



Owner Name: PILCHER DENNY L

Address: 1108 MILLCREEK CT

Town: EAST BEND

PIN: 585600896166

Parcel ID: 140938

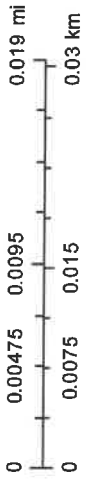
Deed Ref: 431/077

Total Acres: 0.46834238



January 14, 2021

1:564



Mapping information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. In no event shall Yadkin County Planning Department or Yadkin County, NC be liable for any damages, direct or consequential, from the use of the information contained on this map.

■ Addresses

□ Parcels

Street Centerlines



Yadkin County
TAX ADMINISTRATION RECORD SEARCH

Property Owner PILCHER DENNY L	Owner's Mailing Address 5306 SPEAS FERRY RD EAST BEND, NC 27018	Property Location Address 1108 MILLCREEK CT
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Administrative Data Parcel Ref No. 140938 PIN 585600896166 Account No. 38808 Tax District FORBUSH-TAX DISTRICT Land Use Code Land Use Desc Subdiv Code Subdiv Desc Neighborhood 0713	Administrative Data Legal Desc SL51;PB7-58; MILL CREEK II Deed Bk/Pg 431 / 077 Plat Bk/Pg / Sales Information Grantor Sold Date 0--0 Sold Amount \$ 0	Valuation Information Market Value \$ 17,659 Market Value - Land and all permanent improvements, if any, effective January 1, 2017, date of County's most recent General Reappraisal Assessed Value \$ 17,659 If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use and/or reduction from a formal appeal procedure
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Improvement Detail	
<i>(1st Major Improvement on Subject Parcel)</i>	
Year Built	1995
Built Use/Style	
Current Use	RURAL MANUFACTURED
* Percent Complete	100
Finished Area (S/F)	1,008
** Bathroom(s)	2 Full Bath(s) 0 Half Bath(s)
** Bedroom(s)	3
*** Multiple Improvements	001
<small>* Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements</small>	
Land Supplemental	
Map Acres	0
Tax District Note	
Present-Use Info	

Improvement Valuation (1st Major Improvement on Subject Parcel)	
* Improvement Market Value \$	** Improvement Assessed Value \$
8,659	8,659
<small>* Note - Market Value effective Date equal January 1, 2017, date of County's most recent General Reappraisal ** Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure</small>	

Land Value Detail (Effective Date January 1, 2001, date of County's most recent General Reappraisal)		
Land Market Value (LMV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
9,000	9,000	9,000
<small>** Note: If PUV equal LMV then parcel <i>has not</i> qualified for present use program</small>		

0431
0077

RB431 P0077

Mail To: _____
WARRANTY DEED—Form WD-601 Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Yadkin County.
THIS DEED, Made this 6th day of November, 1997, by and between Robert J. Lovill, III
and Wife Elizabeth J. Lovill of Surry County
and state of North Carolina, hereinafter called Grantor, and Denny L. Pilcher and Wife Lisa Dawn Pilcher County
of Yadkin County and State of North Carolina, hereinafter
called Grantee, whose permanent mailing address is 1108 Millcreek Court, East Bend, N. C. 27018

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 OVC 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
Forbush Township, Yadkin County, North Carolina, described as follows:

BEING Lot #51, Section 2 of the Millcreek Subdivision as recorded in
Plat Book 7, Pages 58 and 59, Yadkin County Registry.

Subject to Restrictive Covenants as recorded in Deed Book 353, Page
0610, Yadkin County Registry.

YADKIN COUNTY

11-24-97

\$28.00



Real Estate
Excise Tax

The above land was conveyed to Grantor by _____ See Book No. _____, Page _____
TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his
heirs and/or successors and assigns forever.
And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from en-
cumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons
whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.
IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.
Robert J. Lovill, III (SEAL) Elizabeth J. Lovill (SEAL)

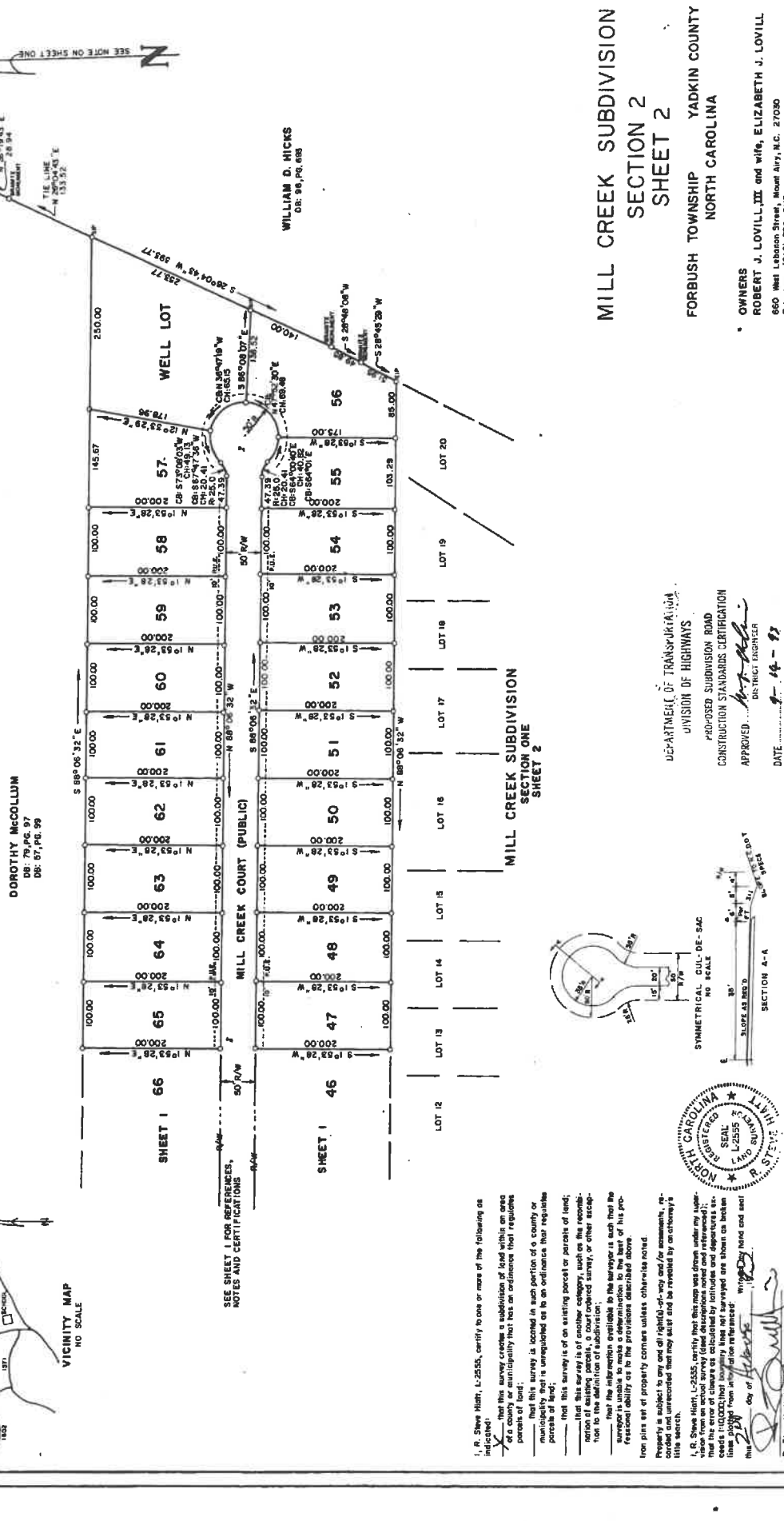
STATE OF NORTH CAROLINA Surry COUNTY.
I, Betty C. Owens, a Notary Public of said County, do hereby certify that
Robert J. Lovill, III and Wife Elizabeth J. Lovill
Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.
Witness my hand and notarial seal, this the 6th day of November, 1997.
My Commission Expires: 6/12/98, N. P. (SEAL)



STATE OF NORTH CAROLINA _____ COUNTY.
I, _____, a Notary Public of said County, do hereby certify that
Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.
Witness my hand and notarial seal, this the _____ day of _____, 19____.
My Commission Expires: _____, N. P. (SEAL)

STATE OF NORTH CAROLINA, Yadkin COUNTY.
The foregoing certificate(s) of Betty C. Owens
is (are) certified to be correct. This instrument was presented for registration this 24th day of November, 1997
at 12:07 P. M., and duly recorded in the office of the Register of Deeds of Yadkin County,
North Carolina, in Book _____ Page _____
This the 24th day of November, A. D., 1997.
005990 Register of Deeds By _____ Assistant, Deputy Register of Deeds
This Deed drawn by Robert J. Lovill, III

FILED
YADKIN COUNTY, N.C.
SEP 15 4 59 PM '93
BOOK AND CLERK
TED C. WILLIAMS
REGISTER OF DEEDS



**MILL CREEK SUBDIVISION
SECTION 2
SHEET 2**

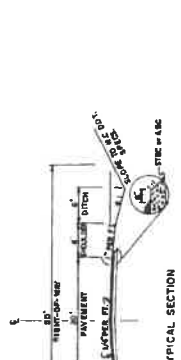
OWNERS
ROBERT J. LOVILL, III and wife, ELIZABETH J. LOVILL
660 West Lobbess Street, Mount Airy, N.C. 27030
Telephone (818) 786-2118

R. STEVE HIATT, SURVEYOR
MOUNT AIRY, P.O. BOX 1721
660 West Lobbess Street, Mount Airy, N.C. 27030
Telephone (818) 786-2118

DATE: 9-14-93

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED: *[Signature]*
DISTRICT ENGINEER

DATE: 9-14-93



NOTARY PUBLIC
TED C. WILLIAMS
YADKIN COUNTY, N.C.

State of North Carolina
County of Yadkin
I, R. Steve Hiatt, L-2555, do hereby certify that the above and foregoing is a true and correct copy of the original plat as filed in my office on this day of September 1993.

[Signature]
R. Steve Hiatt, L-2555

911275

PLAN OF DEVELOPMENT WITH RESTRICTIVE AND PROTECTIVE COVENANTS (M.H.)

affecting property of ROBERT J. LOVILL, III AND ELIZABETH J. LOVILL more particularly known as Mill Creek Subdivision, Sec.2, a plat of which is recorded in FLAT BOOK 7, PAGE 58, 59 in the Office of the Register of Deeds, Yadkin County, State of North Carolina.

THIS DECLARATION, made this 16th day of September, 1993, by ROBERT J. LOVILL, III AND ELIZABETH J. LOVILL, hereinafter called Declarant:

WITNESSETH:

THAT, WHEREAS, ROBERT J. LOVILL, III AND ELIZABETH J. LOVILL, owner of the real property described in Clause I of this Declaration, and being desirous of subjecting the real property described in said Clause I to the restrictions, covenants, reservations, provisions and easements hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel; thereof shall apply to and bind the successors in interest, and any owner thereof:

CLAUSE I

The real property is, and shall be, leased, conveyed, transferred and sold subject to the conditions, restrictions, covenants, reservations, provisions, and easements with respect to the various portions thereof set forth in the various clauses and subdivisions of the Declaration; it is located within Yadkin County: State of North Carolina more particularly described as follows: Located on the East side of Blumetown Road (NCSR 1569)

The Declarant may, from time, subject additional real property to the conditions, restrictions, covenants, reservations, provisions and easements herein set forth by appropriate reference hereto.

CLAUSE II

- A. All lots in the above-mentioned development and shown on said plat are residential lots.
- B. Said lots shall not be used except for residential purposes; no lot shall be divided or subdivided; nor shall any lot be used for a public street, road or alley without permission of the Declarant; or its heirs or assigns.
- C. No business, profession or other trade or activity shall be carried on upon said lot or lots or in buildings erected thereon, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- D. Each home must be underpinned within 90 days of set up on lot with one of the following materials: brick, stone, stucco block, colored aluminum, vinyl siding, or material approved by Declarant.
- E. The Declarant reserves the right to approve each home before allowing it to be placed upon a lot or lots.
- F. No more than one (1) home shall be placed on any lot without permission of Declarant.
- G. No temporary or permanent buildings shall be placed or erected on any lot without written permission from the Declarant. The Declarant must approve plans, materials, construction, and location of any sheds, storage buildings and garages, or any outbuildings or additions to Mobile Homes erected on the property.
- H. All Motor Vehicles parked or stored on a lot must be currently licensed, operable and have a current inspection sticker and wheels and tires. Any motor home, trailer, boat, or any other type of recreation vehicle must be parked in the rear of any residence in the subdivision. NO VEHICLE is to be parked or placed on any street within said development. NO VEHICLE shall be used as a residence either permanently or temporarily. The Declarant reserves the right to remove any violation of the above at the lot owners expense.

RB 353 P 0611

I. No unlicensed motorcycle, motorbike, or motorized vehicle (except automobiles and trucks) shall be permitted on the streets or otherwise in the subdivision. Recreational riding of the above vehicles within the subdivision is hereby expressly prohibited.

J. No noxious or offensive activity shall be conducted upon said property. Nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. The discharge of firearms within the subdivision is prohibited.

K. No animals, livestock or poultry, of any kind shall be raised, bred or kept on any lot, except that one dog, cat, or other household pet may be kept provided that they are not kept, bred, or maintained for any commercial purposes. All animals must be kept in pens on the rear of the lot or on leashes at all times. No vicious animals will be allowed.

L. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, except in garbage cans placed at the rear of the residence in such a manner that cannot be seen from the roads or streets. No lot may be used to accumulate building materials, car parts or any other unsightly material. Such materials must be stored in a building. No material of any kind may be stored on lot with plastic or canvas cover.

M. Easements: Easement for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the front, side and rear ten feet of each lot. Within these easements, no structure, plating or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the directions of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels. These areas will be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

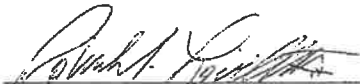
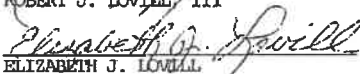
N. The Declarant reserves the right to grant utility and drainage easements of all kinds affecting any or all of the lots in this development whether before or after sale of any lot of this development of such kind as are customarily beneficial, necessary or conducive to the better enjoyment and value thereof.

O. If lot is to be used as home site, building plans must be submitted for approval; a licensed contractor must be used.

P. The covenants are to run with the land and shall be binding on all parties and all persons claiming under them until 2013 at which time said covenants shall be automatically extended for a successive period of ten (10) years, unless by a vote of the majority of the owners of the lots it is agreed to change the covenants in whole or in part.

Q. Declarant reserves the right to modify or amend these covenants as he deems necessary. The Declarant may also modify set back lines as he deems necessary.

R. If the owners of these lots, or any of their heirs or assigns, successors in title, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person, persons, firms or corporations owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons, firms and corporations violating or attempting to violate any such covenants, and either prevent him, it or them from doing or to recover damages on any other dues for such violation. Any violation of any of the provisions may, at the option of the developer, be corrected by the developer, and if necessary the developer, its agent and employees may enter the lot for the purpose of correcting the violation. Any such entry shall not be a trespass. Should, however, the developer elect to correct the violation by entry to the premises, it shall first give written ten (10) day notice to the owner first allowing the owner to correct the violation. Notice shall be given by posting the premises and also by letter deposited in the U. S. Mail addressed to the last known address of the owner on file with the developer. The cost of any such action by the developer shall constitute a lien against the lot and it shall be a personal obligation of the lot owner.


ROBERT J. LOVELL, III

ELIZABETH J. LOVELL

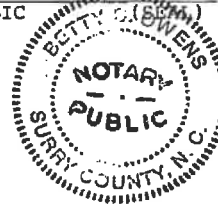
NORTH CAROLINA
SURRY COUNTY

I, Betty C. Owens, a notary public of the
above County and State do hereby certify that
Robert J. Lovill, III personally appeared before me this
day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 16th day of
September, 1993.

My Commission Expires: 6/12/98

Betty C. Owens
NOTARY PUBLIC



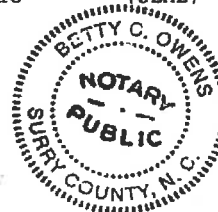
NORTH CAROLINA
SURRY COUNTY

I, Betty C. Owens, a notary public of the
above County and State do hereby certify that
Elizabeth J. Lovill personally appeared before me this
day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this the 16th day of
September, 1993.

My Commission Expires: 6/12/98

Betty C. Owens
NOTARY PUBLIC (SEAL)



NORTH CAROLINA, YADKIN COUNTY

The foregoing certificate of Betty C. Owens

is certified to be correct.

Ted C. Williams By Loren H. Wagoner
Register of Deeds Deputy/Ass't Register of Deeds

FILED
YADKIN COUNTY, N.C.
NO.

SEP 20 11 01 AM '93

BACK AND PAGE
TED C. WILLIAMS
REGISTER OF DEEDS

