Jurisdiction	COUNTY WIDE	Revenue Stamps	300	Total Cost Value	127800
City	WINSTON-SALEM	Package Sale Date		Total Appraised Value - Valued By Cost	127800
Fire District		Package Sale Price		Other Exemptions	
Spec District		Land Sale Date	12/20/2007	Exemption Desc	
Land Class	93.00-Vacant Com	Land Sale Price	150000	Use Value Deferred	
History REID 1		<b>Improvement Summary</b>		Historic Value Deferred	
History REID 2		Total Buildings	0	Total Deferred Value	
Acreage	1.77	Total Units	0	Total Taxable Value	127800
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: 93.00-Vacant Com		Deeded Acres: 1.77		Calculated Acres: 1.77		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
HB		COMM/INDUS-SQFT06	77014.00 SQUARE FOOT PRICED	\$2.9	UTILITY-80.00 LOCATION-120.00 TOPOGRAPHY-80.00 ACCESS-90.00 EASEMENT-90.00 SIZE ADJUSTMENT-92.00	127800

Total Land Value Assessed: 127800

## Ownership History

Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current Cf Properties Llc	DEED	100	300	150000	002802	03719	12/20/2007

1 Back	Cf Properties Llc	DEED	100	300	002802	03719	12/20/2007
2 Back	Brickey, Troy F/ Brickey, Carolyn E	DEED	100	80	40000	001827 02111	6/13/1994

## Notes Summary

Building Card	Date	Line	Notes
No Data			



2007072223 00166

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

\$300.00

PRESENTED & RECORDED:

12-20-2007 02:20 PM

KAREN GORDON

REGISTER OF DEEDS

BY: BETTY C CAMPBELL

DPTY

BK: RE 2802

PG: 3719-3721



*E*

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:\$300.00

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

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

THIS DEED made this 18<sup>th</sup> day of December, 2007, by and between

GRANTOR	GRANTEE
Troy F. Brickey and wife, Carolyn E. Brickey	CF PROPERTIES, LLC a North Carolina limited liability company
	Grantee's Address: 2400 Freeman Mill Road, Suite 300 Greensboro, NC 27406

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 1827 page 2111.

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: Easements, restrictions, rights-of way of record and ad valorem taxes for the current year;

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

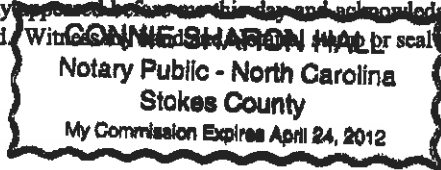
\_\_\_\_\_  
(Entity Name)

Troy F. Brickey (SEAL)  
Troy F. Brickey  
Carolyn E. Brickey (SEAL)  
Carolyn E. Brickey

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

State of North Carolina - County of Stokes

I, the undersigned Notary Public of the County and State aforesaid, certify that Troy F. Brickey and wife, Carolyn E. Brickey 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 18<sup>th</sup> day of December, 2007.



Connie Sharon Hall  
Notary Public  
My Commission Expires: 4-24-2012

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ President of \_\_\_\_\_, a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

State of North Carolina - County of \_\_\_\_\_

I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

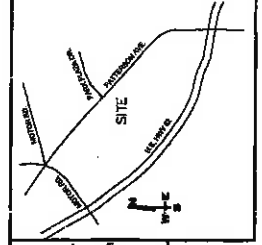
The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

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

## Exhibit "A"

## (Description of Real Property)

BEGINNING at an existing iron pin in the southern margin of the right of way of Northgate Plaza Drive (Plat Book 35, page 112, Forsyth County Registry) at the northwest corner of Lot 3 as shown on the Plat of Northgate Business Park (Plat Book 34, page 54, Forsyth County Registry); thence with the western boundary of Lots 3, 2, and 1 of Plat Book 34, page 54 the following five (5) calls and distances: (i) South 53 degrees 39 minutes 31 seconds East 28.06 feet to a 1" iron pipe found; (ii) South 51 degrees 13 minutes 30 seconds East 93.62 feet to a 1" iron pipe found; (iii) South 02 degrees 20 minutes 30 seconds East 101.66 feet to a point; (iv) South 28 degrees 48 minutes 27 seconds East 83.96 feet to a point; and (v) South 33 degrees 05 minutes 39 seconds East 88.53 feet to a point being the southwest corner of Lot 1 of Plat Book 34, page 54 in the northern boundary of Salem Leasing Corporation (Deed Book 1887, page 730, Forsyth County Registry); thence with the northern boundary of Salem Leasing Corporation South 44 degrees 05 minutes 53 seconds West 165.28 feet to a 1" iron pipe found the southeastern corner of Hal Ray Richardson (Deed Book 1964, page 1287, Forsyth County Registry); thence with the eastern boundary of Richardson North 42 degrees 01 minutes 52 seconds West 342.82 feet to a PK nail set in the southern margin of the right of way line of the Northgate Plaza Drive cul-de-sac (Plat Book 35, page 112, Forsyth County Registry); thence with the southern margin of the cul-de-sac right of way the following three (3) courses and distances: (i) on a continuous, counterclockwise curve to the left a chord bearing a distance of North 28 degrees 05 minutes 30 seconds East 40.85 feet (said curve having an arc distance of 42.08 feet and a radius of 50.00 feet) to a PK Nail set; (ii) on a continuous, clockwise curve to the right a chord bearing and distance of North 24 degrees 02 minutes 27 seconds East 24.01 feet (said curve having an arc distance of 24.51 feet and a radius of 35.00 feet) to a PK Nail set; and (iii) North 44 degrees 10 minutes 51 seconds East 182.21 feet to the point and place of BEGINNING and containing 1.768 acres as shown on a survey dated October 5, 2007 by Harris B. Gupton, RLS.



FOURTH COUNTY REGISTER OF DEEDS  
PLAT REGISTRATION  
THIS PLAT FOR THE EXTENSION OF  
US HWY 52, DISTRICT 2, PLAT 157  
WAS FILED FOR RECORD ON AUGUST 15, 2008  
AT 10:00 AM.  
BY: [Signature]  
REGISTER OF DEEDS

PLANNING DEPARTMENT/REVIEW OFFICER  
FINAL SUBDIVISION PLAT APPROVAL  
I HAVE REVIEWED THIS PLAT AND THE INFORMATION CONTAINED THEREIN AND I AM Satisfied THAT THE INFORMATION IS TRUE AND CORRECT AND THAT THE PLAT COMPLETES THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE ZONING ORDINANCES OF THE COUNTY.  
DATE: 8/15/08  
BY: [Signature]

SURVIVOR CERTIFICATION FOR CLOSURE  
I, [Signature], being a duly qualified and licensed Surveyor in the State of North Carolina, do hereby certify that the above described plat is a true and correct representation of the land shown thereon and that the same conforms to the requirements of the Subdivision Act and the Zoning Ordinance of the County of Forsyth, North Carolina.  
DATE: 8/15/08  
BY: [Signature]

OWNER'S CERTIFICATION  
I HEREBY CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SHOWN THEREON AND THAT THE SAME COMPLETES THE REQUIREMENTS OF THE SUBDIVISION ACT AND THE ZONING ORDINANCES OF THE COUNTY.  
DATE: 8/15/08  
BY: [Signature]

1. THE SURVEYOR HAS REVIEWED THE FOLLOWING:  
a. THE SURVEYOR HAS REVIEWED THE PLAT AND THE INFORMATION CONTAINED THEREIN.  
b. THE SURVEYOR HAS REVIEWED THE INFORMATION CONTAINED IN THE SURVIVOR CERTIFICATION FOR CLOSURE.  
c. THE SURVEYOR HAS REVIEWED THE INFORMATION CONTAINED IN THE OWNER'S CERTIFICATION.  
d. THE SURVEYOR HAS REVIEWED THE INFORMATION CONTAINED IN THE PLANNING DEPARTMENT/REVIEW OFFICER'S FINAL SUBDIVISION PLAT APPROVAL.  
e. THE SURVEYOR HAS REVIEWED THE INFORMATION CONTAINED IN THE REGISTER OF DEEDS' PLAT REGISTRATION RECORD.  
f. THE SURVEYOR HAS REVIEWED THE INFORMATION CONTAINED IN THE REGISTER OF DEEDS' RECORDS SECTION.  
g. THE SURVEYOR HAS REVIEWED THE INFORMATION CONTAINED IN THE REGISTER OF DEEDS' RECORDS SECTION.  
h. THE SURVEYOR HAS REVIEWED THE INFORMATION CONTAINED IN THE REGISTER OF DEEDS' RECORDS SECTION.

REGISTERED PROFESSIONAL SURVEYOR  
[Signature]  
DATE: 8/15/08

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, UTILITIES AND ENCUMBRANCES, IF ANY, OF RECORD AND NOT SHOWN ON THIS PLAT. THE BOUNDARY LINES OF THIS PROPERTY ARE BASED ON THE BEST AVAILABLE INFORMATION AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS, RIGHTS-OF-WAY, UTILITIES AND ENCUMBRANCES, IF ANY, THAT MAY AFFECT THIS PROPERTY.  
ALL SURVEYS ARE SUBJECT TO THE REVISIONS OF THE REGISTER OF DEEDS' RECORDS SECTION.  
THIS MAP CONTAINS A SURVEY OF THE EXTERNAL PROPERTY BOUNDARY. ALL DIMENSIONS, DISTANCES, BEARINGS, UTILITIES, ETC. AND OTHER INFORMATION, MAY NOT BE SHOWN HEREON.  
NO ADJACENT PROPERTY OWNER HAS BEEN ADVISED BY THE SURVEYOR OF ANY EASEMENTS, RIGHTS-OF-WAY, UTILITIES AND ENCUMBRANCES, IF ANY, THAT MAY AFFECT THIS PROPERTY.  
NO ADJACENT PROPERTY OWNER HAS BEEN ADVISED BY THE SURVEYOR OF ANY EASEMENTS, RIGHTS-OF-WAY, UTILITIES AND ENCUMBRANCES, IF ANY, THAT MAY AFFECT THIS PROPERTY.

LOCATION MAP - NOT TO SCALE

BOOK 56 PAGE 157

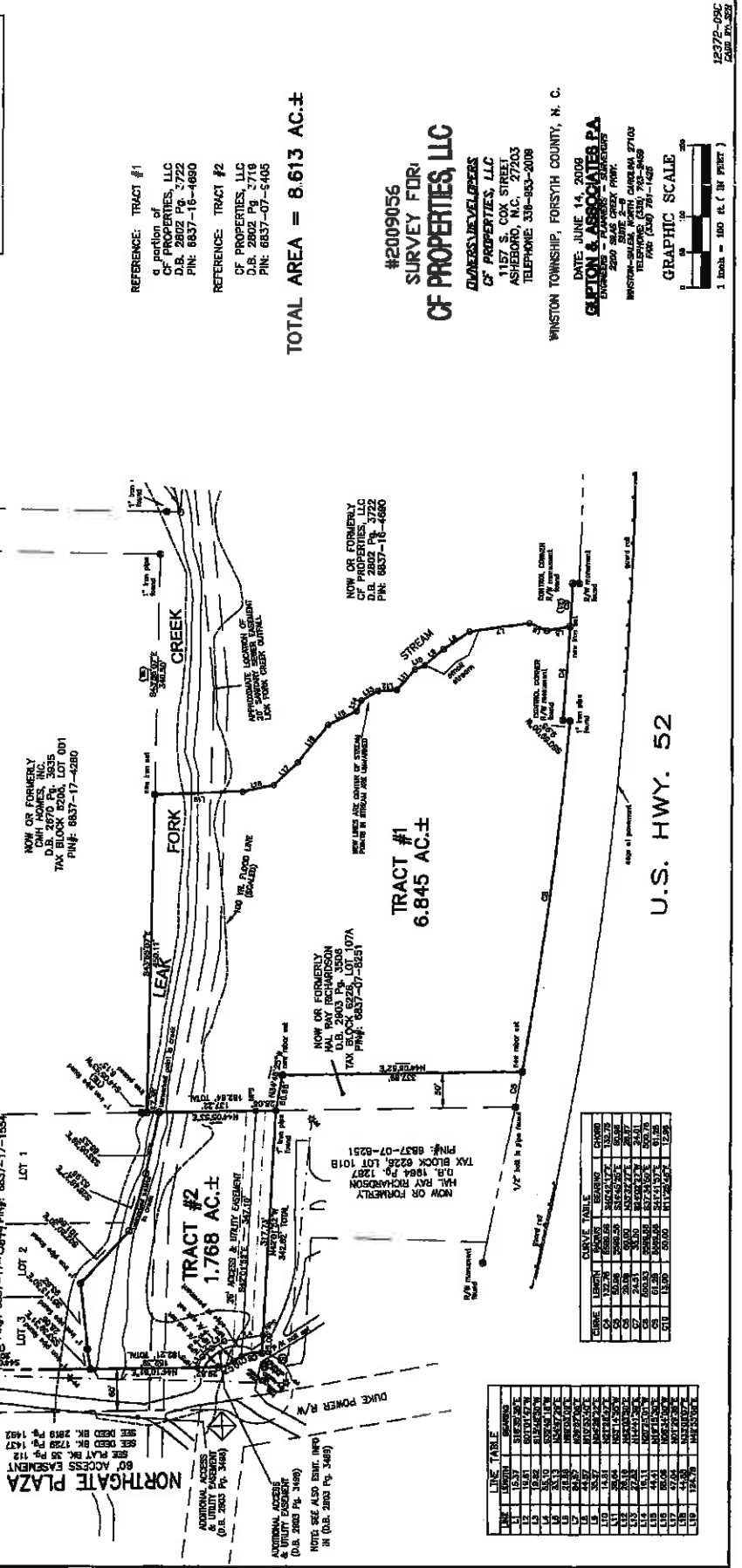
PATTERSON AVENUE  
(150' R/W - PUBLIC)

PARK PLAZA DRIVE

TRACTION BUSINESS PARK  
PLAT BK. 34 Pg. 54  
PIN# 6837-17-0144

TRACTION BUSINESS PARK  
PLAT BK. 34 Pg. 54  
PIN# 6837-17-1504

TRACTION BUSINESS PARK  
PLAT BK. 34 Pg. 54  
PIN# 6837-17-0144



LINE TABLE  
LINE NO. BEARING DISTANCE  
1 N 89° 00' 00" W 150.00  
2 S 89° 00' 00" E 150.00  
3 S 00° 00' 00" W 150.00  
4 S 89° 00' 00" E 150.00  
5 S 00° 00' 00" W 150.00  
6 S 89° 00' 00" E 150.00  
7 S 00° 00' 00" W 150.00  
8 S 89° 00' 00" E 150.00  
9 S 00° 00' 00" W 150.00  
10 S 89° 00' 00" E 150.00  
11 S 00° 00' 00" W 150.00  
12 S 89° 00' 00" E 150.00  
13 S 00° 00' 00" W 150.00  
14 S 89° 00' 00" E 150.00  
15 S 00° 00' 00" W 150.00  
16 S 89° 00' 00" E 150.00  
17 S 00° 00' 00" W 150.00  
18 S 89° 00' 00" E 150.00  
19 S 00° 00' 00" W 150.00  
20 S 89° 00' 00" E 150.00

CURVE TABLE  
CURVE NO. BEARING DISTANCE  
1 N 89° 00' 00" W 150.00  
2 S 89° 00' 00" E 150.00  
3 S 00° 00' 00" W 150.00  
4 S 89° 00' 00" E 150.00  
5 S 00° 00' 00" W 150.00  
6 S 89° 00' 00" E 150.00  
7 S 00° 00' 00" W 150.00  
8 S 89° 00' 00" E 150.00  
9 S 00° 00' 00" W 150.00  
10 S 89° 00' 00" E 150.00  
11 S 00° 00' 00" W 150.00  
12 S 89° 00' 00" E 150.00  
13 S 00° 00' 00" W 150.00  
14 S 89° 00' 00" E 150.00  
15 S 00° 00' 00" W 150.00  
16 S 89° 00' 00" E 150.00  
17 S 00° 00' 00" W 150.00  
18 S 89° 00' 00" E 150.00  
19 S 00° 00' 00" W 150.00  
20 S 89° 00' 00" E 150.00

REFERENCE: TRACT #1  
a portion of  
CF PROPERTIES, LLC  
D.B. 2802 Pg. 3722  
PIN: 6837-16-4680  
REFERENCE: TRACT #2  
CF PROPERTIES, LLC  
D.B. 2802 Pg. 3716  
PIN: 6837-07-5405  
TOTAL AREA = 8.613 AC.±

#2009056  
SURVEY FOR  
CF PROPERTIES, LLC  
PLANNING DEVELOPERS  
CF PROPERTIES, LLC  
1157 S. COX STREET  
ASHEBORO, N.C. 27203  
TELEPHONE: 336-953-5008  
WINSTON-TOWNSHIP, FORSYTH COUNTY, N. C.

DATE: JUNE 14, 2008  
GLUTTON & ASSOCIATES, P.A.  
SURVEYORS - PLANNERS - ENGINEERS  
2500 STATE ST. #200  
WINSTON-SALEM, NORTH CAROLINA 27104  
TELEPHONE: 703-764-1428  
FAX: 703-764-1428  
GRAPHIC SCALE  
1 inch = 100 ft. (4 IN. PER IN.)

12372-09C  
DATE: 8/15/08



## Forsyth County, NC



REID	6837161907000	Current Deed Date	8/17/2009
Parcel ID (PIN)	6837-16-1907.00	Current Deed Stamps	0
Property Address	0 Patterson AVE	Assessment Method	COST
Block Lot	3441107C	Total Value	129600
Current Owner Name1	Cf Properties Llc	Acreage	6.84
Current Owner Name2		CENSUS	14.0
Current Owner Address	2400 Freeman Mill RD, STE 300	PRZONING	GI
Current Owner City St Zip	Greensboro NC 27406	MAPNUMBER	630874
Current Deed BkPg	000000-00000	Last Transaction Amount	0



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Map Scale  
**1 inch = 188 feet**  
 12/6/2018



## Property Summary

Tax Year: 2018

REID	6837161907000	PIN	6837-16-1907	Property Owner	Cf Properties, Llc
Location Address	0 Patterson AVE	Property Description	LO107C BL3441	Owner's Mailing Address	2400 Freeman Mill RD STE 300 Greensboro NC 27406

Administrative Data		Transfer Information		Property Value	
Old Map #	630874	Deed Date	8/17/2009	Total Appraised Land Value	129600
Market Area	102	Deed Book	000000	Total Appraised Building Value	
Township	WINSTON-SALEM	Deed Page	00000	Total Appraised Misc Improvements Value	
Planning Jurisdiction	COUNTY WIDE	Revenue Stamps		Total Cost Value	129600
City	WINSTON-SALEM	Package Sale Date		Total Appraised Value - Valued By Cost	129600
Fire District		Package Sale Price		Other Exemptions	
Spec District		Land Sale Date		Exemption Desc	
Land Class	95.00-Vacant Indus	Land Sale Price		Use Value Deferred	
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	0	Total Deferred Value	
Acreage	6.84	Total Units	0	Total Taxable Value	129600
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: 6.84	Calculated Acres: 6.63				
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
GI		COMM/INDUS-SQFT09	298168.00 SQUARE FOOT PRICED	\$2.7	UTILITY-80.00 LOCATION-55.00 ROAD FRONTAGE-70.00 TOPOGRAPHY-55.00 SIZE ADJUSTMENT-95.00	129600

Total Land Value Assessed: 129600

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	Cf Properties, Llc	DEED	100	0		000000	00000	8/17/2009

## Notes Summary

**Building Card**

**Date**

**Line**

**Notes**

No Data