

CDC



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Filed
Rockingham County, NC
Benjamin J. Curtis, Register of Deeds
07/30/2020 10:08:34 AM
Fee Amt: \$26.00 NC Excise Tax: \$460.00
DELANEY HUTCHENS

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 460.00 *Recording \$26.00*
Parcel Identifier No. 156595 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: James R. Walker, Walker, Melvin and Woodall, LLP, 640 Fagg Drive, Eden, NC 27288

This instrument was prepared by: Walker, Melvin and Woodall, LLP, 640 Fagg Drive, Eden, NC 27288

Brief description for the Index: LOT Being 4.13 acres NC 700, Minter Survey

THIS DEED made this 30th day of July, 2020, by and between

GRANTOR	GRANTEE
Kenneth David Frith <i>(single)</i> 2941 Moir Mill Road Reidsville, NC 27320	Woodall Holding Co., LLC (A 50% Undivided Interest) AND Eggleston Investment Properties, LLC (A 50% Undivided Interest) 202 River ridge Road Eden, NC 27288

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, _____ Ruffin Township, _____ Rockingham County, North Carolina and more particularly described as follows:

SEE ATTACHMENT FOR LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____
All or a portion of the property herein conveyed includes or ~~includes~~ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) ✓ Kenneth David Frith (SEAL)
 Print/Type Name: Kenneth David Frith

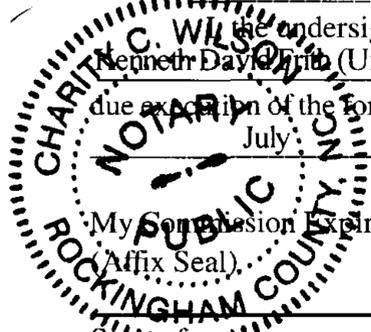
By: _____ (SEAL)
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name: _____

State of North Carolina - County or City of Rockingham

I, the undersigned Notary Public of the County or City of Rockingham and State aforesaid, certify that Kenneth David Frith (Unmarried) personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30th day of July, 2020.



My Commission Expires: 2/7/22
(Affix Seal)

Charity C. Wilson
Charity C. Wilson Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

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EXHIBIT "A"

144 Country Lane Circle, Eden, NC 27288 – Parcel #156595

BEGINNING at an iron pipe in the north right of way line of N. C. Highway No. 700, said iron marking a corner with the property of Rush Minter as described in a deed recorded in Book 602 at page 562; thence with the north right of way line of N. C. Highway No. 700, North 54 degrees 02' West 268.17 feet to an iron pipe, passing over an iron in the line at 227 .12 feet; thence with the east boundary line of the 4.23 acre parcel conveyed to Edward D. Travis by deed recorded in Book 775 at page 2070, North 29 degrees 03' 40" East 189.26 feet to an iron, North 14 degrees 57' East 27.12 feet to an iron, North 18 degrees 09' 10" West 106.36 feet to an iron and North 9 degrees 41' 50" East 265.76 feet to an iron in the south property line of that property now or formerly owned by Lee P. Barrow; thence South 89 degrees 24' East 300.90 feet to a forked white oak; thence with Minter's west boundary line South 11 degrees 08' West 563.00 feet to an iron, passing over an iron in the line at 429.82 feet and South 28 degrees 42' West 178.69 feet to the point of beginning, the same containing 4.13 acres total area as shown on a plat of survey for Cleo G. Minter by William S. May, Jr., R.L.S., dated 6/12/84 and revised 9/10/85. (WMW kcf 116450)

DATE 9/02/25
 TIME 17:24:49
 USER RKBMEEK
 WOODALL HOLDING CO LLC (50%)
 EGGLESTON INVESTMENT PROP LLC
 SEE COMMENTS
 202 RIVER RIDGE RD

ROCKINGHAM COUNTY
 PROPERTY CARD
 FOR YEAR 2025
 PARCEL ID.. 156595
 LOCATION... 144 COUNTRY LANE CR
 DEED YEAR/BOOK/PAGE.. 2020 1582 1666
 PLAT BOOK/PAGE..
 LEGAL DESC:4.13 AC TRACT MINTER SRVY

PAGE 1
 PROG# AS2006

PIN... 8909 00 35 7140 00
 EDEN
 ASSESSMENT NONE .00 .00 .00
 OWNER ID.. 1333503
 DISTRICT.. 116 OREGON HILL FD
 Area/Fire: 916 OREGON HILL

TOWNSHIP... 8 RUFFIN
 NC 27288-8041 MINTER CLEO G SURVEY
 DESCRIPTION MOBILE HOME PARK
 DESCRIPTION 6 PP/MH
 ROAD FRONT.
 MAINTAINED.. 8/14/2024 BY RKTHURST VALUED.. 3/25/2024 BY RKREVALLB
 VISITED..... 1/31/2020 BY TM TYPE OF REVIEW
 PARCEL STATUS... ACTIVE

NBRHOOD... R106 NORTHEAST ROCKINGHAM CO
 NH CLASS..
 RES AG COUNTY
 PREV PARCEL 156590
 ROUTING#.. 8700
 CATEGORY.. REAL & PERSONAL

DISCLAIMER-OWNERSHIP, ZONING AND OTHER INFORMATION SHOULD BE VERIFIED. INFORMATION AND VALUE SUBJECT TO CHANGE.

SALES HISTORY

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1582 1666	7/30/2020	DEED	QUALIFIED	230,000		WOODALL HOLDING CO LLC (50%) & FRITH KENNETH DAVID
1551 0686	11/28/2018	DEED	QUALIFIED	80,000		LITTLE BRYANT LEE & DAWN MICHE
1475 2816	6/27/2014	DEED	QUALIFIED	60,000		FREEMAN BOBBY RAY FREEMAN SHIR
0856 1171	11/12/1991	DEED	QUALIFIED			

LAND SEGMENTS

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV
2	RA	100	AC RA	4.130	4,730.00	.00	.00	.00	162.00	100.00	100.00	162.00	31,646
TOTAL ACRES..				4.130								TOTAL LAND FMV..	31,646

IMPROVEMENT # 1 MAJOR IMPR-M
 ACT/EFF YR/AGE.. 1947 1952 72
 VISITED.. 11/26/2007 BY HT
 MAINTAINED.. 8/14/2024 BY RKTHURST
 MAIN FIN AREA.. 1,168.00
 STRAT..... 100
 DESCRIPTION... SINGLE FAMILY DWELLING
 MAIN GROUND SF.... 1,168.000
 BUILT USE..... 01 SINGLE FAMILY DWELLING
 LOCATION #..... 5513 NC 700
 CURRENT USE.... CR CURRENT USE RESIDENTIAL
 #BED: #BTH: #HBTH:
 COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% SIZ% HGT% PER% CDS% COST %CMLP

AC CPFC	CARPORT	100	429.00	25.00	1.00								10,725
AC OPR	OPEN PORCH RAISED	100	98.00	23.50	1.00								2,303
AC UR	UT ROOM	100	91.00	49.00	1.00								4,459
MA R03	SFR MAIN AREA MASONR	100	1168.00	123.00	1.00			111.00					159,467
EW 16	BRICK	100	1.00	.00									0
- AR 003	FORCED HOT AIR	100	1168.00	4.60									5,372
- PD EL03	AVERAGE ELECTRIC	100	1.00	.00									0
- PD EX16	BRICK ON WOOD FRAME	100	1.00	.00									0
- PD FL71	CARPET& VINYL	100	1.00	.00									0
- PD FN34	CONTINUOUS WALL BRIC100	100	1.00	.00									0
- PD IF71	DRYWALL & AVG PANELI100	100	1.00	.00									0
- PD PL03	PLUMBING AVERAGE	100	1.00	.00									0
- PD RF01	GABLE ROOF	100	1.00	.00									0
- PD RM01	RF MATERIAL ASPHALT	100	1.00	.00									0
- UB UB	SITE IMPROVEMENT	100	1.00	16000.00									16,000
RCN... PCT COMPLETE													198,326
RCN... COUNTY RCN ADJ													198,326
QUAL.. QG D AVERAGE QUALITY													198,326
DEPR.. RAV AVG CONDITION													89,246 T
--FMV...													109,080

DATE 9/02/25
TIME 17:24:49
USER RKBMECKS

ROCKINGHAM COUNTY
PROPERTY CARD
FOR YEAR 2025

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PROG# AS2006

WOODALL HOLDING CO LLC (50%)	PARCEL ID.. 156595	PIN... 8909 00 35 7140 00			
MAIN FINISHED AREA:	980.00	YEAR: 1993	MANUFACTURER: OAKWOOD	LENGTH: 70	WIDTH: 14
LOCATION #.....	140	COUNTRY LN			
----- PERSONAL MH # 5696 -----					
MAIN FINISHED AREA:	980.00	YEAR: 1990	MANUFACTURER: CROW	LENGTH: 70	WIDTH: 14
LOCATION #.....	134	COUNTRY LN			
----- PERSONAL MH # 5697 -----					
MAIN FINISHED AREA:	720.00	YEAR: 1989	MANUFACTURER: VOGU	LENGTH: 60	WIDTH: 12
LOCATION #.....	130	COUNTRY LN			
----- PERSONAL MH # 5698 -----					
MAIN FINISHED AREA:	980.00	YEAR: 1994	MANUFACTURER: WING	LENGTH: 70	WIDTH: 14
LOCATION #.....	144	COUNTRY LN			
TOTAL PARCEL VALUES----	LAND /	OVR	IMPROVEMENTS / OVR	TOTAL LAND/IMPROVE	2024 VALUE
FMV.....	31,646		142,180	173,826	173,826
APV.....	31,646		142,180	173,826	173,826

Improvement Permit 12-13-2010 Expiration Date - Transferable
 Authorization for Wastewater System Construction (Expires five years from date of issuance of Improvement Permit)
 Operation Permit IIa System Classification Type _____ Authorization to Connect to Wastewater System
 TAX PIN NUMBER: 156595 APPLICANT NAME: FREEMAN BOBBY

PROPERTY INFORMATION

OWNER INFORMATION

Road Name: NC 700 5513
 Subd/Park:
 Section :
 Lot # : N/A

 Lot Size : 4.13

FREEMAN BOBBY
 1305 MEADOW RD
 EDEN NC 27288
 336 635 6060

Water Supply : DAN RIVER

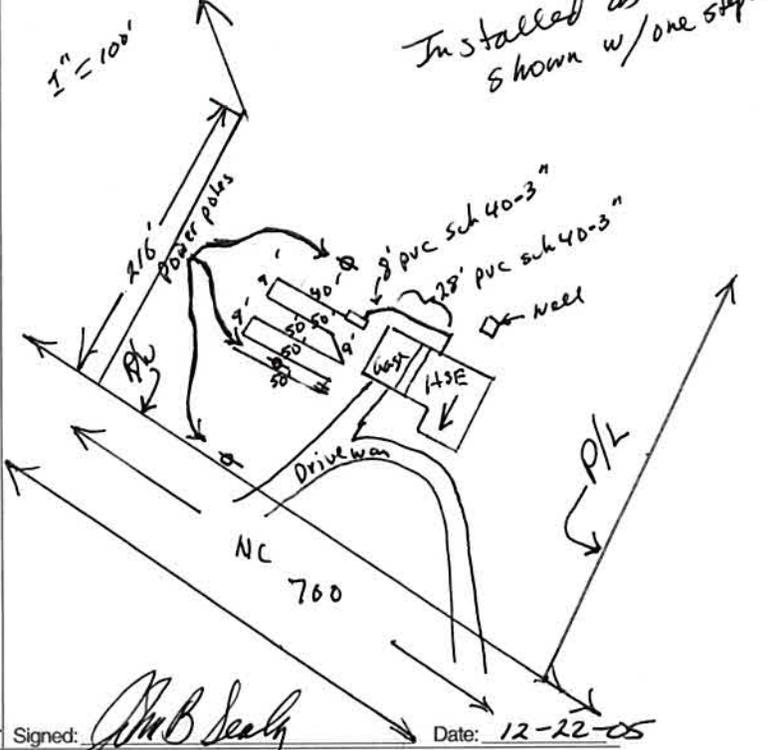
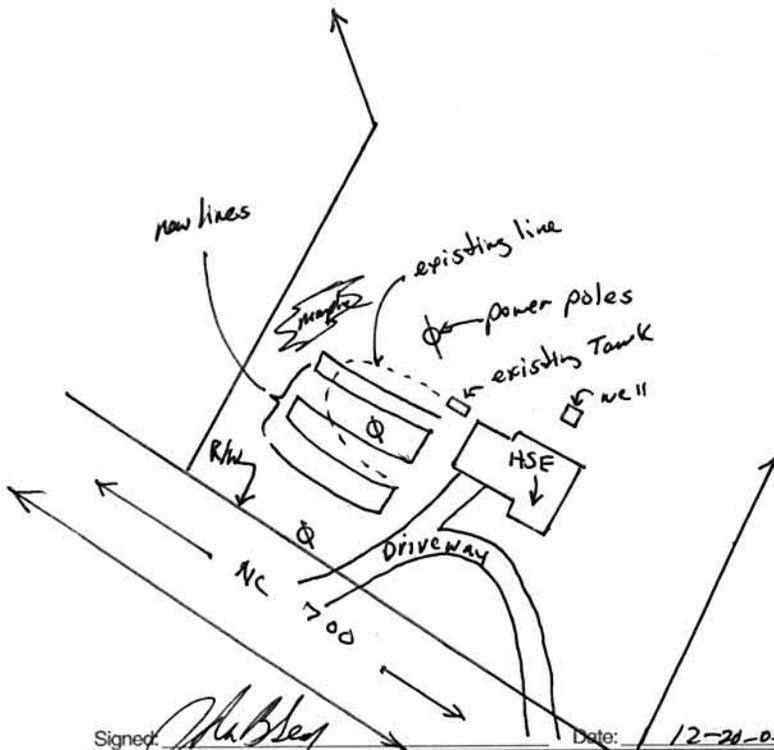
MT CARMEL CH RD LT ON OREGON HILL LT ON 700W SITE ON RT
 HOUSE BESIDE OAK GROVE MOBILE HOME PK

*Poly 10k
 8-26-05
 STB-855 GBS-1000*

House	#bedrooms	IMP Name	DATE	LAYOUT existing or new	SPECIFICATIONS	INSTALLED
<input checked="" type="checkbox"/> Singlewide	<u>2</u>	<u>Bobby Freeman</u>		<u>800 sq ft well</u>	Septic Tank	<u>New tank 1000gal</u>
<input type="checkbox"/> Doublewide	<u>No</u> basement				Pump Tank	
<input type="checkbox"/> Commercial	plumbing w/ addition	INSTALLER		<u>270' well</u>	Drainfield sq ft	<u>800 sq ft</u>
<input type="checkbox"/> Food Service		INSTALLATION CONDITIONS		<u>4x5</u>	Water Supply	<u>DR</u>
<input type="checkbox"/> Seats		<u>If old lines are @ same depth or above new lines, then old trench must be compacted at line intersections.</u>		<u>270'</u>	# of lines	<u>5 lines</u>
<input type="checkbox"/> Other				<u>24-30"</u>	Total length of lines	<u>270'</u>
<input type="checkbox"/> GPD Design Wastewater Flow				<u>36"</u>	Trench depth	<u>24-30"</u>
TYPE SYSTEM				<u>6"</u>	Trench width	<u>36</u>
<input type="checkbox"/> New	<input checked="" type="checkbox"/> Repair			<u>12"</u>	Depth of rock below pipe	<u>6"</u>
<input checked="" type="checkbox"/> Conventional	<input type="checkbox"/> Existing			<u>≥10'</u>	Total rock depth	<u>12"</u>
<input type="checkbox"/> L.P.P.	<input type="checkbox"/> Pump			<u>≥10'</u>	Distance to foundation	<u>10'</u>
Saprolite .1956(6)		INSTALL ON CONTOUR		<u>≥50'</u>	Distance to property lines	<u>>10'</u>
Innovative		LANDSCAPE PROMPTLY			Distance to well	<u>>50'</u>
Other					Watershed	<u>~</u>

AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION

OPERATION PERMIT



Signed: *[Signature]* Date: 12-20-05 Signed: *[Signature]* Date: 12-22-05

APPEALS: By written petition to the Office of Administrative Hearings, 6714 Mail Service Ctr., Raleigh, North Carolina 27699-6714. In accordance with GS.150B-23(a). **THIS PERMIT** may be suspended or revoked upon a finding that a violation... or a condition imposed upon the permit has occurred... Also upon a finding that its issuance was based on incorrect or inadequate information...GS.130A-23(a)(c)(d). Septic Tanks require effluent filters, and access devices...GS.130A-335.1. IP-ATC 92204 sl.doc