



3/8/2021 NOT FOR LEGAL USE

Legend

- ▼ Address
- Roads
- Easements**
 - Conservation
 - Utility
 - All Other
- Tax Parcels



ArcGIS Web Map



MOORE PROP OF PERSON CO LLC
 125 DUCK POINTE DR
 ROXBORO, NC 27574-8682
 DEED: 666 766 2/19/2008 \$0

DEF/T 75 & 54/100 ACRES
 MOUNT TIRZAH
 PLATBOOK/PAGE/DATE:
 NB: 00000 00000
 SURL MOUNT TIRZAH RD TIMBERLAKE

A74 8
 RECORD NUMBER: 4382
 ROUTE: MT 116 005
 LISTER: DAS 7/17/2012
 REVIEWER: DAS 7/19/2012

PUV DATE: 01/01/2009

1 / 1

TOPO		STREET		UTILITIES		NOTES		AC						
ROLLING	PAVED	NONE												
# LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE							
1 22ACLEARED2	7.000	3600	0.96	1.00	3456	7.000	24192							
2 32AWOODDED 2	68.540	1800	0.96	1.00	1728	68.540	118437							
ACREAGE FACTOR:		0	FRONTAGE FACTOR:		0	LAND VALUE		142629						
#	OTHER FEATURES		SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE						
OTHER FEATURES VALUE: 0														
FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	ROOF MTRL	SIZE/QTY									
					STHT BDRM									
WALL FINSH	FLOORS	HEAT&AIR	HEAT FUEL	HEAT FUEL	BLDING #									
IMPROVEMENT TYPE: GRADE: AYB: EYB: CONDITION: DEPR TABLE: SQ FT TABLE:														
DIMENSIONS:														
STRUCTURE	SKETCH-SF *	STHT =	AREA	RATE *	GRDE +	HEAT +	EXWL *	WLHT =	ADJRATE *	AREA =	RPCN *	DEPF *	CNDF *	STR-VALUE
	0													
STRUCTURE VALUE										VALU - /HSF				
TOTAL										RPCN - /HSF				
VALUATION										OTHER CARDS VALUE	142629	CARD VALUE	142629	
LAND	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	P-N%	TOTAL VALUE				142629				
	142629	0	92127	0.65										
OTHER FEAT	0	0	0	0.00										
STRUCTURE	0	0	0	0.00										
TOTAL	142629	92127	1.55											
(799273) Group:0										TAX YEAR: 2021	APPRaised VALUE	142629		
Person County, NC										REVAL YEAR: 2013	TAXABLE VALUE	42698		
										DEFERRED VALUE	99931			
										NBHD ADJUSTMENT: 1.000				

NBHD ADJUSTMENT: 1.000
 APPRAISED VALUE: 142629
 TAXABLE VALUE: 42698
 DEFERRED VALUE: 99931

125 DUCK POINTE DR | PLATBOOK/PAGE/DATE: | RECORD NUMBER: 4382
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#	LAND CLASS	SIZE	BASERATE *	ACF *	ADJ =	ADJRATE *	UNITS =	LNDYALUE	USE-CLASS	ACREAGE *	RATE =	USE-VALUE
1									CLEARED2	7.000	3600.00	24192
2									WD02	68.540	270.00	18506
TOTALS								142629				42698

LAND VALUE: 142629
 LAND USE VALUE: 42698
 DEFERRED VALUE: 99931

Document #
0032449

FILED
PERSON COUNTY NC
02/19/2008 10:06 AM
RUSSELL JONES
Tax Administrator

Issued Feb 19, 2008
\$0.00
State Of North Carolina
Person County
Real Estate Excise Tax
314919

FILED in PERSON County, NC
on Feb 19, 2008 at 10:14:10 AM
by: AMANDA W. GARRETT
REGISTER OF DEEDS
Book 666 Page 766



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax None Required Recording: Time, Book and Page

Tax Lot No. See Parcel Descriptions Below Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20
by _____

Mail after recording to: Moore Properties of Person County, LLC
125 Duck Pointe Drive, Roxboro, N. C. 27574

This instrument prepared by Alan S. Hicks, Attorney at Law (Title not examined)

Brief Description for the Index

Tracts, Bushy Fork, Olive Hill and Mt. Tirzah Townships

THIS DEED made this 7th day of February, 2008, by and between:

GRANTOR

GRANTEE

Betty W. Moore and husband,
Jerry L. Moore

Moore Properties of Person
County, LLC

Enter in appropriate block for each party: name, 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 Bushy Fork, Olive Hill and Mt. Tirzah Townships, Person County, North Carolina, and more particularly described as follows:

Parcel 1: Lying and being in Bushy Fork Township, Person County, North Carolina and being all that certain tract or parcel of land which is bounded on the South by Jerry L. Moore property, and on the East, North and West by property of Ida Long and being all that tract shown and designated as 2.00 acres, more or less, which is shown on that certain plat of survey entitled "PROPERTY OF JERRY L. MOORE", which was surveyed in November of 1980 by Neal C. Hamlett, R.L.S. 2465 of Hall-Hamlett and Associates, same being of record in Deed Book 163, Page 692, Person County Registry and which said plat is hereby expressly referred to

for a more particular description by metes and bounds and courses and distances, and same is incorporated herein by express reference thereto made.

This is the identical property shown as Lot 43 on Map A-22 in the office of the Person County Tax Assessor.

Parcel 2: Being that certain tract or parcel of land lying and being in the Bushy Fork Township, Person County, North Carolina and more particularly described as follows: BEGINNING at a nail set in the center of S.R. 1107 and the center of S.R. 1102 at the intersection of the two roads, from this place and point of beginning North 33° 34' 53" West 58.35 feet to an iron stake in the center of S.R. 1102; thence with the center of S.R. 1102 with the long chord North 24° 45' 01" 395.26 feet, delta 17° 39' 45", radius 1,287.27, length 396.83; still with the center of said highway; North 15° 55' 08" West 1053.70 feet to a nail set in the center of said highway; North 15° 50' 50" West 296.09 feet; thence with a long chord North 15° 45' 29" West 20.79 feet, delta 00° 10' 55", radius 6,543.69, length 20.79; thence the long chord North 14° 53' West 179.19 feet, delta 01° 34' 8", radius 6,543.69, length 179.20; thence North 14° 05' 55" West 388.89 feet to a nail found in the center of State Road 1102 in the South line of Grady Vincent; thence with the South line Vincent, South 81° 32' 35" East 500 feet to a control corner; thence South 81° 32' 35" East 224.93 feet; thence North 15° 52' 05" East 233.23 feet; thence North 54° 22' 32" East 899.92 feet to an iron stake located in the center of the private access road; thence North 3° 58' 49" East 545 feet to an iron stake marking the center of the private access road; from this iron stake thence with the South line of Judith Britt, North 89° 24' 18" East 1,443.83 feet to an iron stake located in the West line of James Villines; thence with the West line of James Villines South 6° 46' 23" West 1237.82 feet; thence with the W. L. Roberson West line South 5° 38' 11" West 1,264.12 feet to an iron stake corner of Roberson; thence with the Roberson North line North 86° 11' 54" West 955.1 feet; thence with Roberson West line South 9° 45' 38" West 320.43 feet; thence South 84° 04' 38" West 452.93 feet to the Northwest corner of Roberson; thence with the East line of Lot 1, North 14° 57' 19" West 250 feet to an iron stake marking the Northeastern corner of Lot 1; thence with the North line of Lot 1 South 70° 26' 02" West 387.33 feet to an iron stake marking the Northwestern corner of Lot 1; thence with the Western line of Lot 1, South 12° 52' 49" East 634.08 feet to a nail set in the center of S.R. 1107; thence with the center line of State Road 1107, with a long chord South 57° 28' 25" West 110.58 feet, delta 7° 11' 43", radius 881.16, length 110.66 feet to an iron pin center of said road; thence South 53° 52' 34" West 211.16 feet to the place and point of beginning.

Said tract or parcel of land containing 133.36 acres, more or less and being all of Lots 2, 3, 4, 5, 6, as shown on a plat of survey entitled "BRIDLE TRACE" as surveyed by Hall-Hamlett & Associates in April of 1988 said plat being recorded in the office of the Register of Deeds of Person County in Plat Cabinet 5 at Page 42, and Lots 7, 8, 9, 15, 16, 17, 18 and 19 as shown on a plat of survey entitled "BRIDLE TRACE" as surveyed by Hall-Hamlett & Associates in April of 1988 said plat being recorded in the office of the Register of Deeds of Person County in Plat Cabinet 5 at Page Page 51.

This is also the identical property shown as Lot 90 on Map A-10 in the office of the Person County Tax Assessor.

Parcel 3: Being that lot or parcel of land lying and being in Olive Hill Township, Person County, State of North Carolina, being designated as Lot 3, consisting of 1.23 acres, more or less, on that plat of survey entitled "SUBDIVISION SURVEY FOR JERRY LEE MOORE & JUDITH M. BRITT" surveyed by Ernest B. Wood, Jr., Surveyor, dated May, 2002 and recorded in Plat Cabinet 13, Hanger 38, of the Person County Registry. For a more adequate and perfect description of the above described tract or parcel of land, reference is hereby specifically made to the beforementioned plat of survey. Also conveyed herewith is a perpetual and nonexclusive right of easement for purposes of ingress, egress and regress to and from the above described property and N.C. 57 (Semora Road), said easement being more particularly described on the above referenced plat of survey as a "50' Private Road". Said easement shall be appurtenant to and run with the lands hereby conveyed.

This is also the identical property shown as Lot 190 on Map A26 in the office of the Person County Tax Assessor.

Parcel 4: Being that lot or parcel of land lying and being in Olive Hill Township, Person County, State of North Carolina, being designated as Lot 1, consisting of 1.37 acres, more or less, on plat of survey entitled "SUBDIVISION SURVEY FOR JERRY LEE MOORE & JUDITH M. BRITT" surveyed by Ernest B. Wood, Jr., Surveyor, dated January, 2002 and recorded in Plat Cabinet 12, Hanger 895, of the Person County Registry. Said Lot 1 is located at the intersection of Morton Pulliam Road, State Road 1342 and Semora Road, which is N.C. 57. For more adequate and perfect description of the above described tract or parcel of land, reference is hereby specifically made to the beforementioned plat of survey.

This is also the identical property shown as Lot 184 on Map A26 in the office of the Person County Tax Assessor.

Parcel 5: Lying and being in Mt. Tirzah Township, Person County, North Carolina and being all of the property lying on the West side of Secondary Road 1717 (Surl Mt. Tirzah Road) as shown on that plat of survey entitled "LANDS OF E. R. HORTON", drawn by W. R. Cates, dated December 3, 1962 and of record in Plat Book 9, Page 144, Person County Registry; SAVE AND EXCEPT therefrom that certain lot consisting of 1.51 acres on the Northeast corner thereof as conveyed to Timberlake Baptist Church and as more particularly shown on plat of survey of record in Plat Cabinet 5, Hanger 654, Person County Registry, both of which plats are hereby specifically incorporated by reference herein for greater certainty of description.

This is also the identical property shown as Lot 8 on Map A74 in the office of the Person County Tax Assessor.

The female Grantor is the sole member of the Grantee, and documentary stamps are accordingly not required.

The property hereinabove-described was acquired by Grantor by instrument recorded in Deed Book 666, Page 162, (Parcels 1, 2, 3 & 4) and Book 599, Page 811 (Parcel 5), all of the Person County Registry.

A map showing the above-described property is recorded in Deed Book 163, Page 692 (Parcel 1); Plat Cabinet 10, Page 40-D (Parcel 2); Plat Cabinet 5, Page 42 & 52 (Parcel 3); Plat Cabinet 13, Hanger 38 (Parcel 4); Plat Cabinet 12, Hanger 895 (Parcel 5); Plat Cabinet 4, Slide 138 (Parcel 6) and Plat Book 9, Page 144 (Parcel 7).

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

UNOFFICIAL DOCUMENT

Betty W. Moore
Betty W. Moore (SEAL)

Jerry L. Moore
Jerry L. Moore (SEA)

NORTH CAROLINA
PERSON COUNTY

I, Denise Y. Aultman, a Notary Public of the State and County aforesaid, certify that Betty W. Moore and husband, Jerry L. Moore, personally came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th day of February, 2008.

Denise Y. Aultman
Notary Public

Denise Y. Aultman
Printed or Typed Name

My Commission Expires: 12-18-2011



Jerry & Betty Moore/Dced to Moore Properties of Person County, LLC

Document shows proof /acknowledgement before officer authorized to take proof /acknowledgement: acknowledgment includes officer's signature, commission expiration date, official seal, if required.
Amanda W. Garrett, Person County Register of Deeds

UNOFFICIAL DOCUMENT

Unofficial Document