

Guilford County, NC



Parcel Number	80358	Total Out Building Value	45600
PIN	7847423821	Total Land Value	809700
Owner	YREVA ENTERPRISES LLC	Total Deferred Value	0
Owner History	Card Image	Bldg Card	1
Mail Address	PO BOX 38338	Appraisal Model Code	1
Mail City	GREENSBORO	Deed Date	
Mail State	NC	Neighborhood	7847C02
Mail Zip	27408	Property Type	ASSIST LIV/SKILLCARE
Property Address	4501 OLD BATTLEGROUND RD	Structure Size	
Legal Description	7.01AC STANLEY SR 2340	Lot Size	7.01
Deed	007097-00210	Year Built	1988
Plat		Bedrooms	
Condo		Bathrooms	
Total Assessed	3437200	Grade	B-10
Total Building Value	2581900		



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 = 167 feet
 6/8/2020

Guilford County, NC - Property Report

[Convert to PDF](#)

6/8/2020

Parcel ID	Property Address	Legal Description
80358	4501 Old Battleground Rd	7.01AC STANLEY SR 2340



Mobile
Maps



Owner Information

Owner Name	Mailing Address	City, State Zip
YREVA ENTERPRISES LLC	PO BOX 38338	GREENSBORO, NC 27408

Parcel Information

PIN	Zoning	Use	Tax District
7847423821-000	GO-M-General Office, Moderate Intensity	ASSIST LIV/SKILLCARE	0
Parcel Size	Appraisal Nbrhood	Plat/Condo Bk & Pg	
7.01	7847C02	N/A	

Recent Sales

Book & Page	Sale Date	Sale Price	Qualified?	Improved?
00709700210	1/29/2010	\$1,000,000	Yes	Yes

Appraisal Values

Land	Buildings	Extra Features	Total Value
\$809,700	\$2,581,900	\$45,600	\$3,437,200

Extra Feature Summary

Feature Description	Size/Count	Measure	Year	Value
PAVING ASP	25100	UNITS	2000	\$18,100
SPRINKLER FIRE SUPPRESSION SYSTEM	31168	UNITS	1995	\$27,500

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.

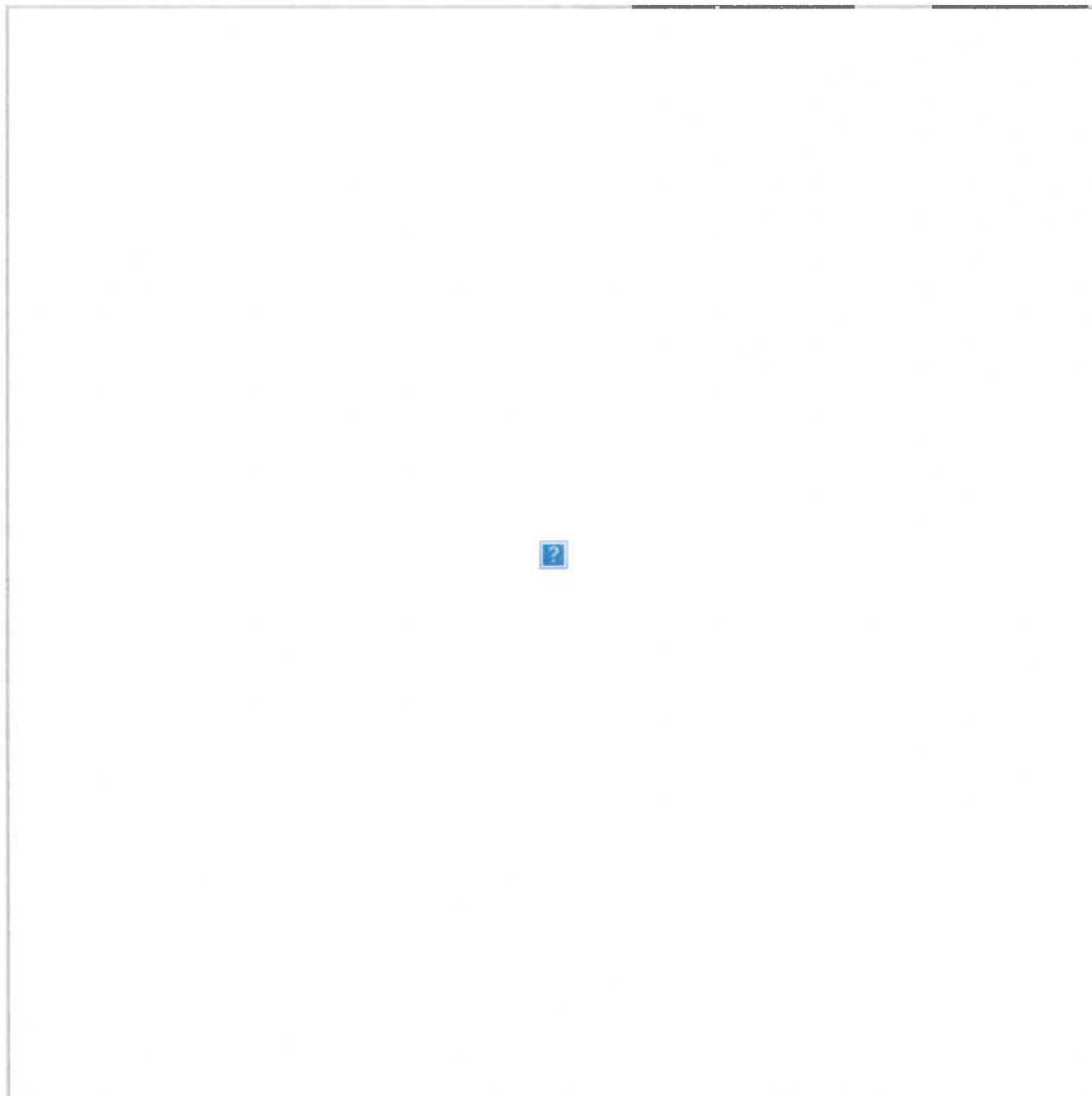
Appraisal Detail (Building 1 of 2)

Bldg#	Description	Bldg Use	Yr Built	Eff Yr Blt	Units
1	74-RETIRMNT ASST LIV	05-MFR CONST	1988	1993	

Improvement Details

Style	Foundation	Exterior Wall	Air Cond. Type	Comm. Roof Struct.	Heating Type
05-MFR CONST		FACE BRK	CENTRAL		FORCED AIR-DUCTED

Heated SqFt	Bedrooms	Bathrooms	Fireplace	Building Grade	Bldg Value
			No	B-10	\$2,482,700



Building Area Totals

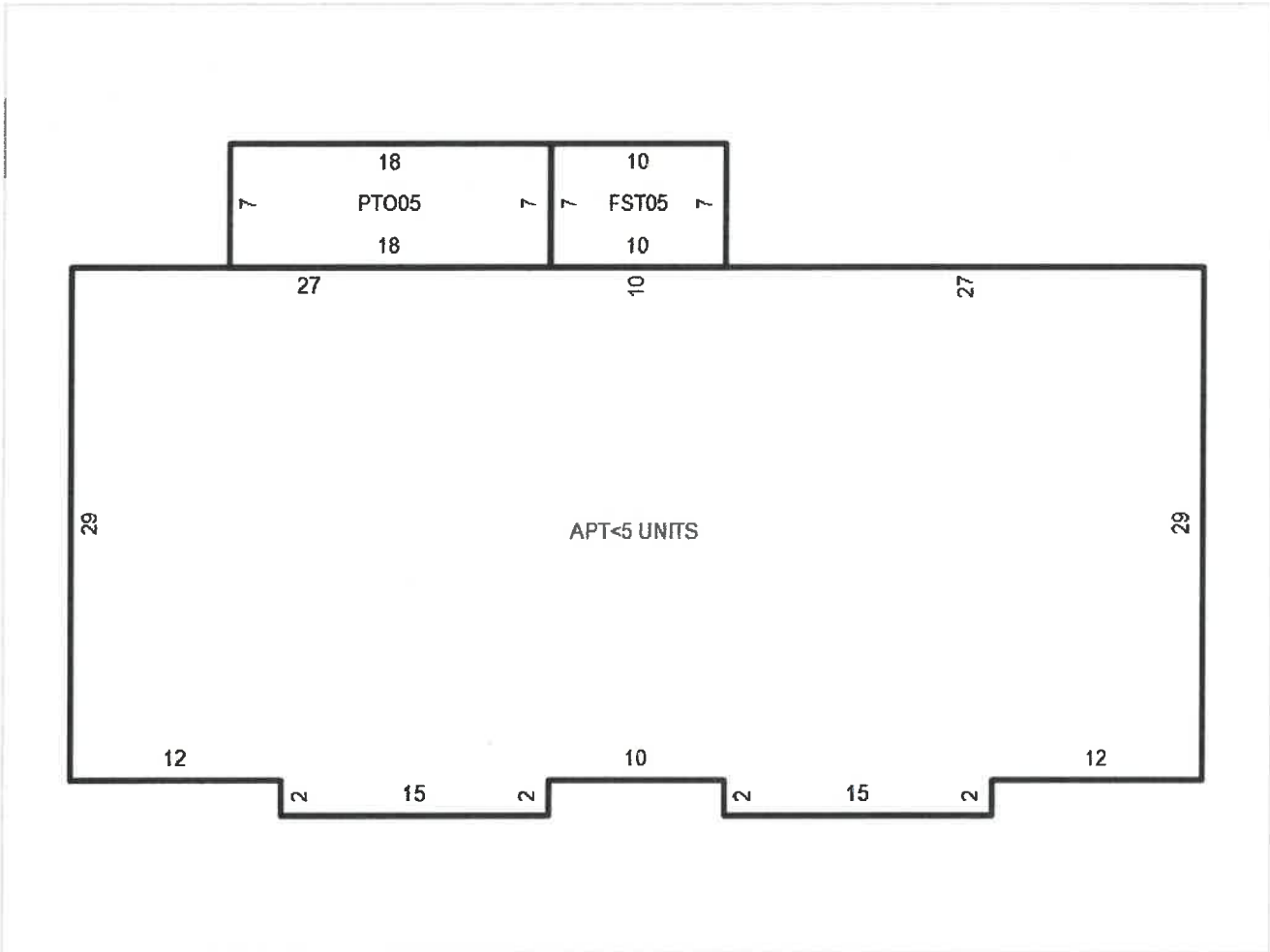
Code	Description	Sq Feet
FCP0	Carport, Finished	1,050
FOP0	Porch, Open Fin	888
ULP0	Loading Platform Uncovered	150

Appraisal Detail (Building 2 of 2)

Bldg#	Description	Bldg Use	Yr Built	Eff Yr Blt	Units
2	07-APT<5 UNITS	05-MFR CONST	1988	1993	

Improvement Details

Style	Foundation	Exterior Wall	Air Cond. Type	Comm. Roof Struct.	Heating Type
05-MFR CONST		FACE BRK	CENTRAL		FORCED AIR-DUCTED
Heated SqFt	Bedrooms	Bathrooms	Fireplace	Building Grade	Bldg Value
			No	B-10	\$99,200



Building Area Totals

Code	Description	Sq Feet
FST0	Storage, Fin	70
PTO0	Patio	126

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2010004791

GUILFORD CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$2000.00

PRESENTED & RECORDED:
01-29-2010 02:22:14 PM

JEFF L. THIGPEN
REGISTER OF DEEDS
BY: JUDY BURGESS
DEPUTY-08

BK: R 7097
PG: 210-212

358

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,000.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: BLANCO P/U

This instrument was prepared by: Carolyn W. Scogin

Brief description for the Index: 4507 Old Battleground Road

plu Black

THIS DEED made this 28 day of Jan., 2010, by and between

GRANTOR

GRANTEE

HHHUNT ASSISTED LIVING, INC.
117 Edinburgh South
Suite 100
Cary, NC 27511

YREVA ENTERPRISES, LLC,
a NC Limited Liability Company
PO Box 29108
Greensboro, NC 27429

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Morehead-Gilmer Township, Guilford County, North Carolina and more particularly described as follows:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6883 page 3076.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1.

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

HHHUNT ASSISTED LIVING, INC.

By: James M. Nicholson
Print/Type Name & Title: James M. Nicholson Vice President

State of North Carolina- County of Wake
I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that James M. Nicholson personally came before me this day and acknowledged that he is the Vice President of HHHunt Assisted Living, Inc., 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 28th day of January, 2010.

My Commission Expires: 11/28/14
(Affix Seal)

William R. Cook, Jr.
William R. Cook, Jr. Notary Public
Notary's Printed or Typed Name

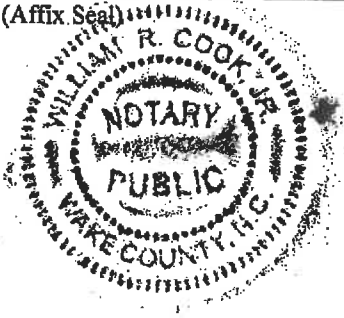


EXHIBIT A

BEGINNING at a point located at the southwest corner of the intersection of Old Battleground Road (S.R. 2340) and Pageland Drive (S.R. 2341); thence with the west margin of Pageland Drive, south 17 degrees 04 minutes 19 seconds east 141.40 feet to a point; thence along a curve to the left having a radius of 374.50 feet and a cord bearing and distance of south 23 degrees 1 minute 58 seconds east 77.78 feet to a point; thence with the line of Louise O. Cummings south 5 degrees 36 minutes 24 seconds east 99.34 feet to a point; then south 79 degrees 12 minutes 37 seconds west 190.07 feet to a point and being the northeast corner of Southfield Properties; thence with the north line of the Southfield Properties north 80 degrees 30 minutes and 5 seconds west 465.40 feet to a point; thence north 80 degrees 27 minutes 5 seconds west 128.38 feet to point; being the southeast corner of Vanstory Oil Company; thence with the east line of Vanstory Oil Company north 5 degrees 8 minutes 24 seconds east 517.56 feet to a point on the south margin of Old Battleground Road; thence with the south margin of said road south 67 degrees 5 minutes east 699.52 feet to the point of beginning, containing 7.101 acres, more or less, according to a survey by Evans Engineering, Inc. dated June 15, 1987.

