

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

Charles P. Martin (SEAL)

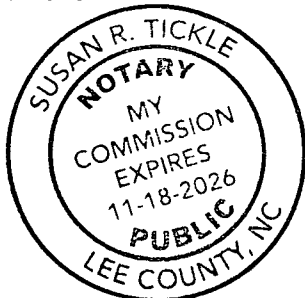
By: _____
Title: CHARLES P. MARTIN, Member

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



Susan R. Tickle
Notary Public

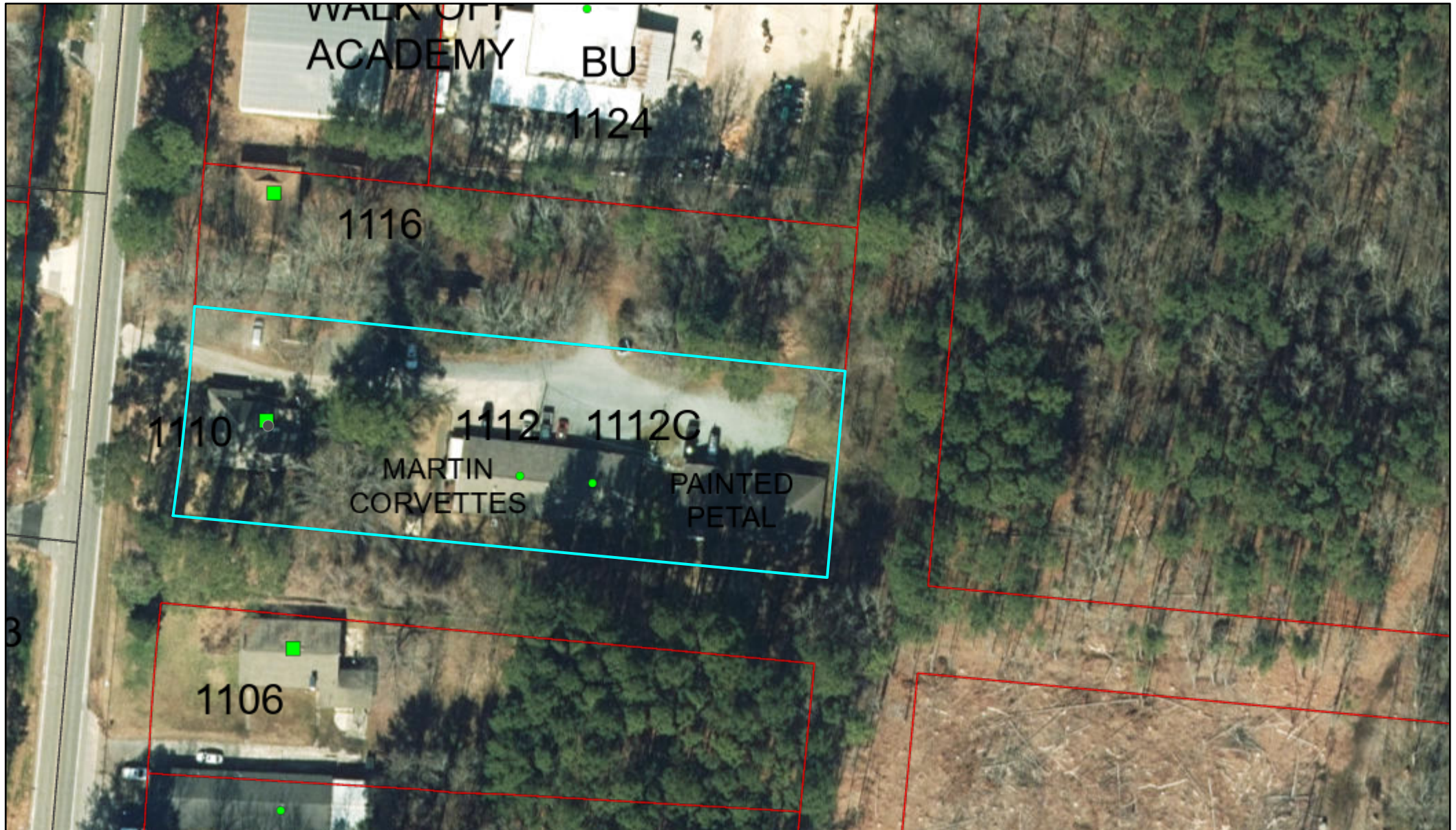
Print Notary Name: Susan R. Tickle

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.

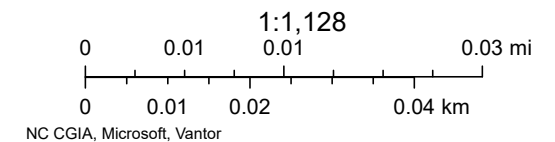
Said property is known as 1110 and 1112 Hawkins Avenue, Sanford, NC with a parcel identification number of 9643-65-6263-00.

Lee County, NC



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

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



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:	1112 HAWKINS AVE
	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
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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

OBY

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

OBY 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 Value461,400

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

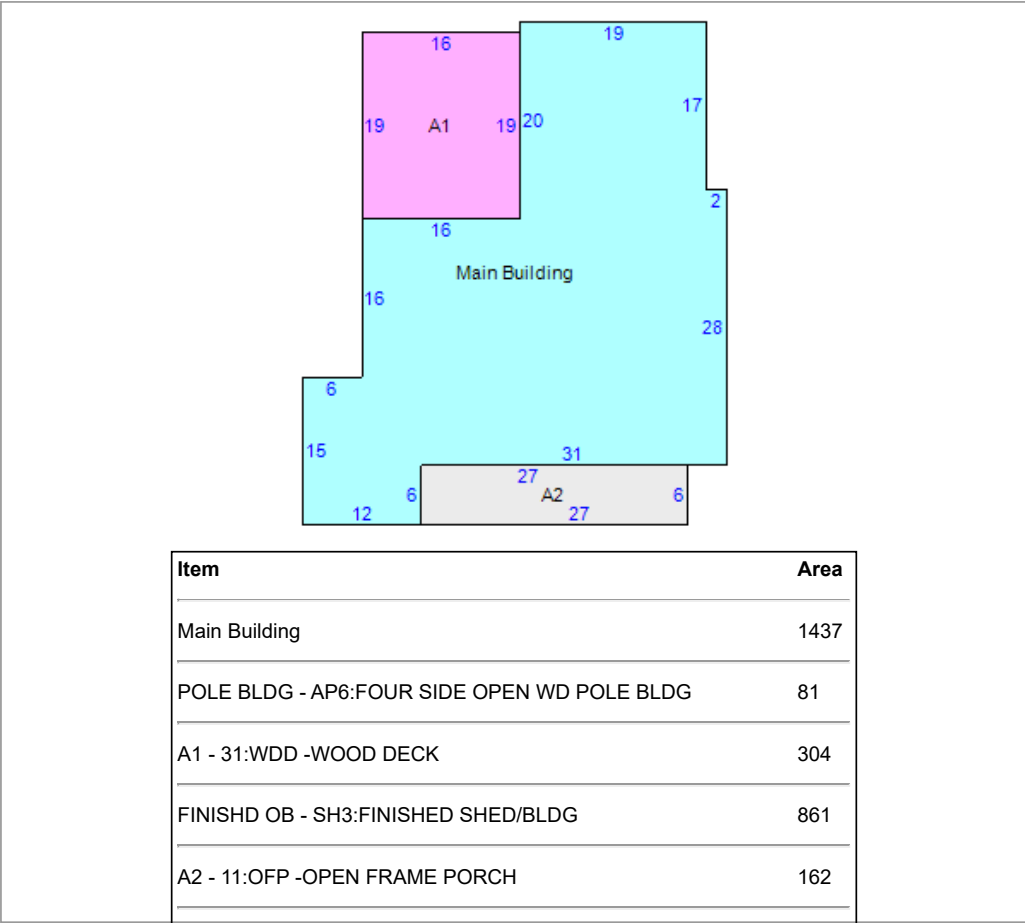
Total Appraised Value (Real and Personal):461,400

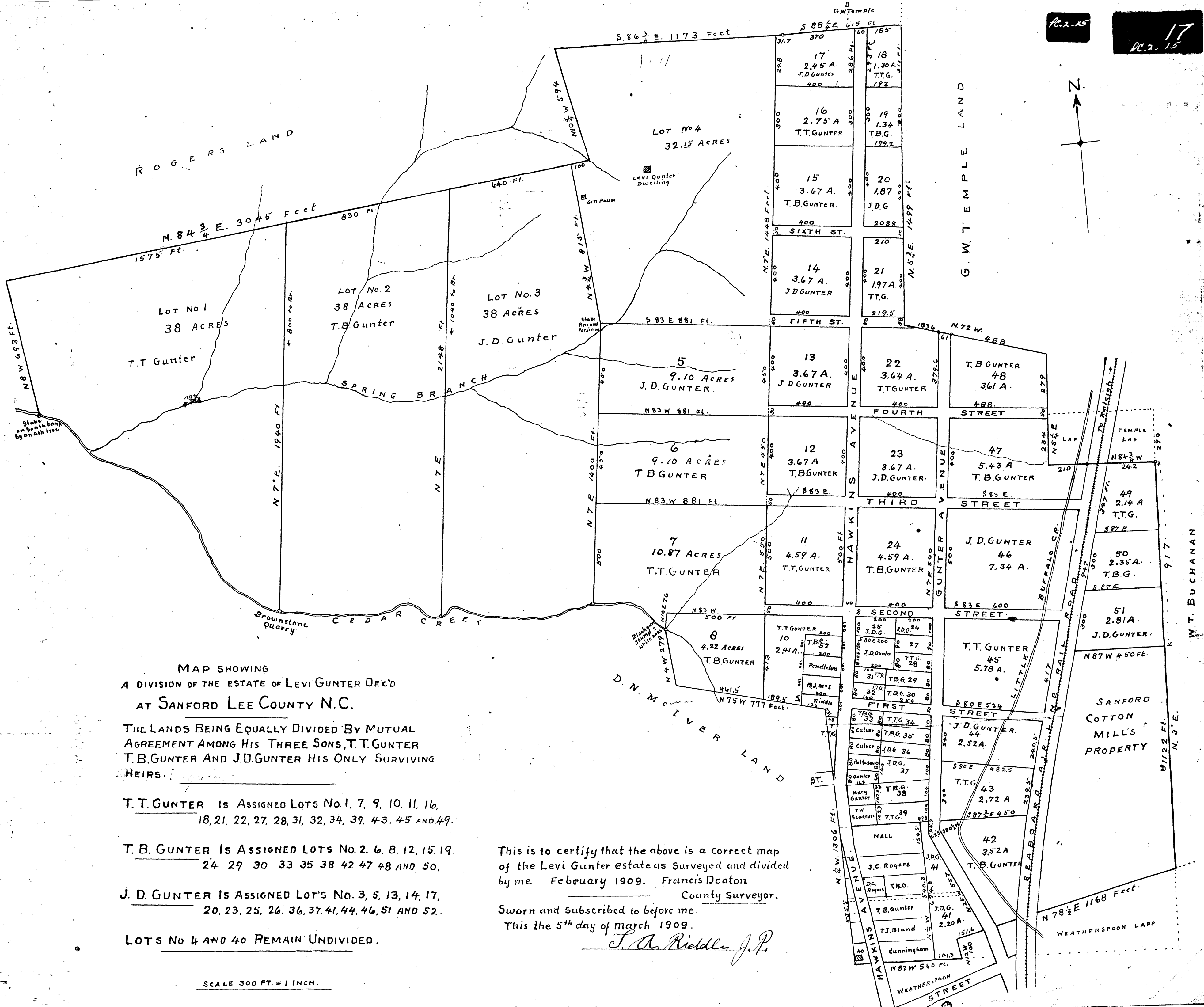
Total Exempt/Excluded/Deferred:0

Total Assessed (Taxable):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





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.

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 5th day of March 1909.
L. A. Riedley J.P.