

FILED  
 LEE COUNTY NC  
 PAMELA G. BRITT  
REGISTER OF DEEDS  
 FILED May 13, 2025  
 AT 04:25:45 pm  
 BOOK 01819  
 START PAGE 0824  
 END PAGE 0826  
 INSTRUMENT # 03186  
 EXCISE TAX \$100.00

**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

Excise Tax: \$100.00

Recording Time, Book and Page

Parcel Identifier No. 9643-65-6263-00

Mail after recording to: Peter F. Martin @ 1112 Hawkins Avenue, Sanford, NC 27330

This instrument was prepared by: W. W. Seymour, Jr., Attorney at Law

DEED PREPARATION ONLY-NO TITLE EXAMINATION REQUESTED OR PERFORMED

NO TAX ADVICE GIVEN

NO JUDGMENT SERACH PERFORMED

THIS DEED made this 1st day of May, 2025, by and between

**GRANTOR**

**PT MARTIN, LLC**  
**A North Carolina Limited Liability Company**  
**788 McCormick Road**  
**Sanford, NC 27332**

**GRANTEE**

**PETER F. MARTIN d/b/a SANFORD & SONS REALTY**  
**1112 Hawkins Avenue**  
**Sanford, NC 27330**

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, in and to all that certain lot or parcel of land and more particularly described as follows:

**See attached Exhibit A.**

All or a portion of the property hereinabove described was acquired by Grantors by instrument recorded in Book 1799, Page 608, Lee County Registry.

A map showing the above described property is recorded in Plat Cabinet \_\_\_\_\_, Slide \_\_\_\_\_ and referenced within this instrument.

The above described property  does  does not include the primary residence of the Grantors.

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.

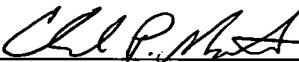
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons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

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

**Any valid easements and restrictions of record.**

**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(s), the day and year first above written.**

PT Martin, LLC



(SEAL)

By: \_\_\_\_\_

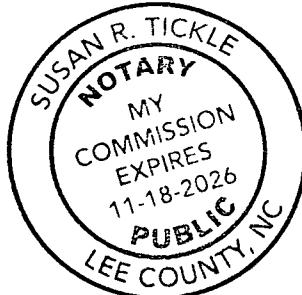
Title: CHARLES P. MARTIN, Member

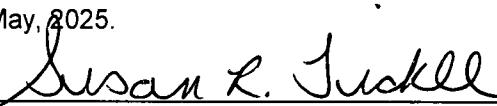
STATE OF NORTH CAROLINA  
COUNTY OF LEE

I, Susan R. Tickle, a Notary Public of the County and State aforesaid, certify that CHARLES P. MARTIN personally came before me this day and acknowledged that he a Member of PT MARTIN, LLC, a North Carolina Limited Liability Company, a North Carolina Limited Liability Company, and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this the 6 day of May, 2025.

My Commission Expires: 11-18-2026



  
\_\_\_\_\_  
Notary Public

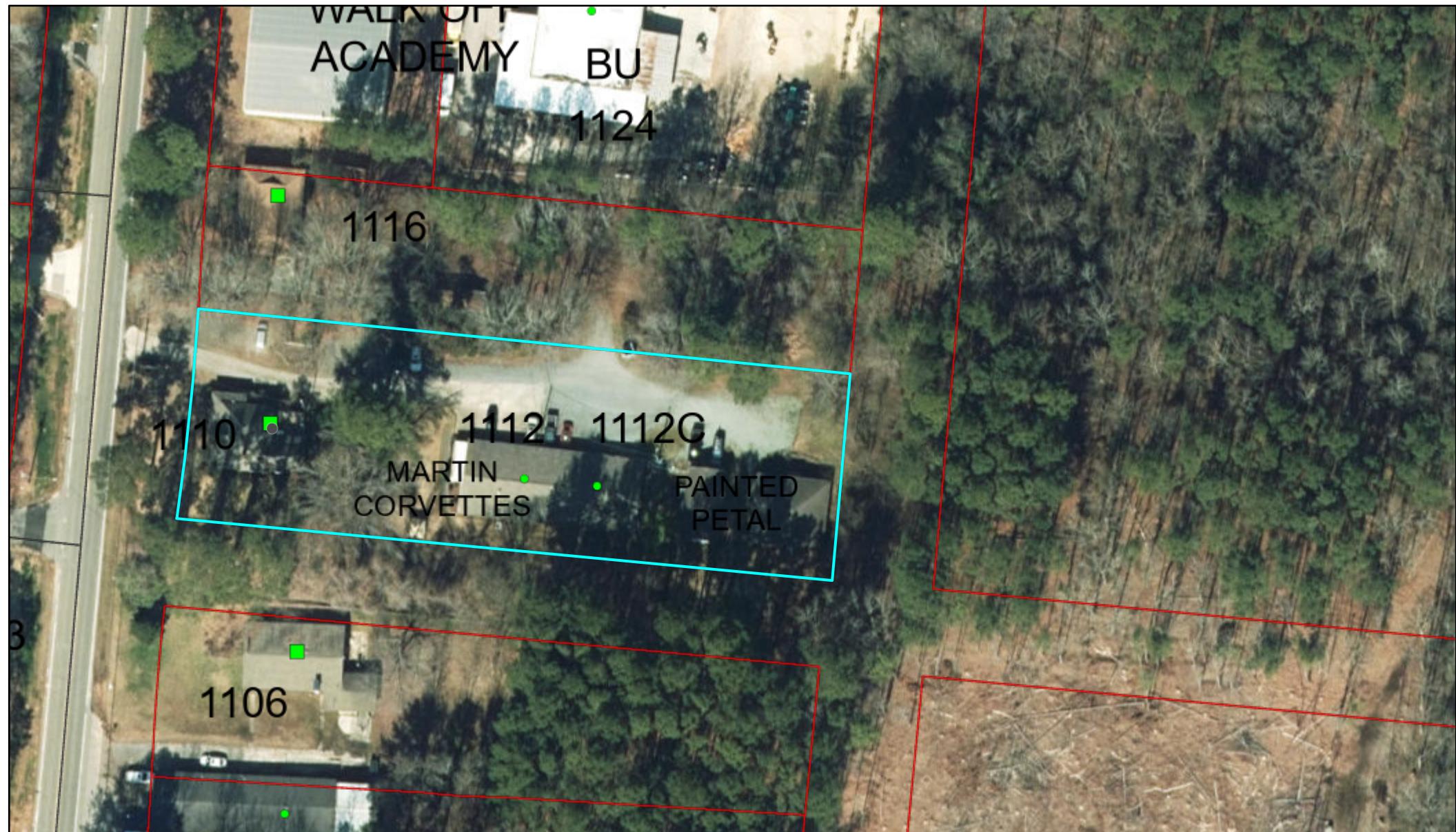
Print Notary Name: Susan R. Tickle

**EXHIBIT A**

**BEGINNING** at a point in the eastern line of Hawkins Avenue 280 feet South from the northeast intersection of Hawkins Avenue and Cedar Street; thence South 83 degrees East 400 feet to the westerly line of Wilson Street; thence with the westerly line of Wilson Street South 7 degrees West 120 feet to the point of intersection with the right-of-way line of Pine Street (unopened); thence with the north line of said street North 83 degrees West 400 feet to the intersection with easterly line of Hawkins Avenue; thence with the easterly line of said avenue North 7 degrees East 120 feet to the point of **BEGINNING**. This being the southernmost 120 feet to Lot No. 23 in the Plat of Division of Levi Gunter heirs as surveyed by Francis Deaton, February, 1909 and recorded in Plat Book of Lee County.

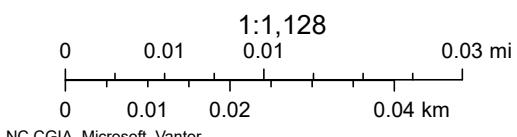
**Said property is known as 1110 and 1112 Hawkins Avenue, Sanford, NC with a parcel identification number of 9643-65-6263-00.**

# Lee County, NC



12/3/2025, 10:25:12 AM

- CountyBoundary
- Parcels
- AddressedStructure
- Sanford
- Streets
- DOT
- RESIDENCE



NC CGIA, Microsoft, Vantor

## Printable page

PARID: 964365626300

MARTIN, PETER F/SANFORD & SONS REALTY

1110 1112 HAWKINS AVE RES+COMM

To print a property record card or export search results into a CSV format that can be used with Excel please follow these steps:

- Select the desired report option from the right menu (e.g. CSV Export, Residential PRC) and hit GO
- Click Open when prompted for an export. Property record cards will open as a PDF.

### Parcel

ParID / PIN: 964365626300 /  
Tax Year: 2026  
Tax Jurisdiction: CSF : CITY OF SANFORD  
Neighborhood: 781 : Hawkins North

### Permits

Permit Date	Permit #	Purpose	Open/Closed
		C/I BLDG	C

### Valuation

Appraised Land: 80,000  
Appraised Building: 381,400  
Appraised Total: 461,400  
Deferred: 0  
Exempts/Excluded: 0  
Assessed Real: 461,400  
Total Assessed: 461,400

### Owner

Account Number: 185807  
Name: MARTIN, PETER F/SANFORD & SONS REALTY  
Name 2:  
Own %: 100  
Mailing Address:  
SANFORD NC 27330

Linked Sale 1819/824

### Legal

Physical Address: 1110 1112 HAWKINS AVE  
Legal Description 1: LOT 23\*  
Plat Cabinet/Slide: 2/15

### Description

NBHD Code / Name: 781 : Hawkins North  
Class: R1 : RESIDENTIAL  
Land Use: MIXD : RESIDENTIAL AND COMMERCIAL  
Zoning: C-2  
Living Units:  
Deeded Acres: 1.05  
Calculated Acres: 1.05

### Field Notes

Note: Number:  
2 COMM, 1 RES 1

### Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code
13-MAY-25	1819	824	GW - GENERAL WARRANTY	50,000	4
11-DEC-24	1799	608	GW - GENERAL WARRANTY		N
11-JUL-95	558	540	-	165,000	8

### Summary Totals

Total Value:	Total Acres	/ SF	\$ / Acre	\$ / Unit	Deeded Acres
--------------	-------------	------	-----------	-----------	--------------

\$RO/TOTAL_LAND_VALUE	\$RO/TOTAL_ACRES	\$RO/DSQFT	\$RO/DACRE	\$RO/DUNIT	\$RO/LEGDAT_ACRES
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### Characteristics

Card #:	1
Story Height:	1 : 1
Construction:	06 : AL/VINYL
Style:	C : CONVENTIONAL
Sq Ft Liv Area:	1,437
Main Footprint:	1,437
Override Model:	
Record Type:	R : Real Property
Year Built:	1900
Grade:	C+
Grade Factor:	1.08
CDU:	AV
Effective Year:	1980
Year Remodeled:	- :
Kitchen Remodeled:	YES
Bathroom Remodeled:	1
Lower Level:	2 : CRAWL
Heat:	4 : CENTRAL A/C
Heating Fuel Type:	3 : ELECTRIC
System:	1: HOT AIR
Attic:	1 : NORMAL
Physical Condition:	A : AVERAGE CONDITION
Interior VS Exterior Condition:	2 : SAME
Building Use Code:	10

### Living Accommodations

Total Rooms:	7
Bedrooms:	2
Family Rooms:	
Full Bathrooms:	2
Half Baths:	
Additional Fixtures:	
Total Fixtures:	6

### GRM

Economic Rent:	
Units:	
GRM Factor:	1
GRM Value:	0

Miscellaneous:	FNDTN=N RF=C RFS=H
Picture #:	D
Note 1:	SINGLE FAMILY DWELLING
Note 2:	

### Commercial Buildings

Card	Structure Code	Effective Year	Year Built	Units	Area	RCNLD	Who	When
2	373 : 373	1994	1984		4,100	120,020	EOY ROLL	31-MAR-25
3	353 : 353		1996		1,517	139,250	EOY ROLL	31-MAR-25

### Commercial Buildings

Card #:	2
Building Number:	1112
Year Built:	1984
Effective Year:	1994
Structure Code:	373 : 373
Grade:	B- : B-
Units:	
Identical Units:	
Covered Parking:	
Uncovered Parking:	
Improvement Name:	JOHN BEVERLY & MARTIN SILKSCRE
Improvement Value:	
Other Improvements:	
Exempt %:	%
Exempt Value:	0
Notes:	
Picture:	
Override DPR Tble:	

CDU: :  
 Investment Rating: 3 : AVERAGE  
 Reason for Change: :  
 Market Adjustment: :  
 Market Reason: :  
 Pricing Ladder: RCN 285,740  
 Pricing Ladder: RCNLD 120,020  
 % Good: 42%  
 Cost Value: 120,020  
 % Complete: 100%

### Interior/Exterior Details Summary

Card #	Line #	Use Code	Description	From	To	Sq Ft	Who	When
2	1	034	RETAIL STORE	01	01	1,066	EOY ROLL	31-MAR-25
2	2	044	LT MANUFACTURING	01	01	3,034	EOY ROLL	31-MAR-25
3	1	053	OFFICES	01	01	1,517	EOY ROLL	31-MAR-25

### CLT Exterior

1 of 3

Card #: 2  
 Line Number: 1  
 Section: 01  
 From Floor: 01  
 To Floor: 01  
 Year Built: 1984  
 Effective Year:  
 Length:  
 Width:  
 Area: 1,066  
 Use Type: 034  
 Wall Height: 8  
 Exterior Wall: 04 : 04  
 Construction: 1 : WOOD FRAME/JOIST/BEAM  
 Perimeter: 134

### Interior

1 of 3

Finish: 100%  
 Partitions: 2 : NORMAL  
 Heat: 2 : NORMAL  
 Heat System: :  
 Air: 1 : CENTRAL  
 Plumbing: 2 : NORMAL  
 Light: 3 : NORMAL  
 Physical Condition: A : A  
 Functional: A : A

### Values

1 of 3

Other Features: 5,760  
 RCN: 114,250  
 S.F Rate: 86  
 Depr Tble: 42  
 % Good: %  
 % Complete: 100%  
 Final Cost Value: 47,990  
 RENT %: %  
 Functional Depreciation:  
 Reason:  
 Economic Depreciation:  
 Reason:

### Summary of All Other Features Summary

Card	Line Number	Code	Structure:	Int/Ext Line	Length	Width	Elevator Stops	Identical Units	Value	Who	When
2	1	CP8	CANOPY, AVERAGE	1	144	1		1	2,920	SHOLDEN	30-JUN-25
2	2	PR2	PORCH, ENCLOSED FRAME	1	32	1		1	2,200	SHOLDEN	30-JUN-25
2	3	LP3	PATIO, CONCRETE	1	72	1		1	640	SHOLDEN	30-JUN-25

### Summary of All Other Features

1 of 3

Card #: 2  
 Line #: 1  
 Int/Ext Line: 1

Structure Code: CP8 : CANOPY, AVERAGE  
 Dimensions: 144 x 1  
 Identical Units: 1  
 # of Stops:  
 Price: 2,920  
 +/-:  
 Rec Type: R

## OBJ

Card	Line	Code	Year Built	Grade	Sq. Ft.	ADJRCNLD	Who	When
1	1	AP6 : FOUR SIDE OPEN WD POLE BLDG	1970	C	81	100	EOY ROLL	31-MAR-25
1	2	SH3 : FINISHED SHED/BLDG	1984	C	861	4500	EOY ROLL	31-MAR-25

## OBJ Details

1 of 2

Card #: 1  
 Line #: 1  
 Code: AP6 : FOUR SIDE OPEN WD POLE BLDG  
 Year Built: 1970  
 Effective Year:  
  
 Width: 9  
 Length: 9  
 Area: 81  
 Height:  
 Cubic Ft:  
  
 Units: 1  
 Grade: C : C  
 Condition: A : AVERAGE  
 Function: A : AVERAGE (NORMAL)  
 % Complete: 100%  
 % Good: %  
  
 Functional: :  
 Economic: :  
  
 Mod Codes: :  
 :  
 :  
 :  
 Loc Mult: 1  
 Cur Mult: 1  
  
 Rate: 3  
 Override Rate:  
 RCN: 240  
 (Tble): 35  
 Adjusted Factor: 1  
 RCNLD: 100  
 Override RCNLD:  
 Adjusted RCNLD: 100  
 Location/Notes:

## Real Values

Land Value:	80,000
Building Value:	381,400
Appraised Real Value:	461,400
Total Appraised Value	461,400
Property Class:	R1 : RESIDENTIAL
Reason Code:	:
LUC:	MIXD : RESIDENTIAL AND COMMERCIAL

## Exemptions and Exclusions

Deferred Value:	0
Senior / Disabled:	0
Veteran:	0
Historic:	0
100% E Class Ex:	0
Partial E Class Ex:	0
Total Exempt/Excluded/Deferred:	0

## Assessed Valuation

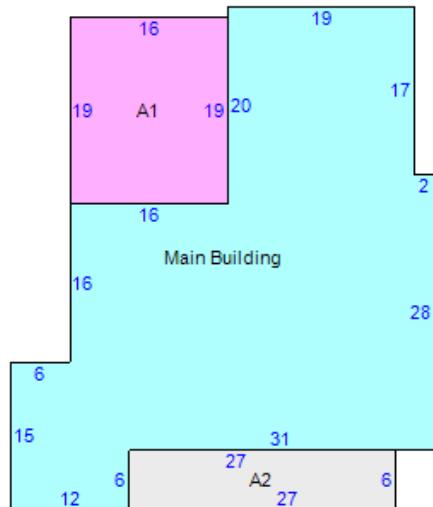
Total Appraised Value (Real and Personal):	461,400
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Total Exempt/Excluded/Deferred:  
Total Assessed (Taxable):

0  
461,400

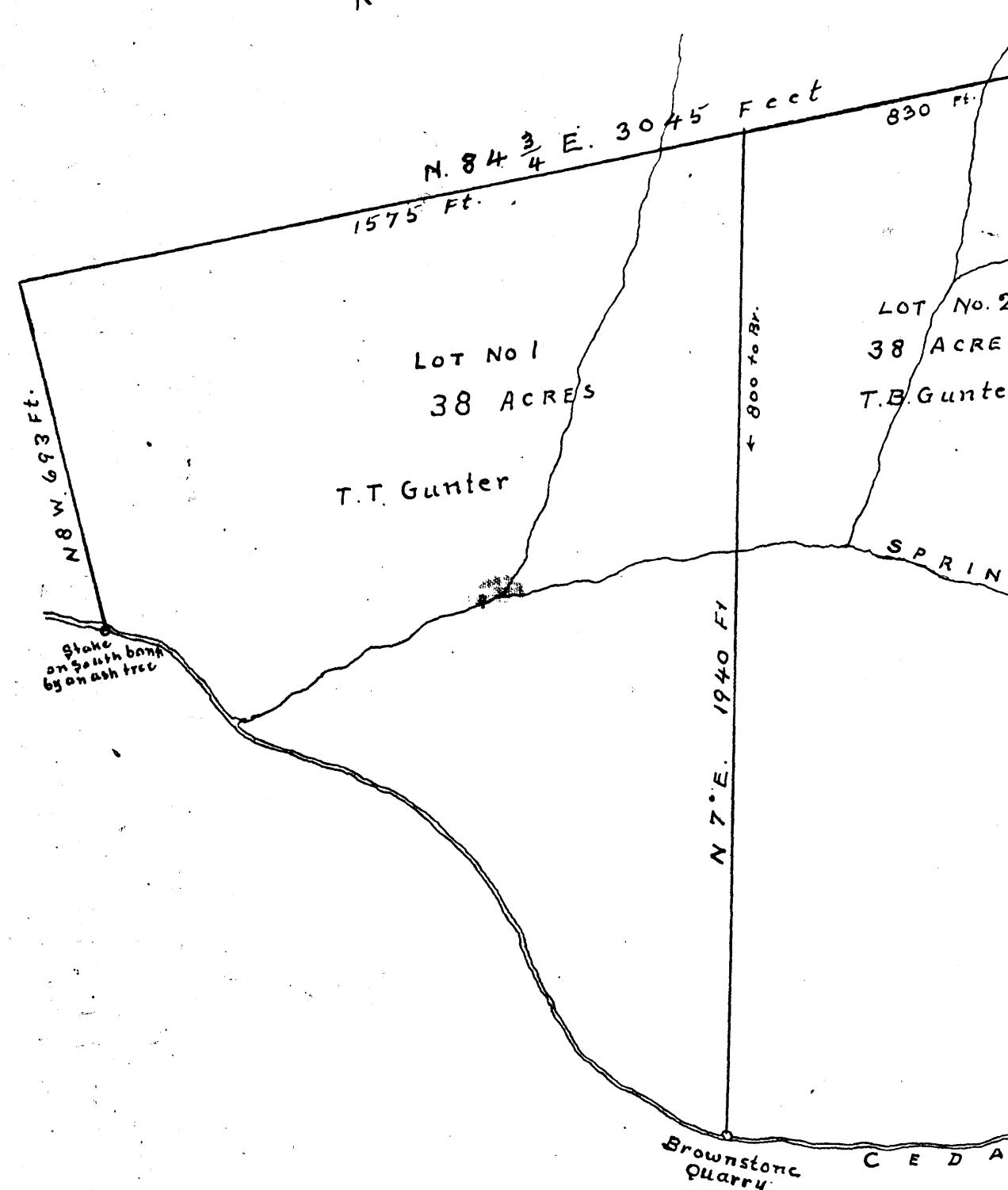
### Real Estate Value History

Tax Year	Cost/Ovr	Appr Land	Appr Bldg	Appraised Total	Deferred Land	Historic	Exempt	SR Exclusion	Vet Exclusion	Taxable Total
2026	COST	80,000	381,400	461,400	0	0		0	0	461,400
2025	COST	80,000	381,400	461,400	0	0		0	0	461,400
2024	COST	80,000	381,400	461,400	0	0		0	0	461,400
2023	COST	80,000	381,400	461,400	0	0		0	0	461,400
2022	COST	57,200	294,000	351,200	0	0		0	0	351,200
2021	COST	57,200	294,000	351,200	0	0		0	0	351,200
2020	COST	57,200	294,000	351,200	0	0		0	0	351,200
2019	COST	57,200	294,000	351,200	0	0		0	0	351,200
2018	COST	45,700	265,900	311,600	0	0		0	0	311,600
2017	COST	45,700	265,900	311,600	0	0		0	0	311,600
2016	COST	45,700	265,900	311,600	0	0		0	0	311,600
2015	COST	45,700	265,900	311,600	0	0		0	0	311,600
2014	COST	45,700	265,900	311,600	0	0		0	0	311,600
2013	COST	45,700	265,900	311,600	0	0				311,600
2012	COST	91,500	264,200	355,700	0	0				355,700
2011	COST	91,500	264,200	355,700	0	0				355,700
2010	COST	91,500	264,200	355,700	0	0				355,700
2009	COST	91,500	264,200	355,700	0	0				355,700
2008	COST	91,500	264,200	355,700	0	0				355,700
2007	COST	91,500	264,200	355,700	0	0				355,700
2006	COST	45,600	264,500	310,100	0	0				310,100
2005	COST	45,600	264,500	310,100	0	0				310,100
2004	COST	45,600	264,500	310,100	0	0				310,100
2003	COST	45,600	264,500	310,100	0	0				310,100
2002	OVR	43,200	232,300	275,500	0	0				275,500
2001	COST	43,200	232,300	275,500	0	0				275,500



Item	Area
Main Building	1437
POLE BLDG - AP6:FOUR SIDE OPEN WD POLE BLDG	81
A1 - 31:WDD -WOOD DECK	304
FINISHD OB - SH3:FINISHED SHED/BLDG	861
A2 - 11:OFP -OPEN FRAME PORCH	162

ROGERS LAND



MAP SHOWING  
A DIVISION OF THE ESTATE OF LEVI GUNTER DEC'D  
AT SANFORD LEE COUNTY N.C.

THE LANDS BEING EQUALLY DIVIDED BY MUTUAL  
AGREEMENT AMONG HIS THREE SONS, T.T. GUNTER  
T.B. GUNTER AND J.D. GUNTER HIS ONLY SURVIVING  
HEIRS.

T.T. GUNTER IS ASSIGNED LOTS NO. 1, 7, 9, 10, 11, 16,  
18, 21, 22, 27, 28, 31, 32, 34, 39, 43, 45 AND 49.

T.B. GUNTER IS ASSIGNED LOTS NO. 2, 6, 8, 12, 15, 19,  
24, 29, 30, 33, 35, 38, 42, 47, 48 AND 50.

J.D. GUNTER IS ASSIGNED LOTS NO. 3, 5, 13, 14, 17,  
20, 23, 25, 26, 36, 37, 41, 44, 46, 51 AND 52.

LOTS NO 4 AND 40 REMAIN UNDIVIDED.

SCALE 300 FT. = 1 INCH.

This is to certify that the above is a correct map  
of the Levi Gunter estate as Surveyed and divided  
by me February 1909. Francis Deaton  
County Surveyor.

Sworn and Subscribed to before me.  
This the 5<sup>th</sup> day of March 1909.

S. A. Riddle, J.P.

G.W. TEMPLE LAND			
31.7	370	60	185
248		3	18
		3 FT.	
300	16	19	1.34 A.
400	2.75 A.	T.B.G.	199.2
400	15	20	1.30 A.
400	T.B.GUNTER	T.T.G.	192
400	2088	2088	
400	SIXTH ST.	210	
400	14	21	1.97 A.
400	3.67 A.	T.T.GUNTER	219.5
400	13	22	3.64 A.
400	3.67 A.	T.T.GUNTER	361 A.
400	12	23	3.67 A.
400	3.67 A.	J.D.GUNTER	488
400	11	24	4.59 A.
400	4.59 A.	T.B.GUNTER	500
400	10	25	5.43 A.
400	2.42 A.	T.B.GUNTER	51
400	2.42 A.	T.T.GUNTER	2.81 A.
400	2.42 A.	J.D.GUNTER	2.14 A.
400	2.42 A.	T.B.G.	2.35 A.
400	2.42 A.	T.T.G.	49
400	2.42 A.	J.D.GUNTER	50
400	2.42 A.	T.B.G.	51
400	2.42 A.	T.T.G.	52
400	2.42 A.	J.D.GUNTER	53
400	2.42 A.	T.B.G.	54
400	2.42 A.	T.T.G.	55
400	2.42 A.	J.D.GUNTER	56
400	2.42 A.	T.B.G.	57
400	2.42 A.	T.T.G.	58
400	2.42 A.	J.D.GUNTER	59
400	2.42 A.	T.B.G.	60
400	2.42 A.	T.T.G.	61
400	2.42 A.	J.D.GUNTER	62
400	2.42 A.	T.B.G.	63
400	2.42 A.	T.T.G.	64
400	2.42 A.	J.D.GUNTER	65
400	2.42 A.	T.B.G.	66
400	2.42 A.	T.T.G.	67
400	2.42 A.	J.D.GUNTER	68
400	2.42 A.	T.B.G.	69
400	2.42 A.	T.T.G.	70
400	2.42 A.	J.D.GUNTER	71
400	2.42 A.	T.B.G.	72
400	2.42 A.	T.T.G.	73
400	2.42 A.	J.D.GUNTER	74
400	2.42 A.	T.B.G.	75
400	2.42 A.	T.T.G.	76
400	2.42 A.	J.D.GUNTER	77
400	2.42 A.	T.B.G.	78
400	2.42 A.	T.T.G.	79
400	2.42 A.	J.D.GUNTER	80
400	2.42 A.	T.B.G.	81
400	2.42 A.	T.T.G.	82
400	2.42 A.	J.D.GUNTER	83
400	2.42 A.	T.B.G.	84
400	2.42 A.	T.T.G.	85
400	2.42 A.	J.D.GUNTER	86
400	2.42 A.	T.B.G.	87
400	2.42 A.	T.T.G.	88
400	2.42 A.	J.D.GUNTER	89
400	2.42 A.	T.B.G.	90
400	2.42 A.	T.T.G.	91
400	2.42 A.	J.D.GUNTER	92
400	2.42 A.	T.B.G.	93
400	2.42 A.	T.T.G.	94
400	2.42 A.	J.D.GUNTER	95
400	2.42 A.	T.B.G.	96
400	2.42 A.	T.T.G.	97
400	2.42 A.	J.D.GUNTER	98
400	2.42 A.	T.B.G.	99
400	2.42 A.	T.T.G.	100
400	2.42 A.	J.D.GUNTER	101
400	2.42 A.	T.B.G.	102
400	2.42 A.	T.T.G.	103
400	2.42 A.	J.D.GUNTER	104
400	2.42 A.	T.B.G.	105
400	2.42 A.	T.T.G.	106
400	2.42 A.	J.D.GUNTER	107
400	2.42 A.	T.B.G.	108
400	2.42 A.	T.T.G.	109
400	2.42 A.	J.D.GUNTER	110
400	2.42 A.	T.B.G.	111
400	2.42 A.	T.T.G.	112
400	2.42 A.	J.D.GUNTER	113
400	2.42 A.	T.B.G.	114
400	2.42 A.	T.T.G.	115
400	2.42 A.	J.D.GUNTER	116
400	2.42 A.	T.B.G.	117
400	2.42 A.	T.T.G.	118
400	2.42 A.	J.D.GUNTER	119
400	2.42 A.	T.B.G.	120
400	2.42 A.	T.T.G.	121
400	2.42 A.	J.D.GUNTER	122
400	2.42 A.	T.B.G.	123
400	2.42 A.	T.T.G.	124
400	2.42 A.	J.D.GUNTER	125
400	2.42 A.	T.B.G.	126
400	2.42 A.	T.T.G.	127
400	2.42 A.	J.D.GUNTER	128
400	2.42 A.	T.B.G.	129
400	2.42 A.	T.T.G.	130
400	2.42 A.	J.D.GUNTER	131
400	2.42 A.	T.B.G.	132
400	2.42 A.	T.T.G.	133
400	2.42 A.	J.D.GUNTER	134
400	2.42 A.	T.B.G.	135
400	2.42 A.	T.T.G.	136
400	2.42 A.	J.D.GUNTER	137
400	2.42 A.	T.B.G.	138
400	2.42 A.	T.T.G.	139
400	2.42 A.	J.D.GUNTER	140
400	2.42 A.	T.B.G.	141
400	2.42 A.	T.T.G.	142
400	2.42 A.	J.D.GUNTER	143
400	2.42 A.	T.B.G.	144
400	2.42 A.	T.T.G.	145
400	2.42 A.	J.D.GUNTER	146
400	2.42 A.	T.B.G.	147
400	2.42 A.	T.T.G.	148
400	2.42 A.	J.D.GUNTER	149
400	2.42 A.	T.B.G.	150
400	2.42 A.	T.T.G.	151
400	2.42 A.	J.D.GUNTER	152
400	2.42 A.	T.B.G.	153
400	2.42 A.	T.T.G.	154
400	2.42 A.	J.D.GUNTER	155
400	2.42 A.	T.B.G.	156
400	2.42 A.	T.T.G.	157
400	2.42 A.	J.D.GUNTER	158
400	2.42 A.	T.B.G.	159
400	2.42 A.	T.T.G.	160
400	2.42 A.	J.D.GUNTER	161
400	2.42 A.	T.B.G.	162
400	2.42 A.	T.T.G.	163
400	2.42 A.	J.D.GUNTER	164
400	2.42 A.	T.B.G.	165
400	2.42 A.	T.T.G.	166
400	2.42 A.	J.D.GUNTER	167
400	2.42 A.	T.B.G.	168
400	2.42 A.	T.T.G.	169
400	2.42 A.	J.D.GUNTER	170
400	2.42 A.	T.B.G.	171
400	2.42 A.	T.T.G.	