



Layer: Parcels
Long PIN: 890507594702
Owner ID: 139871
Owner Name1: PINE STATE GROUP INC
Owner City: EDEN
Owner Zip: 27289-0789
Deed Acres: 46.52
Fire District: YANCEYVILLE FD
Township: 7
LandValue: 693843
TotalValue: 693843
Deed Book: 0942
Deed Page: 1699
Deed Year: 1996
Date Sold: 19960809
Zoning: HB/RD
Year Built: 0
Parcel Number: 152558
Owner Address1: PO BOX 789
Owner State: NC
Sales Amount: 60500

Layer: Census Block Groups Block Group: 0401005
Layer: Precincts Name: MOSS STREET
Layer: Soils DSL Name: WkF
Layer: Townships Name: REIDSVILLE

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.

Approx. Scale 1:8881



DATE 5/13/20
 TIME 17:10:39
 USER RKKWALLACE

ROCKINGHAM COUNTY
 PROPERTY CARD
 FOR YEAR 2019

PAGE 1
 PROG# AS2006

PINE STATE GROUP INC
 PARCEL ID.. 152558
 LOCATION... NC 14
 DEED YEAR/BOOK/PAGE.. 1996 0942 1699
 PLAT BOOK/PAGE..
 LEGAL DESC:46.52 AC OFF THOMPSON AVE
 TOWNSHIP... 7 REIDSVILLE
 NC 27289-0789 89050059269800
 DESCRIPTION COMM VAC LAND
 DESCRIPTION LAND USE FORESTRY
 MAINTAINED.. 5/21/2019 BY RMCCARTHY VALUED.. 5/21/2019 BY RMCCARTHY
 VISITED..... 7/17/2000 BY MM
 PARCEL STATUS... ACTIVE
 ASSESSMENT NONE
 OWNER ID.. 139871
 DISTRICT.. 121 YANCEYVILLE FD
 Area/Fire: 921 YANCEYVILLE RD
 NBRHOOD... C300 WALMART/NORTH FREEWAY
 NH CLASS...
 COMMERCIAL
 HWY BUS REIDSVILLE
 ROUTING#... 2700
 CATEGORY... REAL & PERSONAL

DISCLAIMER-OWNERSHIP, ZONING AND OTHER INFORMATION SHOULD BE VERIFIED. INFORMATION AND VALUE SUBJECT TO CHANGE.

* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *

----- SALES HISTORY -----
 DEED BK/PAGE SALE DATE SALES INSTRUMENT DISQUALIFIED SALE AMOUNT STAMP AMOUNT DEED NAME
 0942 1699 8/09/1996 DEED 60,500 PINE STATE GROUP INC
 0001 0001 7/01/1986 DEED CONVERTED RAND ALLENE P

----- LAND SEGMENTS -----
 LND # ZONE STRAT CODE LAND TYPE/CODE LAND QTY LAND RATE AVERAGE LAND RATE
 1 HB/RD 100 AC CR 40.000 28,956.25
 LUV.. LU F2 40.000 255.00
 2 HB/RD 100 AC CR 6.520 32,582.82
 TOTAL ACRES.. 46.520
 TOTAL IN LUV.. 40.000
 DPT% SHP% LOC% OTH% TOP% TOT ADJ CURRENT FMV
 .00 .00 .00 .00 90.00 75.00 50.62 586,306
 OTHER ADJ... 75.00 .00 .00 .00
 LU ADJ & VALUE.. .00 10,200
 .00 .00 90.00 75.00 50.62 107,537
 OTHER ADJ... 75.00 .00 .00 .00
 TOTAL LAND FMV... 693,843
 TOTAL LAND LUV.. 117,737

TOTAL PARCEL VALUES-----
 FMV..... 977,490
 APV..... 63,590
 DEFERRED. 913,900
 LAND / OVR IMPROVEMENTS / OVR TOTAL LAND/IMPROVE 2018 VALUE
 693,843 0 693,843 977,490
 117,737 0 117,737 63,590
 576,106 0 576,106 913,900

Mail To: Thomas Medlin

This instrument was prepared by:

John W. Hoot, atty.

WARRANTY DEED-Form WD-602

Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C. 27055

STATE OF NORTH CAROLINA, Rockingham County.

THIS DEED, Made this 12 day of July, 1996, by and between Carolyn R. Roberts and husband, Raeford D. Roberts; John C. Rand and wife, Mildred H. Rand; and Jean R. Fowlkes and husband, Bobby J. Fowlkes

of Rockingham County and State of North Carolina, hereinafter called GRANTOR, and Pine State Group, Inc.

PO Box 327, Stoneville, NC 27048

of Rockingham County and State of North Carolina, hereinafter called GRANTEE.

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 & OTHER VALUABLE CONSIDERATIONS Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in

Reidsville Township, Rockingham County, North Carolina, described as follows:

Being all of those lots from 1 to 49, inclusive, and Tract E and Tract F as shown on Map of the W.F. Burton Farm, dated October, 1940 and recorded in Map Book 4, page 9, Rockingham County Registry; and being the same property described as follows:

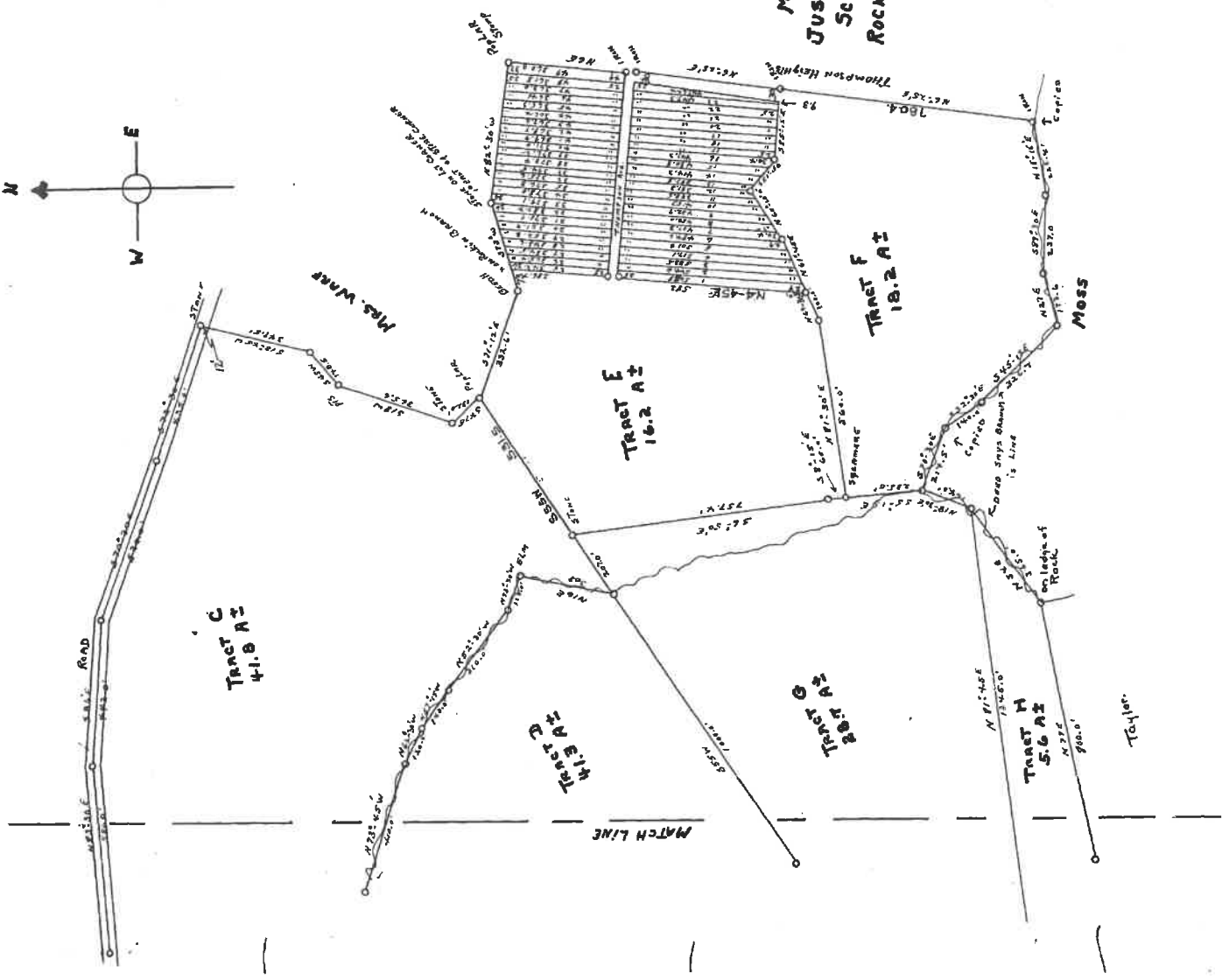
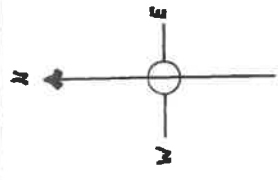
Beginning at an existing iron stake set in the southern right-of-way for Thompson Heights Road (formerly Thompson Avenue), said iron marking the northwest corner for Lot 54, Thompson Heights, Map Book 2, page 56, Rockingham County Registry and being further located S. 89 deg. 22 min. 38 sec. West 276.19 feet from a nail set in the centerline of the pavement for Thompson Heights Road; running from said point of beginning along the western line for Lot 54 S. 06 deg. 49 min. 30 sec. West 205.70 feet to an existing iron stake, the northwest corner for Lot 55, Thompson Heights, for Clyde F. Corum (DB 721, pg 687); thence along the line of Corum and Lots 55 through 66, S. 06 deg. 23 min. 59 sec. West 300.24 feet to an existing iron stake, a corner for Charlie Rickman (DB 748, pg 835); thence along the line of Rickman S. 06 deg. 22 min. 53 sec. West 687.82 feet to an iron set; thence S. 06 deg. 22 min. 53 sec. West 25.00 feet to a point in the centerline of a branch; thence along the line of Durwood Apple (DB 602, pg 8) and along centerline of said branch the following courses and distances: S. 88 deg. 56 min. 27 sec. West 15.18 feet to a point, S. 69 deg. 45 min. 44 sec. West 108.17 feet to a point, N. 88 deg. 15 min. 30 sec. West 45.45 feet to a point, S. 19 deg. 27 min. 31 sec. West 30.14 feet to a point, S. 78 deg. 07 min. 39 sec. West 59.53 feet to a point, N. 48 deg. 13 min. West 68.57 feet to a point, S. 80 deg. 01 min. 03 sec. West 65.61 feet to a point, S. 51 deg. 16 min. 19 sec. West 35.98 feet to a point, N. 73 deg. 21 min. 51 sec. West 95.70 feet to a point, S. 76 deg. 34 min. 24 sec. West 82.16 feet to a point, S. 37 deg. 27 min. 42 sec. West 50.28 feet to a point, N. 82 deg. 36 min. 51 sec. West 43.27 feet to a point, N. 70 deg. 05 min. 23 sec. West 40.50 feet to a point, N. 16 deg. 40 min. 50 sec. East 43.44 feet to a point, N. 82 deg. 14 min. 10 sec. West 36.36 feet to a point at the intersection of said branch and a creek, N. 32 deg. 14 min. 17 sec. West 18.34 feet to a point, N. 69 deg. 16 min. 38 sec. West 58.42 feet to a point, N. 23 deg. 29 min. 05 sec. West 43.61 feet to a point, N. 55 deg. 52 min. 36 sec. West 75.49 feet to a point, N. 30 deg. 35 min. 09 sec. West 66.48 feet to a point, N. 01 deg. 07 min. 15 sec. West 50.85 feet to a point, N. 44 deg. 24 min. 48 sec. West 88.84 feet to a point, S. 71 deg. 08 min. 22 sec. West 71.78 feet to a point, N. 60 deg. 51 min. 38 sec. West 83.65 feet to a point, S. 52 deg. 50 min. 02 sec. West 41.28 feet to a point, N. 42 deg. 08 min. 32 sec. West 66.97 feet to a point at the intersection of said branch with another branch running under NC Highway 14, N. 14 deg. 15 min. 31 sec. West 38.80 feet to a point, N. 07 deg. 47 min. 03 sec. East 123.64 feet to a point, N. 63 deg. 30 min. 46 sec. West 66.74 feet to a point, N. 08 deg. 41 min. 48 sec. East 76.25 feet to a twin sycamore in the east bank of the creek, said twin sycamore being further located N. 00 deg. 54 min. 05 sec. West 308.43 feet from the mouth of a 60" corrugated metal pipe running under NC Highway 14; thence along the line of Tract G for the W.F. Burton Farm N. 08 deg. 15 min. West 60.00 feet to an iron set; thence N. 06 deg. 35 min. 42 sec. West 756.86 feet to a stone in the line of Tract C of the W.F. Burton Farm; thence along the line of Tract C N. 54 deg 52 min. 01 sec. East 528.52 feet to an existing iron stake set in a stump, said iron being set in the line of Tract 2 as shown in Map Book 21, page 32, Rockingham County Registry (see Deed to Juanita W. Brande, DB 887, pg 213); thence along the line of Tract 2 S. 71 deg. 10 min. 44 sec. East 332.68 feet to an iron set; thence N. 72 deg. 59 min. 28 sec. East 280.91 feet to an existing iron stake set in the line of Tract 4 (see Deed to Lawrence Warf, DB 887, pg 215); thence continuing along the line of Tract 4 S. 82 deg. 30 min. 04 sec. East 311.11 feet to an existing iron stake set in a branch; thence S. 82 deg 29 min. 51 sec. East 125.81 feet to an existing iron stake set in the line of Lot 157, Thompson Heights, Map Book 2, page 57 (see Deed to Donn W. Walker - DB 745, pg 10); thence along the line of Walker S. 02 deg. 30 min. 07 sec. West 141.05 feet to an existing iron stake set in the northwest corner of Lot 156, Thompson Heights; thence along the west line of Lot 156 S. 06 deg. 21 min. 33 sec. West 199.48 feet to an axle pole set in the northern right-of-way of Thompson Heights Road (formerly Thompson Avenue); thence S. 06 deg. 48 min. 49 sec. West 50.02 feet to an existing iron stake set in the southern right-of-way of Thompson Heights Road, the Point of Beginning and containing 46.519 acres, more or less, as shown on the survey entitled "Plat of Survey for Pine State Group, Inc., Reidsville Township, Rockingham County, North Carolina", dated May 21, 1996 by C.E. Robertson & Associates, R.L.S., to which reference is hereby made for more particularity in description.

For access to the subject property along Thompson Heights Road (formerly Thompson Avenue) from Wolf Island Church Road, see Map recorded for Thompson Heights dated October, 1927 in Map Book 2, page 56, Rockingham County Registry. (96-7-9.A)
(Continued on Reverse Side)

51128WJ3

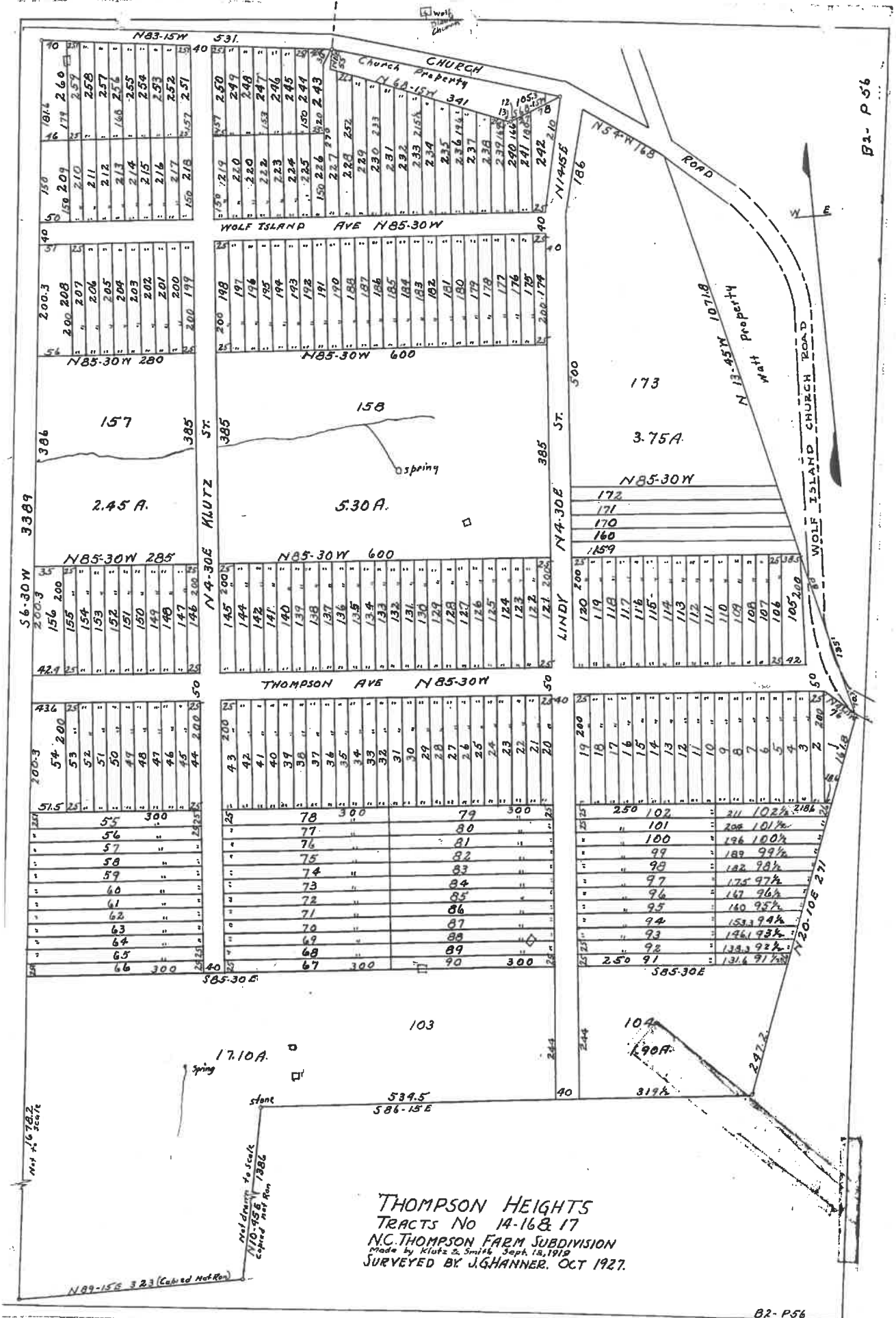
0000094421899

MAP OF W.F. BURTON FARM
 JUST NORTH OF REIDSVILLE
 SCALE 1:500' N. CAR.
 ROCKINGHAM CO. A.F. BROWN ENGINEER



BOOK 4
 PAGE 9

100-100



B1-P56

B2-P56

