



New Hanover County, NC



R05511-002-032-000      Situs : 4951 UNIVERSITY DR      Land Use: Retail      Card: 1 of 1      Printed: 12/17/20

Building Information		Building Other Features										
Year Built/Eff Year	1971 / 1985	Line Type	Meas1	Meas2	# Stops	Ident Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units
Building #	1	1	4	6	1	1	1	1	1	400	1	1
Structure Type	Fast Food Restaurant	1	48	6	1	1	1	1	1	Utility Addition		
Identical Units												
Total Units	1											
Grade	C											
# Covered Parking												
# Uncovered Parking												
DBA	LITTLE CEASAR											

Interior/Exterior Information																									
Line From	To	Int	Fin	Yr	Blt	Area	Perim	Use	Type	Wall	Ht	Ext	Wall	Constr	Part	Heating	Cooling	Plumb	Phy	Fun	%Good	%Comp	RCNLD	BLFCT	ADJRCNLD
1	01	01	100	1972	2,436	206	Fast Food Re	12	Brick Venet	Pre-Engineer	Normal	Hot Air	Central	Normal	A	A	68	104,770	1.03	107,913					

Outbuilding Data																					
Line Type	Yr Blt	Eff Yr	Yr Remd	W x L	Area	Grd	Units	Mod Cd	Rate	Ovrd Rt	RCN	Phy	Fun	%Cmp	%Gd	Tble	%Gd	FunDep	EcoDep	AdjFact	Value
1	Pvmt/Asp	1971	1971	x	10,000	C	1		2.80		28,000							1	5,600		

R05511-002-032-000

Status : 4951 UNIVERSITY DR

Land Use: Retail

Card: 1 of 1

Printed: 12/17/20

**Ownership & Legal Description:**

R & C PROPERTIES OF WILMINGTON LLC Legal: (0.41 ACRES) 90 X 200 UNIVERSITY DR  
 PO BOX 4741  
 WILMINGTON NC 28406

Alternate Id: 313712.85,5857.000 Living Units: CHCO-7 003  
 District: CHC07 Routing No. COM  
 Nbrhd: CHC07 Class:



**Property Description**

Restr 1/2/3: Level With Street Traffic: Light  
 Topo 1/2/3: Water/Sewer, Public Fronting:  
 Utilities 1/2/3: Secondary Com Street Location:  
 Road 1/2: OFFICE & INSTITUTION (GENERAL) Spot Loc:

**Land Information**

Code	Type	Size	Infl. Factors	Base Rate	Incr/Decr	Value
Ofc & Institu	SF	18,001		5.38	3.30	113,645
Total Acres: .4132						

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	113,600	113,600	113,600		0
Building	113,500	113,500	113,500		0
Total	227,100	227,100	227,100		0
Exempt Code					
Exempt Amount					
Class	COM				

**Entrance Information**

Date	ID	Entry Code	Source
09/23/98	JC		Appraiser
11/06/06	TN	Drive By	Appraiser
04/02/09	CB	Reviewer	Appraiser
01/09/16	TD	Non Exterior Inspection	Appraiser

**Permit Information**

Date	Number	Price Purpose	Notes	% Complete

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Book/Page	Deed Type	Grantee
02/22/08		Improved	Unqualified	5281/2420	Warranty Deed	R & C PROPERTIES OF WILMINGTON LLC
03/06/92	110,000	Improved	Qualified	1590/1391	Deed	ROGERS CHARLES R III
01/01/01		Vacant	Unqualified	0000/0000	Other Instrument Type	MAOLA MILK & ICE CREAM CO

Inspection Witnessed By \_\_\_\_\_

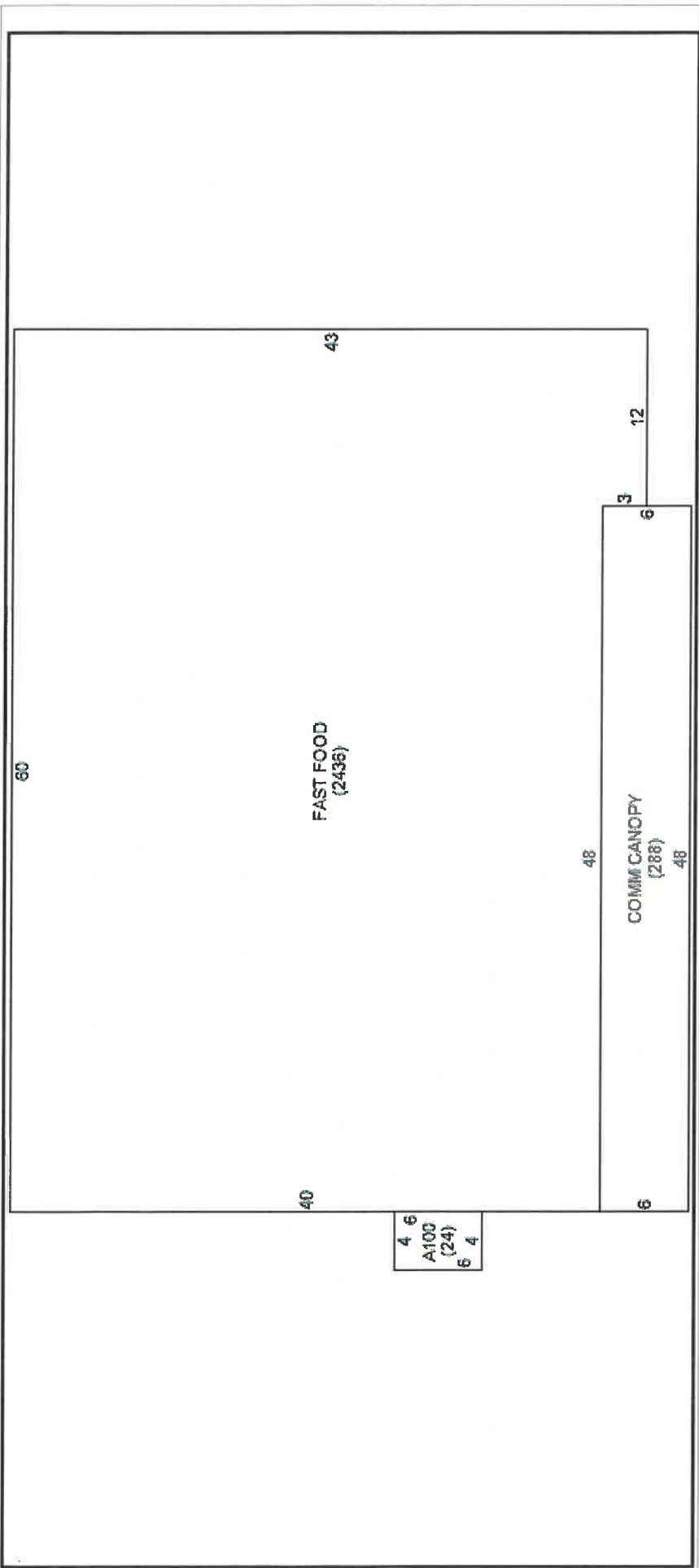
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Card: 1 of 1

Land Use: Retail

Situs : 4951 UNIVERSITY DR

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**Vector Strings**

- Bldg 1 FF A1CU40R60D43L12U3L48
- Features 1 CPY A100U8CL4U6R4D6
- Features 2 UTL A101CN
- Features 3 CPC A102CR48D6L48U6



NO REVENUE STAMPS



FOR REGISTRATION REGISTER OF DEEDS  
REBECCA P. SMITH  
NEW HANOVER COUNTY, NC  
2008 FEB 22 10:50:12 AM  
BK: 5281 PG: 2420-2423 FEE: \$20.00

INSTRUMENT # 2008007431

Prepared by: Joseph C. Hearne, II  
P.O. Drawer 179  
Wilmington, NC 28402

Prepared By And  
Return To  
J. C. Hearne, II

Return to: JC Hearne, II  
Excise Tax: \$ 00.00  
Brief description for the index:

Parcel ID R05511-002-032-000

Metes & Bounds 90x200

**NORTH CAROLINA GENERAL WARRANTY DEED**

**THIS DEED**, made this 20<sup>th</sup> day of February, 2008, by and between

<b>GRANTOR</b> Charles R. Rogers, III	<b>GRANTEE</b> R&C Properties of Wilmington, LLC, a North Carolina limited liability company		
	<table border="0"> <tr> <td><b>Property Address:</b> 5019 Oleander Drive Wilmington, NC 28403</td> <td><b>Mailing Address:</b> 7901 Grenezay Road Wilmington, NC 28411</td> </tr> </table>	<b>Property Address:</b> 5019 Oleander Drive Wilmington, NC 28403	<b>Mailing Address:</b> 7901 Grenezay Road Wilmington, NC 28411
<b>Property Address:</b> 5019 Oleander Drive Wilmington, NC 28403	<b>Mailing Address:</b> 7901 Grenezay Road Wilmington, NC 28411		

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** 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 New Hanover County, North Carolina and more particularly described as follows:

**See Legal Description attached hereto.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1590 at Page 1391.

By acceptance of this Deed Grantee shall be a member of the Owners Association, and shall abide by all rules and regulations of the Association specifically including payment of all assessments when due. Failure to pay such dues may result in liens being placed against the property and could result in foreclosure.

**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 simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

1. Rights of way and easements of record, if any.
2. Zoning and/or subdivision ordinances and regulations, if any.
3. Restrictive covenants of record, if any.
4. Ad valorem taxes for 2008 and subsequent years.

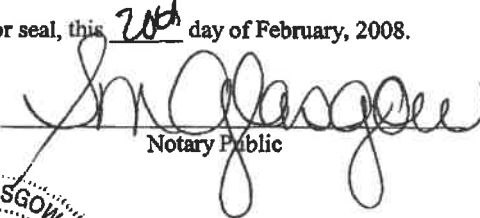
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

 (Seal)  
Charles R. Rogers, III

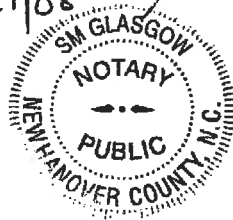
STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

I, SM Glasgow, a Notary Public of the County and State aforesaid, certify that Charles R. Rogers, III, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of February, 2008.

  
Notary Public

My commission Expires: 8/27/08





LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF WILMINGTON, COUNTY OF NEW HANOVER, AND STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERN RIGHT OF WAY LINE OF A 60-FOOT STREET UNKNOWN AS UNIVERSITY DRIVE, 30 FEET FROM THE CENTER LINE THEREOF, SAID POINT BEING LOCATED NORTH 56 DEGREES 40 MINUTES WEST 175 FEET FROM THE INTERSECTION OF THE NORTHERN LINE OF THE ABOVE MENTIONED UNIVERSITY DRIVE WITH THE WESTERN RIGHT OF WAY LINE OF N.C. HIGHWAY #132; RUNNING THENCE FROM SAID BEGINNING POINT AND AT RIGHT ANGLES TO SAID UNIVERSITY DRIVE, NORTH 33 DEGREES 20 MINUTES EAST 200 FEET TO A POINT; THENCE PARALLEL TO UNIVERSITY DRIVE NORTH 56 DEGREES 40 MINUTES WEST 90 FEET TO A POINT; THENCE SOUTH 33 DEGREES 20 MINUTES WEST 200 FEET TO A POINT IN THE NORTHERN RIGHT OF WAY LINE OF UNIVERSITY DRIVE; THENCE WITH SAID NORTHERN LINE OF UNIVERSITY DRIVE SOUTH 56 DEGREES 40 MINUTES EAST 90 FEET TO THE POINT OF BEGINNING, SAME BEING PART OF THE LAND DESCRIBED IN A DEED RECORDED IN BOOK 472 AT PAGE 598 OF THE NEW HANOVER COUNTY REGISTRY, AND BEING THE PROPERTY ACQUIRED BY MAOLA MILK & ICE CREAM COMPANY FROM RAIFORD G. TRASK, ET UX BY DEED RECORDED IN BOOK 861, AT PAGE 146 AND CORRECTED BY A DEED RECORDED IN BOOK 870, AT PAGE 561 OF THE NEW HANOVER COUNTY REGISTRY.

IN ADDITION TO THE ABOVE TRACT THE FOLLOWING TRACT AND EASEMENT:

ALL THAT CERTAIN TRACT AND PARCEL OF LAND LYING AND BEING IN THE CITY OF WILMINGTON, COUNTY OF NEW HANOVER, AND STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERN RIGHT OF WAY LINE OF A 60-FOOT STREET KNOWN AS UNIVERSITY DRIVE, 30 FEET FROM THE CENTER LINE THEREOF, SAID POINT BEING LOCATED NORTH 56 DEGREES 40 MINUTES WEST 265 FEET FROM THE INTERSECTION OF THE NORTHERN LINE OF THE ABOVE-MENTIONED UNIVERSITY DRIVE WITH THE WESTERN RIGHT OF WAY LINE OF N.C. HIGHWAY #132; RUNNING THENCE FROM SAID BEGINNING POINT AND AT RIGHT ANGLES TO SAID UNIVERSITY DRIVE, NORTH 33 DEGREES 20 MINUTES EAST 200 FEET TO A POINT; THENCE PARALLEL TO THE UNIVERSITY DRIVE NORTH 56 DEGREES 40 MINUTES WEST 5 FEET TO A POINT; THENCE SOUTH 33 DEGREES 20 MINUTES WEST 200 FEET TO A POINT IN THE NORTHERN RIGHT OF WAY LINE OF UNIVERSITY DRIVE; THENCE WITH SAID NORTHERN LINE OF UNIVERSITY DRIVE SOUTH 56 DEGREES 40 MINUTES EAST 5 FEET TO THE POINT OF BEGINNING, SAME BEING A PART OF THE LANDS DESCRIBED IN A DEED RECORDED IN BOOK 472 AT PAGE 598 OF THE NEW HANOVER COUNTY REGISTRY.

ALSO, GRANTED HEREIN IS AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS BY MOTOR VEHICLES AND OTHERWISE, AND ALSO FOR THE PURPOSE OF A SEWER AND WATER LINE OVER, IN AND THROUGH THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT IN THE NORTHERN RIGHT OF WAY LINE OF A 60- FOOT STREET KNOWN AS UNIVERSITY DRIVE, 30 FEET FROM THE CENTER LINE THEREOF, SAID POINT BEING LOCATED NORTH 56 DEGREES 40 MINUTES WEST 270 FEET FROM THE INTERSECTION OF THE NORTHERN LINE OF THE ABOVE-MENTIONED UNIVERSITY DRIVE WITH THE WESTERN RIGHT OF WAY LINE OF N.C. HIGHWAY #132; RUNNING THENCE NORTH 33 DEGREES 20 MINUTES EAST 200 FEET TO A POINT; THENCE NORTH 56 DEGREES 40 MINUTES WEST 30 FEET TO A POINT; THENCE SOUTH 33 DEGREES 20 MINUTES WEST 200 FEET TO THE NORTHERN LINE OF UNIVERSITY DRIVE; THENCE SOUTH 56 DEGREES 40 MINUTES EAST ALONG THE NORTHERN LINE OF UNIVERSITY DRIVE 30 FEET TO THE POINT OF BEGINNING.



REBECCA P. SMITH  
REGISTER OF DEEDS, NEW HANOVER  
216 NORTH SECOND STREET

WILMINGTON, NC 28401

\*\*\*\*\*  
**Filed For Registration:** 02/22/2008 10:50:12 AM  
**Book:** RE 5281 **Page:** 2420-2423  
**Document No.:** 2008007431  
**DEED 4 PGS \$20.00**  
**Recorder:** PHELPS, MICAH

State of North Carolina, County of New Hanover

**YELLOW PROBATE SHEET IS A VITAL PART OF YOUR RECORDED DOCUMENT.  
PLEASE RETAIN WITH ORIGINAL DOCUMENT AND SUBMIT FOR RE-RECORDING.**

**\*2008007431\***

**2008007431**