

Guilford County, NC



Parcel Number	26635	Total Out Building Value	0
PIN	7853867220	Total Land Value	166700
Ownership History	Card Image	Total Deferred Value	0
Owner	CF PROPERTIES LLC	Bldg Card	
Mail Address	1157 S COX ST	Appraisal Model Code	
Mail City	ASHEBORO	Deed Date	6/24/2004
Mail State	NC	Neighborhood	7853C02
Mail Zip	27203	Property Type	RESIDENTIAL
Property Address	1626 LOVETT ST	Structure Size	
Legal Description	2.43AC	Lot Size	2.43
Deed	006118-02975	Year Built	
Plat		Bedrooms	
Condo		Bathrooms	
Total Assessed Value	166700	Grade	
Total Building Value	0	OBJECTID	197315



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

**Map Scale
1 inch = 83 feet**

Guilford County, NC - Property Report

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1/11/2019

Parcel ID	Property Address	Legal Description
26635	1626 Lovett St	2.43AC



Mobile
Maps



Owner Information		
Owner Name	Mailing Address	City, State Zip
CF PROPERTIES LLC	1157 S COX ST	ASHEBORO, NC 27203

Parcel Information			
PIN	Zoning	Use	Tax District
7853867220-000	CU-LB-Limited Business	RESIDENTIAL	0

Parcel Size	Appraisal Nbrhood	Plat/Condo Bk & Pg
2.43	7853C02	N/A

Recent Sales				
Book & Page	Sale Date	Sale Price	Qualified?	Improved?
00611802975	6/15/2004	\$170,000	Yes	Yes

Appraisal Values			
Land	Buildings	Extra Features	Total Value
\$166,700	\$0	\$0	\$166,700

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

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	06/24/2004	GUILFORD CO. NC	
1	DEEDS	861592	\$12.00
2	DEEDS ADDN PGS		\$6.00

1	PROBATE FEE		\$2.00
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GUILFORD COUNTY	6/24/2004		
NC REAL ESTATE EXTX			\$340.00

RECORDED - 861592
 KATHERINE LEE PAYNE
 REGISTER OF DEEDS
 GUILFORD COUNTY, NC
 BOOK: 6118
 PAGE(S): 2975 TO 2978
 06/24/2004 13:48:52

002975

GENERAL WARRANTY DEED

Prepared by:
 William G. Burgin, III
 TUGGLE DUGGINS & MESCHAN, P.A.
 Post Office Box 2888
 Greensboro, North Carolina 27402

P/U Tuggle (WGB)

Excise Tax: \$ 340.00

NORTH CAROLINA)
)
 GUILFORD COUNTY)

GENERAL WARRANTY DEED

This Deed made as of the 24th day of June, 2004, by and between JAMES A. AUMAN and wife, JOSEPHINE AUMAN, hereinafter collectively referred to as "Grantor", and CF PROPERTIES, LLC, a North Carolina limited liability company whose address is 2400 Freeman Mill Road, Greensboro, North Carolina 27406, hereinafter referred to as "Grantee." The designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by context.

WITNESSETH

That the Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, transfer and convey unto Grantee in fee simple all that certain lot or parcel of land situated in the Guilford County, North Carolina more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

For back reference for the above-described property see instruments recorded in Book 4100, page 1280, Guilford County Registry.

TO HAVE AND TO HOLD the above-described lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

3
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M

002976

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 hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictions, easements, rights of way of record, if any, and ad valorem taxes for the current year.

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

James A. Auman (SEAL)
James A. Auman

Josephine Auman (SEAL)
Josephine Auman

NORTH CAROLINA
GUILFORD COUNTY

I, Martha B. Bailey, a Notary Public for Randolph County, North Carolina, do hereby certify that James A. Auman and wife, Josephine Auman, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this the 24th day of June, 2004.

[NOTARY SEAL/STAMP]

Martha B. Bailey
Notary Public

My commission expires:
2/6/06

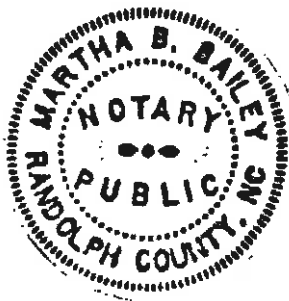


Exhibit "A"

(Description of Real Property)

002977

BEGINNING at an existing iron pin in the western right of way margin of Lovett Street, said point being located 443.50 feet south of the southwestern intersection of Ontario Street and Lovett Street; running thence along the western margin of Lovett Street South 08 degrees 44 minutes 00 seconds West 242.00 feet to a new iron pin, corner with the North Carolina Department of Transportation; thence with the North Carolina Department of Transportation's north line North 76 degrees 39 minutes 00 seconds West 445.76 feet to an existing iron pin; thence North 11 degrees 46 minutes 40 seconds East 245.15 feet to an existing iron pin, a common corner with Sear and Senie; thence South 76 degrees 08 minutes 30 seconds East 433.03 feet to the point and place of BEGINNING, containing 2.45 acres, more or less, all in accordance with a survey of Robert E. Wilson, Inc., RLS, dated 7/21/93, Job No. 49,487.

Guilford County, NC



Parcel Number	26634	Total Out Building Value	0
PIN	7853866327	Total Land Value	8000
Ownership History	Card Image	Total Deferred Value	0
Owner	CF PROPERTIES LLC	Bldg Card	
Mail Address	1157 S COX ST	Appraisal Model Code	
Mail City	ASHEBORO	Deed Date	11/24/2004
Mail State	NC	Neighborhood	7853A02
Mail Zip	27203	Property Type	RESIDENTIAL
Property Address	1620 YY LOVETT ST	Structure Size	
Legal Description	REAR LOT-LOVETT STREET	Lot Size	0.43
Deed	006212-03090	Year Built	
Plat		Bedrooms	
Condo		Bathrooms	
Total Assessed Value	8000	Grade	
Total Building Value	0	OBJECTID	197316



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**Map Scale
1 inch = 42 feet**

Guilford County, NC - Property Report [Convert to PDF](#) 1/11/2019

Parcel ID	Property Address	Legal Description
26634	1620 Yy Lovett St	REAR LOT-LOVETT STREET



Mobile
Maps



Owner Information

Owner Name	Mailing Address	City, State Zip
CF PROPERTIES LLC	1157 S COX ST	ASHEBORO, NC 27203

Parcel Information

PIN	Zoning	Use	Tax District
7853866327-000	RS-9-Residential, Single-Family, 4 units per acre	RESIDENTIAL	0
Parcel Size	Appraisal Nbrhood	Plat/Condo Bk & Pg	
0.43	7853A02	N/A	

Recent Sales

Book & Page	Sale Date	Sale Price	Qualified?	Improved?
00621203090	11/15/2004	\$9,000	Yes	Yes

Appraisal Values

Land	Buildings	Extra Features	Total Value
\$8,000	\$0	\$0	\$8,000

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003090

RECORDED - 910034
KATHERINE LEE PAYNE
REGISTER OF DEEDS
GUILFORD COUNTY, NC
BOOK: 6212
PAGE(S): 3090 TO 3097
11/24/2004 15:45:19

11/24/2004 GUILFORD CO. NC
1 DEEDS 911034 \$12.00
6 DEEDS ADDN PGS \$18.00
1 PROBATE FEE \$2.00
GUILFORD COUNTY 11/24/2004
NC REAL ESTATE EXT \$18.00

GENERAL WARRANTY DEED

Prepared by:
William G. Burgin, III
TUGGLE DUGGINS & MESCHAN, P.A.
P. O. Box 2888
Greensboro, NC 27402

EXCISE TAX: \$18.00

NORTH CAROLINA)
GUILFORD COUNTY)

7/10

This Deed made this 18th day of November, 2004, by and between DEBRA REYNOLDS KING, unmarried, HAROLD MAURICE REYNOLDS, JR., unmarried; JOSEPH H. RUBIN and wife, CAROL A. RUBIN; SARA H. HARRIS and spouse, ARMOND F. HARRIS; and JUNE R. LEVY, widow, hereinafter collectively, referred to as "Grantor" and CF PROPERTIES, LLC, a North Carolina limited liability company, hereinafter referred to as "Grantee" whose address is 2400 Freeman Mill Road, Greensboro, North Carolina 27406. The designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by context.

WITNESSETH:

That the Grantor, for an in consideration of One Dollar (\$1.00) 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 Morehead Township, Guilford County, North Carolina and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference

The above described property was acquired by Ben J. Senie and wife, Rose S. Senie and Harold M. Reynolds and wife, Eva B. Reynolds in Deed Book 2425, page 53, Guilford County Registry. Harold M. Reynolds died testate on May 25, 1994 - See Estate File 94 E 1392, Clerk of Superior Court of Guilford County, North Carolina. Eva Boyd Reynolds died testate on September

160300

10, 1995 – See Estate File 95 E 1962, Clerk of Superior Court of Guilford County, North Carolina. Debra Reynolds King and Harold Maurice Reynolds, Jr. are the only heirs of Eva Boyd Reynolds. Benjamin J. Senie died intestate in 1992 in Florida. Rose S. Senie died intestate on March 10, 1999 leaving her three children, Joseph H. Rubin, Sara S. Harris and June R. Levy, as her only heirs.

TO HAVE AND TO HOLD the above-described 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 hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Restrictions, easements, rights of way of record, if any, and ad valorem taxes for the current year.

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

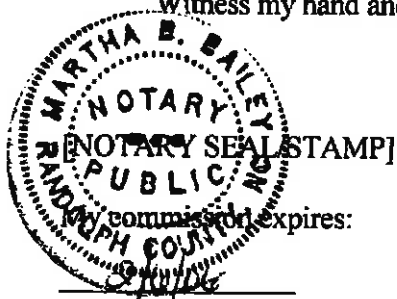
Debra Reynolds King (SEAL)
Debra Reynolds King, unmarried

NORTH CAROLINA

GUILFORD COUNTY

I, Martha B. Bailey, a Notary Public for Randolph County, North Carolina, do hereby certify that Debra Reynolds King, unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of November, 2004.



Martha B. Bailey
Notary Public

(See Additional Signature/Notary Pages)

003092

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

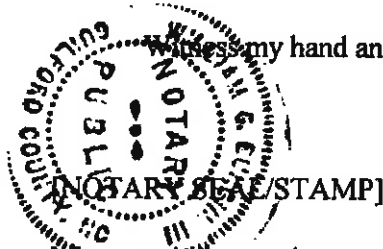
Harold Maurice Reynolds, Jr. (SEAL)
Harold Maurice Reynolds, Jr., unmarried

NORTH CAROLINA

GUILFORD COUNTY

I, William G. Burgin, III, a Notary Public for Guilford County, North Carolina, do hereby certify that Harold Maurice Reynolds, Jr., unmarried, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of November, 2004.



William G. Burgin, III
Notary Public

My commission expires:

5/10/2005

(See Additional Signature/Notary Pages)

003093

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

Joseph H. Rubin (SEAL)
Joseph H. Rubin

Carol A. Rubin (SEAL)
Carol A. Rubin

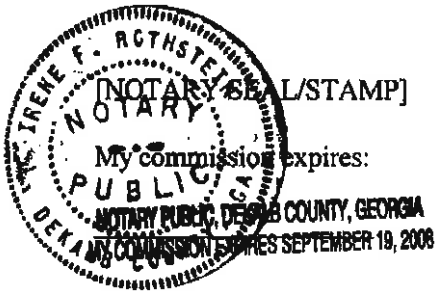
GEORGIA

DeKalb COUNTY

I, Irene F. Rothstein, a Notary Public for DeKalb County, Georgia, do hereby certify that Joseph H. Rubin and wife, Carol A. Rubin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of November, 2004.

Irene F. Rothstein
Notary Public



(See Additional Signature/Notary Pages)

003094

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

Sara H. Harris (SEAL)
 Sara H. Harris
 S. *Armond F. Harris* (SEAL)
 Armond F. Harris

GEORGIA

Cobb COUNTY

I, Ginger Toothman, a Notary Public for Cobb County, Georgia, do hereby certify that Sara H. Harris and spouse, Armond F. Harris personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 22 day of November, 2004.



Ginger Toothman

 Notary Public

(See Additional Signature/Notary Pages)

003095

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

June R. Levy (SEAL)
June R. Levy, widow

CONNECTICUT

New Haven COUNTY

I, Anna Leonard, a Notary Public for New Haven County, Connecticut, do hereby certify that June R. Levy, widow, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18th day of November, 2004.

Anna M. Leonard
Notary Public

[NOTARY SEAL/STAMP]

My commission expires:

7/31/09



Exhibit "A"

(Description of Real Property)

003096

BEGINNING at an iron pin in the western margin of Lovett Street, said iron pin being located South 8° 44' West 362 feet measured along the western margin of Lovett Street from its intersection with the southern margin of Ontario Street and running thence from said Beginning Point with the western margin of Lovett Street, South 8° 44' West 81.5 feet to an iron pin; thence North 76° 1' West 433 feet to an iron pin in Zink's line; thence with Zink's line North 11° 54' East 62.35 feet to an iron pin; thence South 78° 32' 30" East 428.23 feet to the POINT OF BEGINNING.

SAVE AND EXCEPT all that property conveyed in deed recorded in Deed Book 2455, page 62, Guilford County Registry, more particularly described as follows:

BEGINNING at an iron pin in the western margin of Lovett Street; said iron pin being located South 8° 44' West 362 feet measured along the western margin of Lovett Street from its intersection with the southern margin of Ontario Street and running thence from said beginning point with the western margin of Lovett Street, South 8° 44' West 81.50 feet to an iron pin; thence North 76° 01' West 150. feet to a point; thence North 08° 24' East 74.93 feet to a point; thence South 78° 32' 30" East 150.00 feet to the point of Beginning.

The net property described above is all of Tax Lot G-249-6-9.