



1:5,545

1 inch = 462 feet

Disclaimer: The information contained on this page is taken from aerial mapping, tax mapping, and public records and is NOT to be construed or used as a survey or 'legal description'. Only a licensed professional land surveyor can legally determine precise locations, elevations, length and direction of a line, and areas.

Burke County, NC

April 23, 2020

Owner: COMMUNITY ONE BANK NATIONAL ASSOCIATION
 1017 E MOREHEAD ST, STE 200
 CHARLOTTE, NC 28204
Property: 0 PARKER LN
Address: MORGANTON 28655
 PROPERTY_DESC
PIN: 2713317160
PIN EXT: 000
REID: 5309
Property Value: \$164,700
Acres: 10.98
Deed Book: 002174
Deed Page: 00231
Deed Date: 02/26/2015

Property Summary

Tax Year: 2020

| | | | | | |
|-------------------------|-------------|-----------------------------|--------------|--------------------------------|--|
| REID | 5309 | PIN | 2713-31-7160 | Property Owner | COMMUNITY ONE BANK NATIONAL ASSOCIATION |
| Location Address | 0 PARKER LN | Property Description | | Owner's Mailing Address | 1017 E MOREHEAD ST, STE 200 CHARLOTTE NC 28204 |

| Administrative Data | | Transfer Information | | Property Value | |
|------------------------------|-----------|----------------------------------|-----------|--|--------|
| Old Map # | 44 | Deed Date | 2/26/2015 | Total Appraised Land Value | 164700 |
| Market Area | 1132 | Deed Book | 002174 | Total Appraised Building Value | |
| Township | MORGANTON | Deed Page | 00231 | Total Appraised Misc Improvements Value | |
| Planning Jurisdiction | MORGANTON | Revenue Stamps | 358 | Total Cost Value | 164700 |
| City | MORGANTON | Package Sale Date | | Total Appraised Value - Valued By Cost | 164700 |
| Fire District | | Package Sale Price | | Other Exemptions | |
| Spec District | | Land Sale Date | 2/26/2015 | Exemption Desc | |
| Land Class | VACANT | Land Sale Price | 179000 | Use Value Deferred | |
| History REID 1 | | Improvement Summary | | Historic Value Deferred | |
| History REID 2 | | Total Buildings | 0 | Total Deferred Value | |
| Acreage | 10.98 | Total Units | 0 | Total Taxable Value | 164700 |
| Permit Date | | Total Living Area | 0 | | |
| Permit # | | Total Gross Leasable Area | 0 | | |

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: VACANT | | Deeded Acres: 10.98 | | | Calculated Acres: 10.98 | | |
|--|------------|---------------------|-------------------------|---------|-------------------------|------------|--|
| Zoning | Soil Class | Description | Size | Rate | Land Adjustment | Land Value | |
| MID | | COM_STE_UNIMPRVED | 10.98 BY THE ACRE PRICE | \$15000 | | 164700 | |
| Total Land Value Assessed: 164700 | | | | | | | |

Ownership History

| | Owner Name | Deed Type | % Ownership | Stamps | Sale Price | Book | Page | Deed Date |
|---------|---|-----------|-------------|--------|------------|--------|-------|-----------|
| Current | COMMUNITY ONE BANK NATIONAL ASSOCIATION | DEED | 100 | 358 | 179000 | 002174 | 00231 | 2/26/2015 |
| 1 Back | BALC LLC | DEED | 100 | 200000 | 200000 | 001015 | 00571 | 6/1/2001 |

| | | | | | | |
|--------|----------------------------|------|-----|---|--------------|-----------|
| 2 Back | ERVIN, CAROLINE H | DEED | 100 | 0 | 000826 01525 | 6/8/1994 |
| 3 Back | ERVIN, JOHN W JR | DEED | 100 | 0 | 000750 00079 | 1/30/1989 |
| 4 Back | THAPAR, NAND | DEED | 100 | 0 | 000750 00073 | 1/30/1989 |
| 5 Back | HUNT, STEPHEN/ HUNT, DAVID | DEED | 100 | 0 | 000600 00890 | 1/2/1981 |
| 6 Back | HUNT, JAMES F | DEED | 100 | 0 | 000251 00249 | 1/1/1900 |
| 7 Back | WATTS, MARY/ WATTS, JAMES | DEED | 100 | 0 | 000174 00335 | 1/1/1900 |

Notes Summary

| Building Card | Date | Line | Notes |
|---------------|------|------|-------|
| No Data | | | |

FOR REGISTRATION REGISTER OF DEEDS
Laura Y Anderson
Burke County, NC
February 26, 2015 12:04:51
Book 2174 Page 231-234
FEE: \$26.00
NC REVENUE STAMP: \$358.00
INSTRUMENT # 2015001383



INSTRUMENT # 2015001383

DRAWN BY/MAIL TO:

POYNER SPRUILL LLP (TLO)
301 South College Street, Suite 2300
Charlotte, North Carolina 28202

STATE OF NORTH CAROLINA

TRUSTEE'S DEED

BURKE COUNTY

Tax Parcel Number: 2713317160
Revenue Stamps: \$358.00

Grantee's address:
CommunityOne Bank, N.A.
1017 E. Morehead Street, Suite 300
Charlotte, North Carolina 28204

THIS TRUSTEE'S DEED, made and entered into this 24 day of February, 2015, by and between John W. Fletcher, III, substitute trustee as hereinafter stated, Grantor, and CommunityOne Bank, N.A., Grantee. 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, BALC, LLC executed and delivered to Donald D. McSwain, Trustee, a deed of trust dated July 30, 2003 and duly recorded on July 31, 2003 in Book 1270, Page 871, in the office of the Register of Deeds of Burke County, North Carolina (the "Deed of Trust");

WHEREAS, Grantor was substituted as trustee in the Deed of Trust by instrument duly recorded on August 29, 2014 in Book 2151, Page 302, in the office of the Register of Deeds of Burke County, North Carolina;

WHEREAS, because of default in the payment of the indebtedness, the holder of the indebtedness called upon and made demand of Grantor in its capacity as Trustee to foreclose on the Deed of Trust. The Clerk of Court conducted a hearing and authorized a sale of the real property subject to the Deed of Trust. Grantor, after due advertisement as required by law and the terms of the Deed of Trust, did on January 8, 2015 at 12:00 P.M. in the lobby of the Burke County Courthouse in Morganton, Burke County, North Carolina, expose to public sale the property hereinafter described and described in the Deed of Trust (the "Property"), where and when CommunityOne Bank, N.A. became the last and highest bidder for the same at the price of One Hundred Seventy-Eight Thousand Six Hundred Forty and 12/100 Dollars (\$178,640.12);

WHEREAS, on the day of the foreclosure sale, a Report of Foreclosure Sale was duly made to the Clerk of Superior Court of Burke County, North Carolina ("Clerk") and filed in Special Proceedings file no. 2014-SP-326;

WHEREAS, the sale remained open for ten (10) days after the filing of the Report of Foreclosure Sale, and no upset bid was offered and no objection made; and

WHEREAS, the purchase price has been paid in full.

NOW, THEREFORE, Grantor, in consideration of the sum of One Hundred Seventy-Eight Thousand Six Hundred Forty and 12/100 Dollars (\$178,640.12), the receipt of which is hereby acknowledged, and pursuant to the authority vested in Grantor by the terms of the Deed of Trust, by these presents does bargain, sell and convey unto Grantee, the Property sold as aforesaid, the same lying and being in the County of Burke, State of North Carolina, and more particularly described as follows:

BEGINNING on an iron stake on the North side of East Parker Road, a common corner with the Bi-County Medical Building (Deed Book 895, Page 117-Tract II); thence with the line of the North side of East Parker Road, North 53° 0' 0" West 90 feet to an iron stake, a common corner with Timothy B. and Katrina A. Barrier property (Book 795, Page 1566); thence with the Barrier and Allen lines, North 6° 42' 16" East 673.55 feet to an iron stake in the corner of the June G. and Barbara C. Allen property (Book 258, Page 691 and Book 225, Page 313); thence with the Allen line, North 11° 6' 8" East 49.96 feet to an iron stake, a corner of the Larry K. and Brenda P. Causby property (Book 495, Page 44); thence with the Causby line, North 11° 10' 1" East 91.61 feet to an iron stake, a corner of the Wendell L. and Myrtle M. Pennington property (Book 899, Page 1289); thence with the Pennington line, North 15° 41' 21" East 154.35 feet to a corner of Patrick S. and Melonie B. Messick property (Book 906, Page 1503); thence with the Messick line, North 15° 37' 7" East 160.20 feet to a corner of an additional Messick lot (Book 908, Page 1806); thence with the Messick line, North 15° 35' 36" East 78.98 feet to a corner of Glen Ray Chapman property (Book 908, Page 1811); thence with the Chapman line, North 15° 40' 54" East 81.20 feet to a corner of an additional Chapman lot (Book 904, Page 316); thence with the Chapman line, North 15° 35' 57" East 86.92 feet to an iron stake on the bank of the creek; thence continuing same course 7.50 feet to the centerline of the creek; thence with the creek the following courses and distances: South 66° 13' 37" East 16.26 feet,

South 38° 30' 41" East 20.18 feet, South 32° 58' 16" East 70.79 feet, South 45° 36' 57" East 69.78 feet, South 43° 42' 25" East 40.33 feet, South 41° 9' 19" East 54.26 feet, South 29° 13' 43" East 57.88 feet, South 33° 59' 54" East 58.81 feet, South 58° 44' 1" East 42.18 feet, South 26° 4' 24" East 38.29 feet, South 34° 12' 30" East 40.83 feet, South 25° 17' 1" East 65.75 feet, South 16° 31' 49" East 50.37 feet; thence leaving the centerline of the creek, South 30° 17' 10" East 223.65 feet to a point in the centerline of the creek, a common corner with Callaham Limited Partnership (Book 930, Page 2162); thence with the Callaham Limited Partnership line, South 42° 35' 54" West 6.00 feet to a spike at the base of a 24" sycamore; thence continuing with the Callaham Limited Partnership line, South 42° 35' 54" West 540.06 feet to an iron stake; thence South 42° 22' 36" West 429.63 feet to an iron stake, the point of Beginning, and containing 11.652 acres, more or less. The above description was taken from a plat of survey prepared by Causby Surveying, Registered Land Surveyors, 419 S. King Street, Morganton, N.C., dated April 18, 2001, and entitled "Survey for H. Bruce Sinden".

SUBJECT TO a 50-foot right-of-way of Piedmont Natural Gas Company and the right-of-way on the North side of East Parker Road.

Reference: The foregoing property is Tract 2 in Deed recorded in Book 1015, Page 571, and Book 826, Page 1525, in the Office of the Register of Deeds of Burke County, N.C.

The property is identified in the Burke County Tax Office by Parcel ID No. 44-68-5-7.

This conveyance is made subject to all applicable zoning and land use ordinances, statutes and regulations, and all applicable easements, restrictive covenants and utility easements of record, not terminated by the foreclosure.

This conveyance is subject to all prior liens and encumbrances of record, if any, enforceable against the property and not terminated or primed by the foreclosure proceeding and to all unpaid *ad valorem* taxes and special assessments, if any, which are a lien against the real property.

TO HAVE AND TO HOLD said lands and premises together with all privileges and appurtenances thereunto belonging to Grantee in as full and ample a manner as Grantor, as Substitute Trustee, has power to convey the same.

IN TESTIMONY WHEREOF, Grantor has caused this instrument to be signed as of the day and year first above written.

John W. Fletcher, III
John W. Fletcher, III, Substitute Trustee
831 East Morehead Street, Suite 255
Charlotte, North Carolina 28202
Telephone: 704-334-3400

STATE OF NORTH CAROLINA
COUNTY OF Cabarrus

I, Jill O. Gilleland, a Notary Public for the County and State aforesaid, do hereby certify that John W. Fletcher, III personally appeared before me this day and acknowledged that he voluntarily executed the foregoing instrument for the purposes herein stated.

Witness my hand and official seal this 24 day of February, 2015.

Jill O. Gilleland
Notary Public

My Commission Expires: 3/18/18

