



**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 1:1371

0 114 ft 228 ft

### Layer: Parcels

**PIN:** 7503 13 04 5499  
**PinNoDash:** 750313045499  
**OwnerID1:** 72172  
**Name\_1:** BLAKE BENJAMIN D  
**Name\_2:** HAYWOOD CELIA A  
**Addr\_1:** PO BOX 1194  
**City:** MT GILEAD  
**State:** NC  
**Zip:** 27306  
**HouseNum:** 100  
**StrName:** SOUTH MAIN  
**StrType:** ST  
**PhyAddress:** 100 SOUTH MAIN ST  
**Deed\_Acre:** 0.08  
**TaxDistDes:** MT GILEAD  
**TownshipDs:** MT. GILEAD  
**VolFireDes:** FIRE DS MT GIL MUNICIPAL  
**NeighDesc:** MT GILEAD IN TOWN COMM  
**Legal\_1:** THE VINTAGE  
**Legal\_2:** STORE BLDG.  
**Legal\_3:** STORE BLDG.  
**DeedBook:** 530  
**DeedPage:** 794  
**DeedYear:** 2005  
**TransDate:** 20050301  
**SalesAmt:** 29000  
**SalesInstr:** WD  
**QufiCode:** C  
**LandASVCur:** 13940  
**ImpMajASVC:** 88173  
**LandUse\_YN:** N  
**ApprCode:** 07  
**ApprCdDesc:** COMMERCIAL  
**ClassCode:** 7  
**ClassCdDes:** COMMERCIAL  
**YearBuilt:** 1907  
**Grade:** C  
**FinishedAr:** 7680  
**Num\_Baths:** 0.9  
**MutipleImp:** 001  
**FCODE:** PARCEL  
**TownshipCd:** 11  
**TotASVCur:** 102113

<b>Layer: Board of Election Districts</b> DISTRICT: 1
<b>Layer: Fire Districts</b> Name: Mt. Gilead
<b>Layer: Townships</b> Name: MT GILEAD
<b>Layer: Proposed Voting Commissioner's Districts</b> District: 3
<b>Layer: Zoning</b> Zoning: City City: MT GILEAD
<b>Layer: Voting District Precincts</b> Name: MTG



YR 2020 750313045499  
 BLAKE BENJAMIN D  
 HAYWOOD CELIA A  
 PO BOX 1194  
 MT GILEAD, NC 27306

MONTGOMERY COUNTY  
 100 SOUTH MAIN ST  
 THE VINTAGE  
 STORE BLDG.  
 DISTRICT: 113 MT GILEAD

ACCOUNT#: 72172  
 .080 AC PHOTO EXISTS  
 1130C MT GILEAD IN TOWN COMM  
 NBHD: 1130C MT GILEAD IN TOWN COMM  
 Plat Bk/Pg APPR: BH APPR DT: 6/03/2019  
 EXCD: NOTICE: R20 5/15/2020

Bldg No. 1  
 Imp Desc: 07 RETAIL STORE  
 Grade : C  
 # of Units

EYB: 1945 100 SOUTH MAIN ST  
 D4A AYB: 1907 Finished Area: 7,680.00  
 Bedrms .9 Bathrms HBaths

Exempt Code  
 LAND VALUE 13,940  
 MISC VALUE 0  
 BLDG VALUE 88,173  
 TOTAL VALUE 102,113

TOTAL ASV: 102,113

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
MA FUS FINISHED UPPER STORY	100		3840	70.12	1.00		93.00			250,410
- AR 0701 CENTRAL AIR RETAIL	S100		3840	2.75						10,560
- EW 09 BRICK ON MASONRY	100		3840	5.00						19,200
- HT C108 HEAT PUMP	100		3840	2.95						11,328
MA 07 RETAIL STORE	100		3840	70.00	1.00		93.00	102.10		255,233
- AR 0701 CENTRAL AIR RETAIL	S100		3840	2.75						10,560
- EW 09 BRICK ON MASONRY	100		3840	5.00						19,200
- FL 04 HARDWOOD	100		3840	.00						0
- FN 07 BRICK	100		3840	.00						0
- HF 02 ELECTRIC	100		3840	.00						0
- HT C108 HEAT PUMP	100		3840	2.95						11,328
- IW 3 PLASTER	100		3840	.00						0
- RC 07 COMPOSITION	100		3840	.00						0
- RS 04 FLAT	100		3840	.00						0

RCN... PCT COMPLETE 100 x  
 QUAL.. C 100.00 x  
 DEPR.. D4A 50.00 - 293,909  
 FUNC.. 40.00 - 117,564  
 ECON.. 50.00 - 88,173  
 --ASV... MKT 1130C MT GILEAD IN TOWN CO 100.00 x 499,646 T 88,173

PROPERTY NOTES:	PRIOR YR VALUES	BOOK	PAGE	DT	DATE	QS	SALES PRICE
REMODELED FOR '07 2-22-07 (BATHROOM) JB	LAND 13,940	530	794	WD	3/01/2005	C	29,000
HT PUMP FOR '16 6/15/16 JB	MISC 83,066	226	97	UNK	1/01/1987	Z	20,000
	TOTAL 97,006	193	155	UNK	1/01/1979	Z	30,000

MISC CODE DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	%	QCD	VALUE	EXMPT
						.00						
						.00						
						.00						
						.00						

#	LNA	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	750313045499	SF 3405	3,485.000	4.00		.00	.00	100.00	.00	.00	.00	.00	13,940	
			100 SOUTH MAIN ST											

REQUESTED BY MNTONYAE RUN 5/14/20 TIME 13:45:04



Excise Tax: Incident to Separation and Divorce  
Prepared by: Garner & Williamson, P.A., Attorneys, 111 Courthouse Square, Troy, NC 27371  
Brief Description for Index: Multiple Parcels  
Tax Parcel Number:  
**NO TITLE EXAM**

**STATE OF NORTH CAROLINA**

**COUNTY OF MONTGOMERY**

**GENERAL WARRANTY DEED**

THIS DEED made this the 21st day of May 2020 by and between

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**GRANTOR**

**GRANTEE**

**BLAKEWOOD PROPERTIES, INC.**  
A NC Corporation

**BENJAMIN D. BLAKE, SEPARATED**

**BENJAMIN D. BLAKE, SEPARATED**  
**CELIA HAYWOOD BLAKE, SEPARATED**

**PO BOX 1194**  
**MT. GILEAD, NC 27306**

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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 in fee simple absolute in that property being more particularly described as follows:

**For property description see Exhibit A, attached hereto and incorporated herein by reference.**

**This deed is made in compliance with NCGS 50-20 in that it is the express intention of the Grantor that the aforesaid property described herein and all improvements thereon shall be considered the separate property of the Grantee and not marital property as the same is defined in NCGS 50-20. Further, this deed is made for the specific purpose of releasing and transferring to the Grantee all the right, title, claim and interest of the Grantor in and to the above described property and all improvements upon said property, including but not limited to tenancy by entirety interest and any and all right the Grantor may have in said property by reason of Chapter 28A, 29, 20, 31C, 50 and 52 of the General Statutes of North Carolina. Further, to the extent that the property may have heretofore been marital or community property, the parties hereto expressly deem this conveyance and distribution of said property to be equitable.**

**THIS CONVEYANCE IS SPECIFICALLY MADE SUBJECT TO ANY OUTSTANDING DEEDS OF TRUST ON THE PROPERTY HEREIN CONVEYED.**

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 is seized of the premises in fee, that title is marketable, free from encumbrances and that he will warrant and defend said title against the lawful claims of all persons.

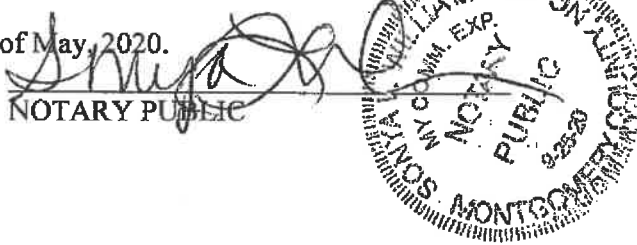
IN WITNESS WHEREOF, the GRANTOR have hereunto set their hands and seals this the day and year first above written.

BLAKEWOOD PROPERTIES, INC  
 \_\_\_\_\_ SEAL  
 By Benjamin D. Blake, President  
 \_\_\_\_\_ SEAL  
 BENJAMIN D. BLAKE  
 \_\_\_\_\_ SEAL  
 CELIA HAYWOOD BLAKE

STATE OF NORTH CAROLINA  
COUNTY OF MONTGOMERY

I, a Notary Public in and for said County and State, do hereby certify that BENJAMIN D. BLAKE personally appeared before me this day and acknowledged that he President of BLAKEWOOD PROPERTIES, INC. a NC corporation and that, by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President.

Witness my hand and notarial seal, this the 26 day of May, 2020.

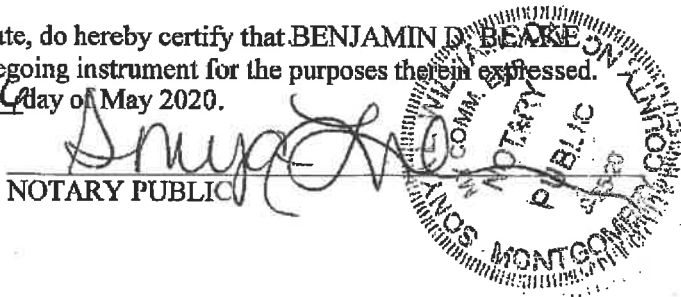


My commission expires: 9/25/2020

STATE OF NORTH CAROLINA  
COUNTY OF MONTGOMERY

I, a Notary Public in and for said County and State, do hereby certify that BENJAMIN D. BLAKE personally appeared before me this day executed the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 26 day of May 2020.

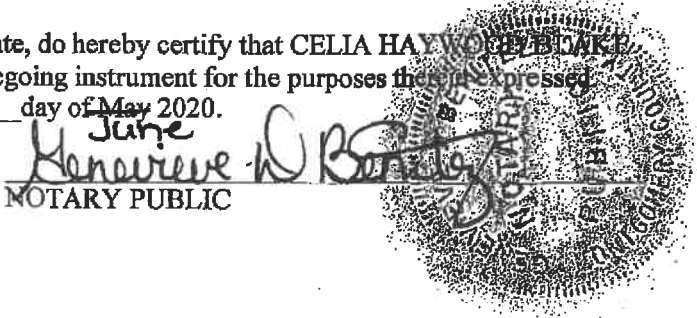


My commission expires 9/25/2020

STATE OF NORTH CAROLINA  
COUNTY OF MONTGOMERY

I, a Notary Public in and for said County and State, do hereby certify that CELIA HAYWOOD BLAKE personally appeared before me this day executed the foregoing instrument for the purposes therein expressed.

Witness my hand and notarial seal, this the 2 day of June 2020.



My commission expires 4-26-21

## EXHIBIT "A"

Tract 1:

109 E. Haywood Lane

BEGINNING at a point in the centerline of East First Street in the Town of Mt. Gilead, North Carolina, said beginning point being located South 80° 55' 42" West 15.75 feet from an existing P-K Nail in the centerline of the intersection of East First Street and Roosevelt Street; running thence South 80° 55' 42" West 146.04 feet along the centerline of East First Street to an existing iron stake; running thence North 10° 18' 48" West 158.84 feet to an iron post by a concrete monument; running thence North 86° 34' 20" East 168.08 feet to a point in the western right-of-way margin of Roosevelt Street; running thence South 01° 56' 49" East 143.38 feet to the point or place of beginning, containing 0.54 acres, more or less, as shown on survey of James R. Harrington, RLS, dated February 16, 1990. This being the same land as described in a deed from Mary Caffey Edwards and husband, Robert D. Edwards, to Fred M. Eddins and wife, Martha R. Eddins, dated August 8, 1986, and filed in Book 222, Page 237, Montgomery County Registry.

BOOK 401, Page 545

Tract 2:

100 S. Main St.

BEGINNING at a point in the edge of the sidewalk of the corner of South Main Street and West Allenton Street, said point, also being the corner of a building and running thence S 68°45'W 80.70 feet, thence S 21°15'E 32.90 feet, thence S 68°45'W 59.10 feet, thence S 21° 15'E 15.30 feet and thence N 68°45'E 139.80 feet to a point in the edge of the sidewalk on South Main Street, thence with the edge of said sidewalk, N 21°15'W 48.20 feet to the point of beginning and being tract no. 1 as described on the map attached hereto and made a part hereof as if fully set out herein.

Book 530, Page 794

Tract 3:

107 W. 2nd St.

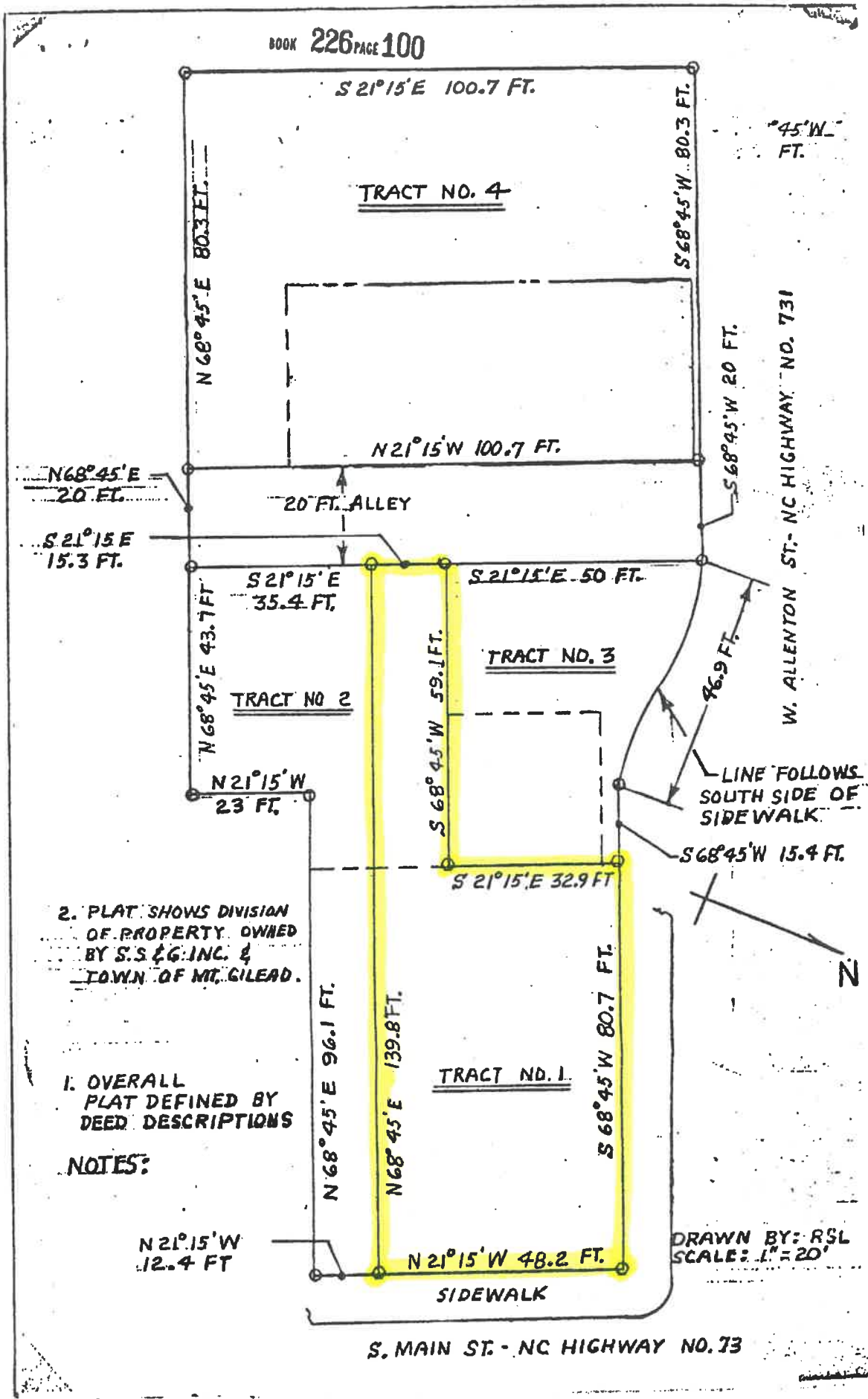
BEING KNOWN AS Lot No. 1 of the Subdivision of T. F. Haywood land in the Town of Mt. Gilead, according to a plat prepared by J. S. McNeill, dated August, 1953, said plat being recorded in Book 3 at Page 35 formerly and now in Plat Cabinet A, Slide 321 and being more particularly described as follows;

BEGINNING at an iron pin on the south side of a 30 foot street which said pin is North 72-31 East 293.3 feet from the intersection of the said 30 foot street with North School Street; thence with the east line of the Haywood land South 25-00 East 151.8 feet to an iron stake, also a corner of Lot No. 4; thence with the line of Lot No. 4, South 62-37 West, 68.4 feet to a stake in the line of Lot No. 4, also a corner of Lot No. 3; thence with the east lines of Lots No. 2 and No. 3, North 33-28 West 169 feet to an iron stake; thence with the south edge of said 30 foot street 94.6 feet to the BEGINNING.

Book 654, Page 346







2. PLAT SHOWS DIVISION OF PROPERTY OWNED BY S.S. & G. INC. & TOWN OF MT. GILEAD.

1. OVERALL PLAT DEFINED BY DEED DESCRIPTIONS

NOTES:

N 21° 15' W 12.4 FT

DRAWN BY: RSL  
SCALE: 1" = 20'

S. MAIN ST. - NC HIGHWAY NO. 73

