


Guilford County, NC



Parcel Number	28821	Total Out Building Value	0
PIN	7853644555	Total Land Value	20000
Owner	HARRIS & JONES LLC	Total Deferred Value	0
Owner History	Card Image	Bldg Card	1
Mail Address	7010 PAWNEE RD	Appraisal Model Code	1
Mail City	GREENSBORO	Deed Date	8/13/2013
Mail State	NC	Neighborhood	7853B10
Mail Zip	27410	Property Type	RESIDENTIAL
Property Address	2011 LYNETTE DR	Structure Size	1161
Legal Description	10 BC SEC 1 PB 36-39 ROLLING ACRES PL36-39	Lot Size	0.39
Deed	007519-01429	Year Built	1966
Plat	36-39	Bedrooms	3
Condo		Bathrooms	1
Total Assessed	81000	Grade	D+10 85%
Total Building Value	61000		

 *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 = 83 feet
 9/8/2020

Guilford County, NC - Property Report Convert to PDF 9/8/2020		
Parcel ID	Property Address	Legal Description
28821	2011 Lynette Dr	10 BC SEC 1 PB 36-39 ROLLING ACRES PL36-39



Mobile
Maps



Owner Information		
Owner Name	Mailing Address	City, State Zip
HARRIS & JONES LLC	7010 PAWNEE RD	GREENSBORO, NC 27410

Parcel Information			
PIN	Zoning	Use	Tax District
7853644555-000	RS-9-Residential, Single-Family, 4 units per acre	RESIDENTIAL	0
Parcel Size	Appraisal Nbrhood	Plat/Condo Bk & Pg	
0.39	7853B10	36-39	

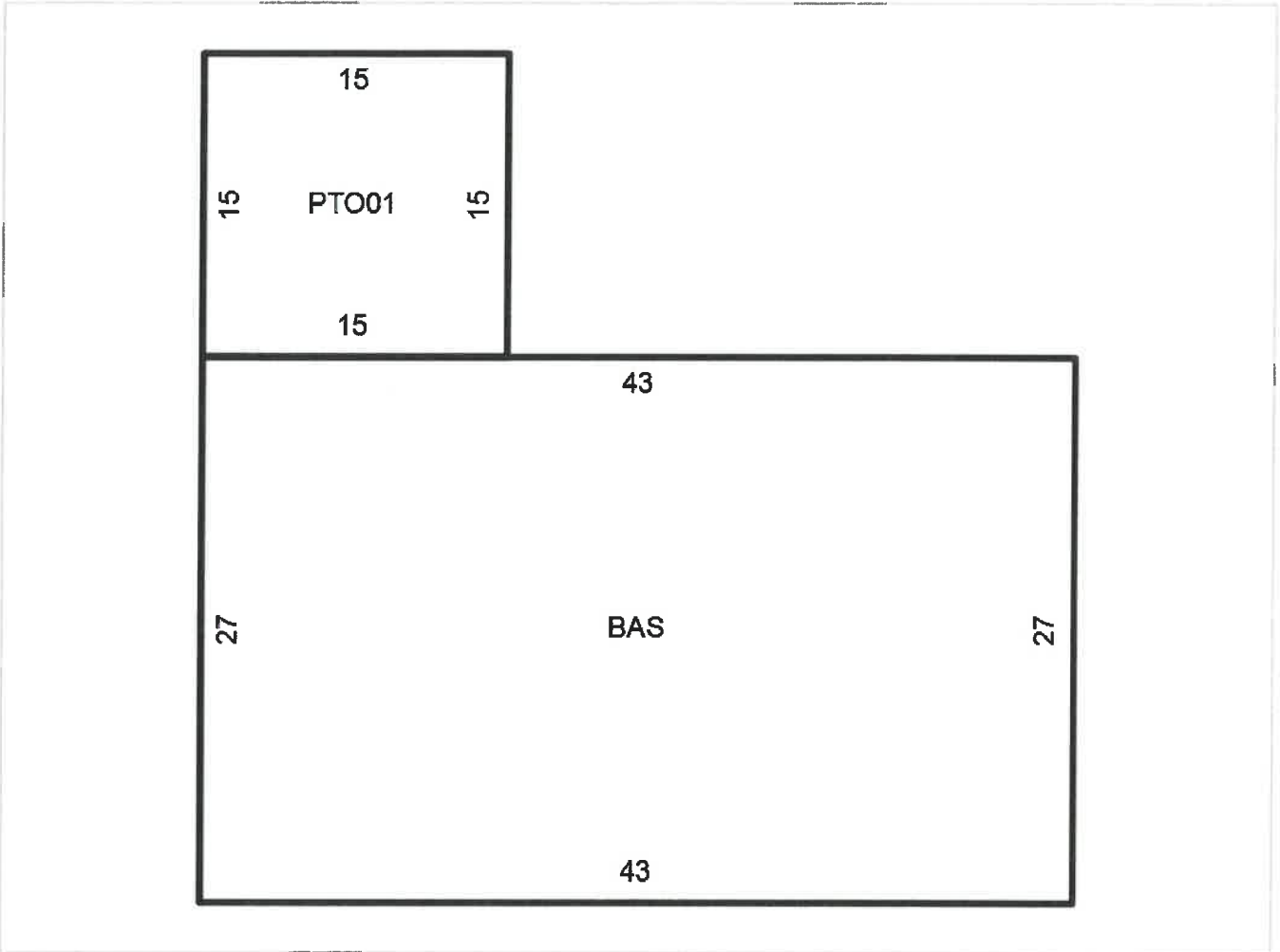
Recent Sales				
Book & Page	Sale Date	Sale Price	Qualified?	Improved?
00751901429	1/15/1986	\$42,000	Yes	Yes

Appraisal Values			
Land	Buildings	Extra Features	Total Value
\$20,000	\$61,000	\$0	\$81,000

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal docume and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Appraisal Detail (Building 1 of 1)					
Bldg#	Description	Bldg Use	Yr Built	Eff Yr Blt	Units
1	01-SFR	01-SFR-CONST	1966	1990	1

Improvement Details					
Style	Foundation	Exterior Wall	Air Cond. Type	Comm. Roof Struct.	Heating Type
RANCH W/BASEMENT		FACE BRK	NONE		FORCED AIR-DUCTED
Heated SqFt	Bedrooms	Bathrooms	Fireplace	Building Grade	Bldg Value
1,161	3	1.500000	No	D+10 85%	\$61,000



Building Area Totals		
Code	Description	Sq Feet
UBM0	Basement, Unfinished	580
PTO0	Patio	225

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2013054632

GUILFORD CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

08-13-2013 02:40:09 PM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: MARCELLE FOWLER

DEPUTY-GB

BK: R 7519

PG: 1429-1434

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax NTC

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2012.
By _____

Mail after recording to Ronald P. Johnson, 440 West Market Street, Suite 300, Greensboro, North Carolina 27401

This instrument was prepared by: Ronald P. Johnson (without title examination)

Brief description for the Index: P/U Peddrick (RPS)

THIS DEED made this 9 day of August, 2013, by and between

GRANTOR

GRANTEE

James Michael Jones and Cheryl Jones Harris, Executors of the Estate of Grace C. Jones and Trustees of the Grace C. Jones Trust Under Agreement Dated October 19, 1998, Revised and Restated May 11, 2009

Harris & Jones, LLC
7010 Pawnee Road
Greensboro, NC 27410

This property does not include the principal residence of the Grantors.

This property does not include the principal residence of the Grantees.

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 Guilford County, North Carolina and more particularly described as follows:

TRACT #1: BEGINNING at a stake in the western margin of McCormick Street, said stake being located North 0 deg. 53' East 100 feet from the northwest intersection of McCormick Street and Linwood Street; thence continuing along the western margin of McCormick Street, North 0 deg. 53' East 71.8 feet to a stake; thence North 89 deg. 31' 30" West 161 feet to a stake; thence South 0 deg. 53' West 27.5 feet to a stake; thence South 89 deg. 31' 30" East 75 feet to a stake; thence South 0 deg. 53' West 46.8 feet to a stake; thence South 89 deg. 31' 30" East 86 feet to the point of beginning, being all of Lot 33 and part of Lots 32, 34, 35 and

36 in Block #1, of the Mrs. W. H. Williams Glenwood Subdivision, a plat of which is recorded in Plat Book 4, Page 181, in the Office of the Register of Deeds of Guilford County, North Carolina.

This conveyance is made subject to all easements, rights of way and restrictions of record.

PROPERTY ADDRESS: 1540 McCormick Street, Greensboro, NC
PIN #7853 97 7923; PARCEL NO. 0008822

DEED DERIVATION: Deed Book 2948, Page 257, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #2: BEGINNING at a point on the west line of Highland Avenue (formerly known as Caldwell Street), which point is distant in a northerly direction 95.8 feet from the point of intersection of said line of Highland Avenue with the north line of Pine Street (now known as Booth Street), thence along said line of Highland Avenue north 3 deg. 30' east 47 feet to a point; thence north 86 deg. 20' west 150 feet to a point, thence south 3 deg. 40' west 47 feet to a point; thence south 86 deg. 20' east 150 feet to the point and place of BEGINNING; and being the identical parcel conveyed to Viola Mae Garner by The Prudential Insurance Company of America by deed recorded in Book 865, page 321.

TRACT #3: BEGINNING at a point in the eastern margin of an alley approximately 95.8 feet northwardly from the Northeastern intersection of said alley with Pine Street (now known as Booth Street) and running thence in an eastern direction approximately 45 feet to a point in the southwestern corner of the lot conveyed to Viola Mae Garner by deed recorded in Book 865, Page 231, thence north 3 deg. 40' east along the western line of the Viola Mae Garner lot 47 feet to a point in the northwest corner of the said Viola Mae Garner lot; thence north 86 deg. 20' west 43.4 feet to a stake in the eastern margin of said alley; thence south 3 deg. 40' west with the eastern margin of said alley 47 feet to the point of BEGINNING. Being the northern 47 feet of that lot conveyed to R.D. Hayworth and wife by Rubye Trent by deed dated August 11, 1941, being recorded in Book 962, Page 283, and also being the identical parcel conveyed to Viola Garner Billings by deed recorded in Book 2176, Page 377.

PROPERTY ADDRESS FOR TRACTS #2 AND #3: 1106 Highland Avenue and 1106-R1 Highland Avenue, Greensboro, NC
PIN #7864 00 9459 and PIN #7864 10 0449; PARCEL NO. 0005819 & 0005811

DEED DERIVATION: Deed Book 3624, Page 993, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #4: All of Lot 41, Block 8 of Rosewood Park Homes, Inc. as per plat thereof recorded in the office of the Register of Deeds of Guilford County, North Carolina, in Plat Book 17 at page 33.

PROPERTY ADDRESS: 1406 Mayfair Avenue, Greensboro, NC
PIN #7875 32 3825; PARCEL NO. 0033826

DEED DERIVATION: Deed Book 4805, Page 1070, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #5: BEGINNING at a stake at the southwestern corner of the present intersection of Florida Street (formerly Bailey Street) and Hardie Street; and running thence along the southern margin of Florida Street North 89 deg. 09 min. 50 sec. West, 141.07 feet to a stake; thence South 00 deg. 38 min. 40 sec. West, 58 feet to a stake; thence North 89 deg. 09 min. 50 sec. West, 5 feet to a stake; thence South 00 deg. 38 min. 40 sec. West, 13 feet to a stake; thence South 89 deg. 09 min. 50 sec. East, 145.30 feet to a stake on the western margin of Hardie Street; thence along the western margin of Hardie Street North 01 deg. 24 min. 30 sec. East, 71 feet to the point of BEGINNING.

PROPERTY ADDRESS: 1800 Hardie Street, Greensboro, NC
PIN #7853 58 6778; PARCEL NO. 0016285

DEED DERIVATION: Deed Book 3911, Page 1967, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #6: BEING all of Lot No. 10, Block C of Section 1 of Rolling Acres West Subdivision, plat of which is duly recorded in Plat Book 36, at Page 39, in the office of the Register of Deeds of Guilford County, North Carolina.

PROPERTY ADDRESS: 2011 Lynette Drive, Greensboro, NC

PIN #7853 64 4555; PARCEL NO. 0028821

DEED DERIVATION: Deed Book 3483, Page 1752, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #7: BEGINNING at an iron pipe in the southern margin of Spring Garden Street, said pipe being located North 88 deg. 03 min. 30 sec. West 250 feet from the southwest intersection of Spring Garden Street and Northridge Street; thence South 1 deg. 55 min. 30 sec. West 150 feet to a stake; thence North 88 deg. 03 min. 30 sec. West 50 feet to a stake; thence North 1 deg. 55 min. 30 sec. East 150 feet to a stake in the southern margin of Spring Garden Street; thence along the southern margin of Spring Garden Street South 88 deg. 03 min. 30 sec. East 50 feet to the point of BEGINNING, same being all of Lot No. 12 of the J. Van Lindley Nursery Company property on the south side of Spring Garden Street.

PROPERTY ADDRESS: 2413 Spring Garden Street, Greensboro, NC

PIN #7854 33 7175; PARCEL NO. 0016682

DEED DERIVATION: Deed Book 3751, Page 252, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #8: Being all of Lot 10, Block D, Ardmore Subdivision, as per plat thereof recorded in Plat Book 18, Page 60, Office of the Register of Deeds of Guilford County, North Carolina.

PROPERTY ADDRESS: 2808 Wildwood Drive, Greensboro, NC

PIN #7853 28 6504; PARCEL NO. 0017193

DEED DERIVATION: Deed Book 3423, Page 1835, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #9: Being all of Lot 3, Block D, Ardmore Subdivision, as per plat thereof recorded in Plat Book 18, Page 60, Office of the Register of Deeds of Guilford County, North Carolina.

PROPERTY ADDRESS: 2908 Wildwood Drive, Greensboro, NC

PIN #7853 28 5132; PARCEL NO. 0026393

DEED DERIVATION: Deed Book 3878, Page 127, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #10: All of Lot 2, Block D, Ardmore Subdivision, as per plat thereof recorded in Plat Book 18, page 60, Office of the Register of Deeds of Guilford County, North Carolina.

PROPERTY ADDRESS: 2910 Wildwood Drive, Greensboro, NC

PIN #7853 28 5025; PARCEL NO. 0026392

DEED DERIVATION: Deed Book 3277, Page 482, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #11: BEGINNING at a stake in the northern margin of Immanuel Road, said stake being situate in a westerly direction along the northern margin of Immanuel Road 982.5 feet from the northwest intersection of Immanuel and Pinecroft Roads, and running thence from said beginning point and along the northern margin of Immanuel Road South 74 deg. 27' West 62.5 feet to a stake; thence North 13 deg. West 125 feet to a stake; thence north 74 deg. 27' East 62.5 feet to a stake; thence South 13 deg. East 125 feet to the point of BEGINNING, according to an accurate survey of the premises prepared by Thomas P. Heritage, Engineer, dated July 21, 1958. See Deed from Kenneth W. Swift and wife to Donald M. Lewis and wife, Frances Y. Lewis, recorded in Book 1787, Page 615. See also deed from Donald M. Lewis to Francis Ann Yow Lewis, recorded in Book 3223, Page 722.

For authority of this conveyance, see Special Proceeding file number 82 SP 520 in the Office of the Clerk of Superior Court of Guilford County.

PROPERTY ADDRESS: 3206 Immanuel Road, Greensboro, NC
PIN #7844 90 6298; PARCEL NO. 0018336
DEED DERIVATION: Deed Book 3223, Page 724, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #12: All of Lot 1, Block G, Section 1 of Lake Daniel Park Subdivision as per plat thereof recorded in Plat Book 7 at page 35.

This conveyance is made subject to easements of record for 5 foot utility over rear of lot, 15 foot building line on Westover Terrace, 15 foot building line on Garland Drive as shown on recorded plat in the office of Register of Deeds of Guilford County, North Carolina, in Plat Book 7 at page 35.

PROPERTY ADDRESS: 700 Westover Terrace, Greensboro, NC
PIN #7854 99 8440; PARCEL NO. 0009520
DEED DERIVATION: Deed Book 2859, Page 470, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #13: BEING all of Lots Nos. 13 and 14 in Carolina Heights, as shown by Plat Book 5, Page 311, recorded in the Register of Deeds Office of Guilford County. Save and except that portion of the above-described lots deeded to the City of Greensboro for widening of Textile Drive as per deed recorded in Book 1018, Page 640.

PROPERTY ADDRESS: 1800 Textile Drive, Greensboro, NC
PIN #7875 53 1691; PARCEL NO. 00019104
DEED DERIVATION: Deed Book 2748, Page 583, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #14: BEGINNING at a stake in the Northern margin of Pawnee Road, said stake marking Jack S. Thomas' Southeast corner, and running thence from said beginning point and along Thomas' line, North 1 deg. 23 min. 10 sec. West 364.05 feet to a stake in Dettor's line; thence along Dettor's line North 88 deg. 28 min. 40 sec. East 770.56 feet to a stake in the Western margin of the old Oak Ridge Road; thence along the old Oak Ridge Road, South 32 deg. 4 min. East 88.21 feet to a point of curve, thence South 19 deg. 17 min. 40 sec. West 31.24 feet, chord course and distance to a stake in the Northern margin of Pawnee Road; thence along the Northern margin of Pawnee Road, South 70 deg. 39 min. 20 sec. West 845.74 feet to the point of beginning. SAVE & EXCEPT that portion conveyed to John L. Haithcox by Deed recorded in Book 2753 at Page 686.

The Grantors who conveyed the above property to Grace C. Jones reserved a 15 foot utility easement over the Northern and Western lines of said property herein described.

The above described property is all of Lot 1 of the John L. Haithcox Subdivision as per plat thereof recorded in the Office of the Register of Deeds of Guilford County, North Carolina, in Plat Book 56 at Page 29.

This conveyance is made subject to easements, restrictions and rights of way of record.

PROPERTY ADDRESS: 7010 Pawnee Road, Greensboro, NC
PIN #7826 28 1539; PARCEL NO. 0153634
DEED DERIVATION: Deed Book 3040, Page 76, Guilford County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #15: BEING LOTS 32 and 33, Block 9, of Oak Grove Development as recorded in Plat Book 6, page 142, in the office of the Register of Deeds of Guilford County, North Carolina.

PROPERTY ADDRESS: 210 Lawrence Street, Greensboro, NC

PIN #7863 46 8455; PARCEL NO. 0026185

DEED DERIVATION: Deed Book 2725, Page 157, Guilford County Register of Deeds

See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #16: BEGINNING at a stake on the western margin of McCormick Street at a point located 171.8 feet north of Linwood Street; running thence North 89 deg. 31 min. 30 sec. West 161 feet to a stake; thence North 00 deg. 53 min. East 50 feet to a stake; thence South 89 deg. 31 min. 30 sec. East 161 feet to a stake on the western margin of McCormick Street; thence along the western margin of McCormick Street, South 00 deg. 53 min. West 50 feet to the point of BEGINNING.

PROPERTY ADDRESS: 1538 McCormick Street, Greensboro, NC

PIN #7853 97 7929; PARCEL NO. 0008802

DEED DERIVATION: Deed Book 2545, Page 43, Guilford County Register of Deeds

See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #17: BEGINNING at a stake on the Western margin of Tucker Street at a point 250 feet South along Tucker Street from the Southwest corner of its intersection with Ryan Street; running thence Southwardly with Tucker Street 50 feet to a stake, formerly Squires; thence Westwardly parallel with Ryan Street 125 feet to a stake; thence Northwardly parallel with Tucker Street 50 feet to a stake; thence Westwardly parallel with Ryan Street 125 feet to the point of BEGINNING.

This conveyance is made subject to all restrictive covenants, rights-of-way and easements of record.

PROPERTY ADDRESS: 1525 Tucker Street, Greensboro, NC

PIN #7875 44 8957; PARCEL NO. 0018697

DEED DERIVATION: Deed Book 2662, Page 71, Guilford County Register of Deeds

See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

TRACT #18: BEGINNING at a stake in the northern margin of Florida Street at a point 60 feet east of the northeast intersection of Florida and Edgecombe Streets, and running thence North 1 deg. 45' 20" East 123.22 feet to a stake; thence South 87 deg. 10' East 57.0 feet to a stake; thence South 1 deg. 45' 20" West 122.14 feet to a stake in the margin of Florida Street; thence with the margin of Florida Street, North 88 deg. 15' 30" West 57 feet to the point of BEGINNING.

This conveyance is made subject to all easements, rights of way and restrictions of record.

PROPERTY ADDRESS: 1504 W. Florida Street, Greensboro, NC

PIN #7853 88 5908; PARCEL NO. 0011387

DEED DERIVATION: Deed Book 2999, Page 123, Guilford County Register of Deeds

See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

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 and through Grantor, except for the exceptions hereafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights-of-way of record and ad valorem taxes for the current year.

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

James Michael Jones (SEAL)
(James Michael Jones, Executor of the Estate of Grace C. Jones and Trustee of the Grace C. Jones Trust Under Agreement Dated October, 1998, Revised and Restated May 11, 2009)

Cheryl Jones Harris (SEAL)
(Cheryl Jones Harris, Executor of the Estate of Grace C. Jones and Trustee of the Grace C. Jones Trust Under Agreement Dated October, 1998, Revised and Restated May 11, 2009)

SEAL-STAMP State of North Carolina – County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that James Michael Jones, Executor of the Estate of Grace C. Jones and Trustee of the Grace C. Jones Trust Under Agreement Dated October, 1998, Revised and Restated May 11, 2009, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal, this 16th day of July, 2013.

STEPHANIE H. JOHNSON
NOTARY PUBLIC
ROCKINGHAM COUNTY, NC
Commission Expires 2-27-18

Commission Expires: 2-27-18

Stephanie H. Johnson
Stephanie H. Johnson, Notary Public

SEAL-STAMP State of Georgia – County of Guilford

North Carolina
I, the undersigned Notary Public of the County and State aforesaid, certify that Cheryl Jones Harris, Executor of the Estate of Grace C. Jones and Trustee of the Grace C. Jones Trust Under Agreement Dated October, 1998, Revised and Restated May 11, 2009, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal, this 16th day of July, 2013.

STEPHANIE H. JOHNSON
NOTARY PUBLIC
ROCKINGHAM COUNTY, NC
Commission Expires 2-27-18

Commission Expires: 2-27-18

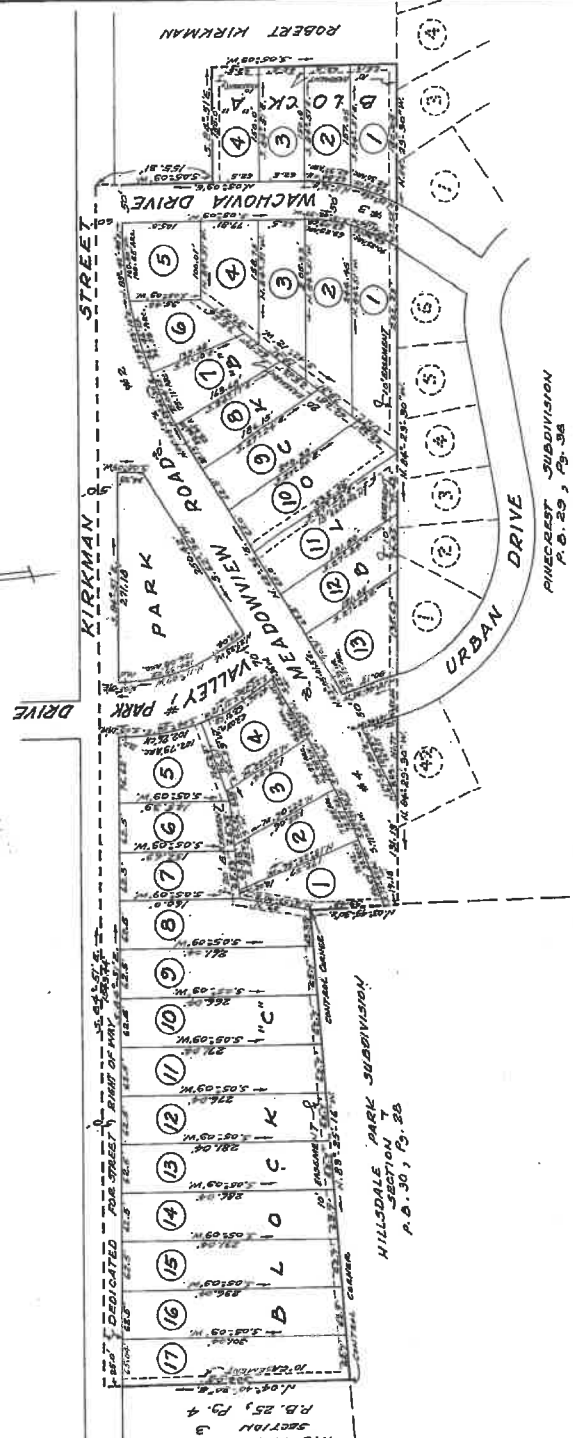
Stephanie H. Johnson
Stephanie H. Johnson, Notary Public

The foregoing Certificate(s) _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By _____ Register of Deeds for _____ County
Deputy/Assistant-Register of Deeds.

§ CURVE DATA

Curve No.	Stationing	Radius	Chord	Angle
1	100+00	1000.00	100.00	90°
2	100+00	1000.00	100.00	90°
3	100+00	1000.00	100.00	90°
4	100+00	1000.00	100.00	90°



SECTION 1

ROLLING ACRES WEST

GREENSBORO, MOREHEAD TOWNSHIP
 GUILFORD COUNTY, NORTH CAROLINA

OWNERS: ROBERT KIRKMAN & BEULAH KIRKMAN

SCALE: 1" = 100'
 REGISTERED LAND SURVEYOR
 ROBERT E. WILSON
 GREENSBORO, N. C.
 JUNE, 1964

The undersigned hereby acknowledges this plat and certifies that the same has been duly recorded in the Public Office of Guilford County, North Carolina, and that the same is a true and correct copy of the original as shown to the undersigned by the City of Greensboro, N. C. on this 2nd day of June, 1964.

Approved by the City Council of the City of Greensboro, N. C. on this 2nd day of June, 1964.

City Clerk
 [Signature]

By commission expires 11-17-65

GUILFORD COUNTY, NORTH CAROLINA
 I, ROBERT E. WILSON, certify that the above described plat was duly recorded in the Public Office of Guilford County, North Carolina, on this 2nd day of June, 1964.

By commission expires 11-17-65

GUILFORD COUNTY, NORTH CAROLINA
 I, BEULAH KIRKMAN, certify that the above described plat was duly recorded in the Public Office of Guilford County, North Carolina, on this 2nd day of June, 1964.

By commission expires 11-17-65

GUILFORD COUNTY, NORTH CAROLINA
 I, ROBERT KIRKMAN, certify that the above described plat was duly recorded in the Public Office of Guilford County, North Carolina, on this 2nd day of June, 1964.

By commission expires 11-17-65

Small text at the bottom right corner of the page, likely a reference to a specific statute or regulation.

ROLLING ACRES WEST , SEC 1

36-39

RESTRICTIONS 2174-643

