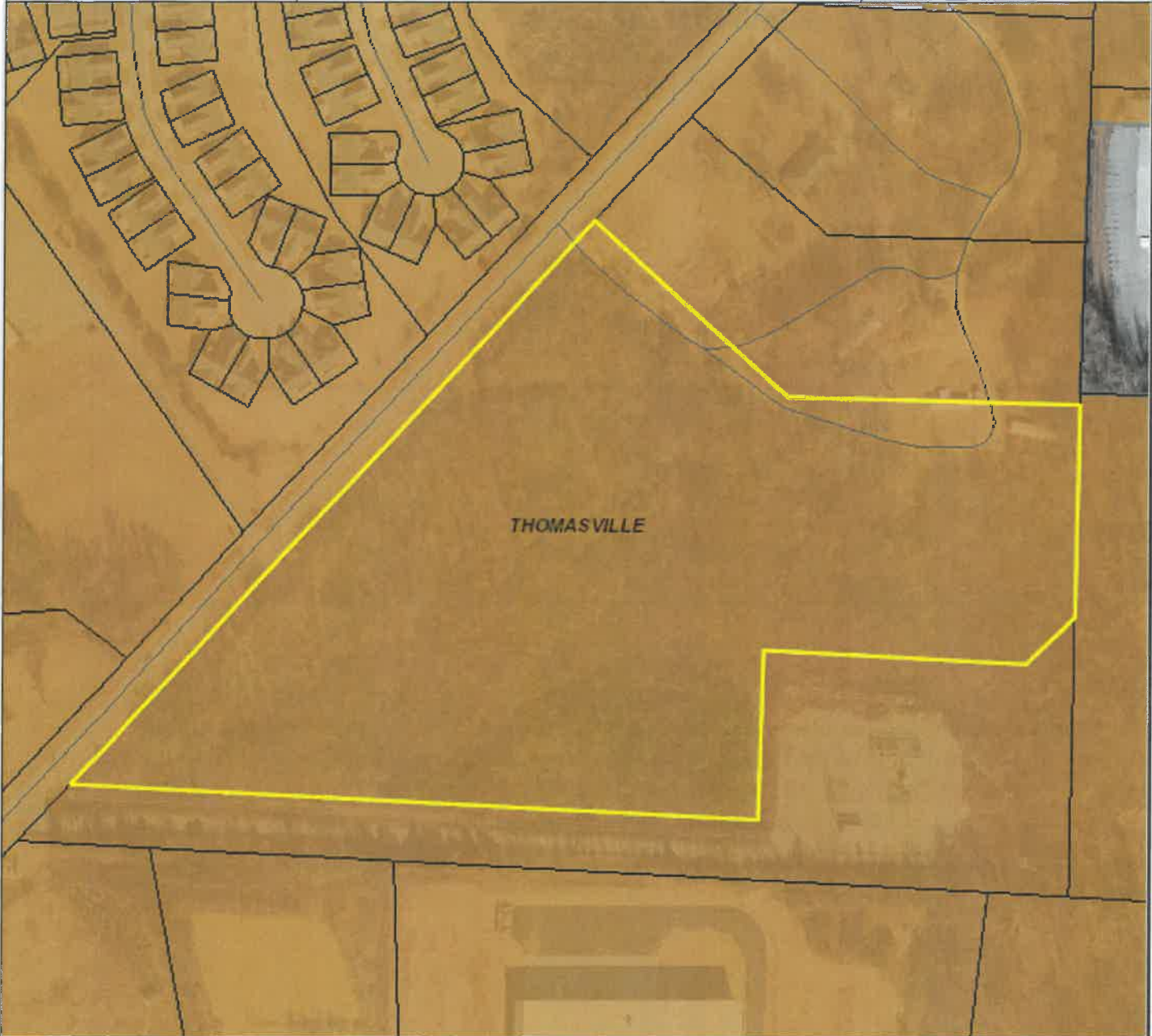




Davidson County GIS



Parcel Number : 163360000033C
Pin Id : 6787-04-61-6003
Owner : COMMUNITYONE BANK NA
C/O CAPITAL BANK
333 FAYETTEVILLE ST
SUITE 1490
RALEIGH NC 27601-1747

Land Units: 13.4 AC
Deed Book: 2084 Pg: 1215

Deed Date: 12/21/2012

Property Address: OLD RALEIGH RD

Account Number: 9204973

Township: 16

Exempt Code:

Building Value:	\$0	Other Building Value:	\$0
Land Value:	\$136,140	Market Value:	\$136,140
Assessed Value:	\$136,140	Deferred Value:	\$0

Legal Description : L33C BK2084-1215 OLD RALEIGH

Additional Attributes

Fire Service Districts

Sq.Miles 16.4
 Name THOMASVILLE

Townships

Sq. Miles 64.87
 Name THOMASVILLE

County Zoning Districts

Zone

Soil Types

DSL Name KyB
 Soil Name Kirksey silt loam
 Type Silt loam
 Percent Sl 2 to 6 percent slopes
 Hydric 0

Municipal Boundary

Name THOMASVILLE
 SQ Miles 16.33



1 inch = 222 feet

The information contained on this map does not replace information that may be obtained by consulting the official source of the information. In no event shall Davidson County, NC or the consultants of Davidson County, NC be liable for any damages, direct or consequential, from the use of the information contained on this map.

DAVIDSON COUNTY, NC -
 COMMUNITYONE BANK NA
 C/O CAPITAL BANK
 OLD RALEIGH RD
 9204973

Return/Appell Notes: Parcel: 16-336-0-000-0033-C
 PLAT: / UNIQ ID 294992
 ID NO: 6787-04-61-6003
 CARD NO. 1 of 1
 13.4000 AC
 TW-16
 CITY OF TV ADVL TAX (100), COUNTY WIDE ADVL TAX (100)
 L33C BK2084-1215 OLD RALEIGH
 16010 THOMASVILLE

Reval Year: 2015 Tax Year: 2020
 Appraised by 19 on 01/01/2015
 TYPE: VACANT
 STYLE:

Owner: COMMUNITYONE BANK NA

CL-28FR-EX-AT- LAST ACTION 20150102

DEPRECIATION

MARKET VALUE	DEPRECIATION
Eff. Area	% GOOD
USE MOD	
97 00	
BASE RATE	
RCN EYBAYB	

CORRELATION OF VALUE

CREDENCE TO	
DEPR. OB/XF VALUE - CARD	136,140
MARKET LAND VALUE - CARD	136,140
TOTAL APPRAISED VALUE - CARD	136,140
TOTAL APPRAISED VALUE - PARCEL	136,140
TOTAL PRESENT USE VALUE - PARCEL	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	136,140
PRIOR	
BUILDING VALUE	0
OBXF VALUE	0
LAND VALUE	196,980
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	196,980

CODE	DATE	NOTE	NUMBER	AMOUNT
ROUT: WTRSHD:				

SALES DATA

OFF.	RECORD	DATE	DEED	INDICATE SALES
	BOOK/PAGE	MO/YR	TYPE	Q/UV/I
	02084 1215	12 2012	WD	X V
	01808 1588	8 2007	WD*	U V
	01579 1044	12 2004	WD*	X V
	01199 1092	9 2000	WD*	X V
	HEATED AREA 363500			

NOTES

SUBAREA	GS	RPL	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG COND	SIZE FACT	AYB/EYB	ANN DEP RATE	OVR COND	OB/XF DEPR. VALUE
TOTAL																

BUILDING DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	LOCAL ZONING CODE	FRON TAGE	DEPTH / SIZE	DEPTH	FRON TAGE	DEPTH	ROAD TYPE	ADJUSTMENTS AND NOTES	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	LAND OVRIDE VALUE	LAND NOTES	
RURAL AC	0120 R6	1030	0	1.0740	4	1.1800	PS	+03 +25 +00 +00 -10	8,000.00	13.400	AC	1.270	10,160.00	136144	0		
TOTAL MARKET LAND DATA											13.400				136,140		
TOTAL PRESENT USE DATA																	

Parcel: 16-336-0-000-0033-C

Prepared by and Return to:
Thomas L. Ogburn III
Poyner Spruill LLP
301 S College Street, Suite 2300
Charlotte, NC 28202

STATE OF NORTH CAROLINA

Revenue Stamps: \$0.00

COUNTY OF DAVIDSON

~~16-336-33~~, ~~16-336-34~~, ~~16-336-35~~
16-336-33 C

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 20th day of December, 2012, by and between Gary W. Loflin and Brenda G. Loflin, as Grantor, whose mailing address is 7299 Bridlewood Drive, Trinity, North Carolina 27370-7770314 and CommunityOne Bank, N.A., as Grantee, whose mailing address is 1017 E. Morehead Street, Charlotte, North Carolina 28204. The designations "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:

WHEREAS, Grantor executed a Real Estate Deed of Trust to First National Investor Services, Inc., as Trustee ("Trustee"), for the benefit of Grantee, dated August 13, 2007 recorded in Book 1808, Page 1590 of the Davidson County Registry (the "First Deed of Trust"), to secure

a Note from Grantor to Grantee dated August 13, 2007 in the original principal amount of \$1,000,000.00 (the "First Note"); and

WHEREAS, Grantor also executed a Real Estate Deed of Trust to Trustee ,for the benefit of Grantee, dated December 28, 2010 recorded in Book 2003 at Page 2131 of the Davidson County Registry (the "Second Deed of Trust") to secure a Note from Grantor to Grantee dated December 28, 2010 in the principal amount of \$1,244,598.01 (the "Second Note"); and

WHEREAS, Grantor has offered to convey the property hereinafter described to Grantee in partial satisfaction of the obligations of Grantor to Grantee under the First Note and Second Note, as modified and amended (collectively, the "Notes"), and the First Deed of Trust and the Second Deed of Trust (collectively, the "Deeds of Trust") (The Notes and the Deeds of Trust are collectively referred to as the "Obligations"), and Grantee has agreed to accept the property hereinafter described as partial satisfaction of the Obligations pursuant to the terms of an Agreement for Deeds-in-Lieu of Foreclosure between Grantor and Grantee dated December 20, 2012.

NOW, THEREFORE, Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Davidson County, North Carolina, and more particularly described as follows (the "Property"):

SEE EXHIBIT A

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence.

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

And Grantor covenants with 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.

IT IS EXPRESSLY ACKNOWLEDGED AND AGREED:

1. This Deed and the conveyances being made hereby are absolute conveyances to Grantee of all right, title and interest of Grantor in the Property including specifically, but without limitation, any equity or rights of redemption of Grantor therein or thereto.

2. This conveyance is freely and fairly made for adequate and fair consideration; the Grantor retains no residual rights in the Property; and, that there are no agreements, oral or written, between Grantor and Grantee with respect to the property described above other than as set forth herein.

3. Notwithstanding anything to the contrary contained herein, the lien of the Deeds of Trust are **NOT RELEASED** or relinquished in any manner or respect whatsoever, such Deeds of Trust to remain valid, continuous and in full force and effect unless and until released by written instrument executed by Grantee.

4. Neither Grantor nor Grantee intended there shall be, and there shall not be in any event, a merger of the lien of the Deeds of Trust with the title or other interests of Grantee by virtue of this conveyance, and the parties expressly provide that each such interest in the Deeds of Trust, on the one hand, and title, on the other, shall be and remain at all times separate and distinct.

5. The priority of the Deeds of Trust are intended to be and shall remain in full force and effect and nothing herein or in any other instrument executed in connection herewith shall be construed to subordinate the priority of the Deeds of Trust to any other liens or encumbrances whatsoever.

6. The Property conveyed does not include the primary residence of Grantor.

7. The property is being conveyed subject to 2012 real property taxes.

[SIGNATURES ON ATTACHED PAGE]

IN WITNESS WHEREOF, Grantor has executed this instrument in the manner prescribed by law, as of the day and year first above written.

Gary W. Loflin (SEAL)
Gary W. Loflin

Brenda G. Loflin (SEAL)
Brenda G. Loflin

STATE OF NORTH CAROLINA

COUNTY OF ~~RANDOLPH~~ DAVIDSON

I certify that Gary W. Loflin and Brenda G. Loflin personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: December 20, 2012.

Official Signature of Notary: *Douglas B. Elliott*
Notary's Printed or Typed Name: Douglas B. Elliott, Notary Public

My Commission Expires: 10-3-2013

(Official Seal)

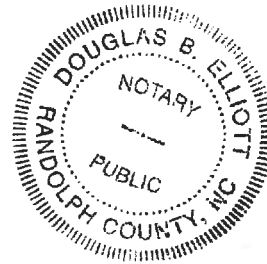


EXHIBIT A – Property Description

TRACT ONE:

BEGINNING AT A POINT IN THE CENTERLINE OF RALEIGH ROAD (SR 2061), SAID BEGINNING POINT BEING LOCATED IN THE EASTERNMOST CORNER OF ELVIN COPPLE (EITHER NOW OR FORMERLY); THENCE FROM SAID BEGINNING POINT WITH THE CENTERLINE OF RALEIGH ROAD NORTH 44 DEG. 45 MIN. EAST 866.02 FEET TO A POINT IN THE CENTERLINE OF RALEIGH ROAD; THENCE CONTINUING WITH RALEIGH ROAD NORTH 44 DEG. 45 MIN. EAST 340.00 FEET TO A POINT; THENCE CONTINUING WITH RALEIGH ROAD NORTH 44 DEG. 45 MIN. EAST 325 FEET TO A POINT; THENCE CONTINUING WITH THE CENTERLINE OF RALEIGH ROAD NORTH 44 DEG. 45 MIN. EAST 196.85 FEET TO A POINT IN THE CENTERLINE OF NC HIGHWAY 62; THENCE WITH THE CENTERLINE OF NC HIGHWAY 62 NORTH 86 DEG. 13 MIN. 30 SEC. EAST 116.19 FEET TO A POINT; THENCE SOUTH 03 DEG. 50 MIN. 50 SEC. WEST 1580.35 FEET TO A STONE; THENCE NORTH 85 DEG. 27 MIN. WEST 146.00 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 84 DEG. 55 MIN. 30 SEC. WEST 1302.16 FEET TO A POINT IN THE CENTERLINE OF RALEIGH ROAD; THENCE NORTH 44 DEG. 56 MIN. 30 SEC. EAST 304.88 FEET TO THE POINT AND PLACE OF BEGINNING, AND BEING ALL OF LOT 1 (C. T. BLACK ESTATE AREA); LOT 2 (PAUL J. BLACK AREA); LOT 3 (FERRELL BROWER AREA); AND LOT 4 (C.T. BLACK ESTATE AREA) ACCORDING TO A SURVEY DATED APRIL 14, 1969.

LESS AND EXCEPT THAT CERTAIN 18.17 ACRE TRACT CONVEYED FROM BARBEE B. MOORE ET VIR TO RALEIGH ROAD, LLC BY GENERAL WARRANTY DEED DATED AUGUST 25, 2000, AND RECORDED IN DEED BOOK 1199, AT PAGE 1092, IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, NORTH CAROLINA.

AND LESS AND EXCEPT THAT CERTAIN 2.00 ACRE TRACT DESIGNATED AS "NEW TRACT A" OF A "MINOR SUBDIVISION - OLD RALEIGH ROAD" PER THE PLAT THEREOF, WHICH SAID PLAT IS DULY RECORDED IN PLAT BOOK 51, AT PAGE 8 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, NORTH CAROLINA.

TRACT TWO:

BEGINNING AT AN EXISTING CONCRETE MONUMENT IN THE SOUTHEAST RIGHT OF WAY OF RALEIGH ROAD (STATE ROAD 2061), SAID MONUMENT BEING A CORNER WITH THOMASVILLE BUSINESS PARK, LLC, DEED BOOK 1111, PAGE 776, AND FROM SAID BEGINNING POINT AND THE SOUTHEASTERN RIGHT OF WAY OF RALEIGH ROAD NORTH 45 DEG. 36 MIN. 40 SEC. EAST 1134.70 FEET TO A NEW IRON PIPE; THENCE SOUTH 45 DEG. 47 MIN. 52 SEC. EAST 351.29 FEET TO A NEW IRON

PIPE; THENCE SOUTH 85 DEG. 19 MIN. 36 SEC. EAST 392.37 FEET TO A NEW IRON PIPE IN THE LINE OF RALEIGH ROAD INDUSTRIAL CENTER, PLAT BOOK 26, PAGE 164; THENCE SOUTH 04 DEG. 40 MIN. 24 SEC. WEST 665.66 FEET TO AN EXISTING STONE; THENCE NORTH 83 DEG. 46 MIN. 29 SEC. WEST 141.92 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 84 DEG. 02 MIN. 54 SEC. WEST 1265.27 FEET TO THE POINT OF BEGINNING, CONTAINING 18.17 ACRES, MORE OR LESS, PER SURVEY MAP PREPARED BY MARK TERRY & ASSOCIATES, INC, P.C. ENTITLED "SURVEY OF GARY LOFTIN," THE SAME BEING THAT INDENTICAL TRACT CONVEYED FROM BARBEE B. MOORE ET VIR TO RALEIGH ROAD, LLC BY GENERAL WARRANTY DEED DATED AUGUST 25, 2000, AND RECORDED IN DEED BOOK 1199, AT PAGE 1092, IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, NORTH CAROLINA.

LESS AND EXCEPT THAT CERTAIN 4.770 ACRE TRACT DESIGNATED AND SHOWN ON PLAT RECORDED IN PLAT BOOK 45, AT PAGE 82 IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, NORTH CAROLINA, AND CONVEYED BY MEGAN TRACT GERACE, TRUSTEE, TO UNILIN FLOORING NC, LLC BY GENERAL WARRANTY DEED DATED OCTOBER 5, 2005 AND RECORDED IN DEED BOOK 1649, AT PAGE 1660, IN THE OFFICE OF THE REGISTER OF DEEDS FOR DAVIDSON COUNTY, NORTH CAROLINA.

LESS ALL OF NEW TRACT "A", PER THE PLAT ENTITLED "MINOR SUBDIVISION - OLD RALEIGH ROAD", WHICH SAID PLAT IS DULY RECORDED IN PLAT BOOK 51, AT PAGE 8 IN THE OFFICE OF THE REGISTER OF DEEDS OF DAVIDSON COUNTY, NORTH CAROLINA.

