

BK: R 8908

PG: 2887 - 2888

2025008892

NC FEE \$26.00

RECORDED:

02/28/2025

GUILFORD COUNTY, NC

04:07:23 PM

JEFF L. THIGPEN

DEPUTY-GB

REGISTER OF DEEDS

BY: MISTY MARTIN

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00Parcel Identification No. 0107392Title Insurance Company: N/A / N/AMail/Box to: BMS Investment Properties, LLC, 2208 West Cone Boulevard, Greensboro, NC 27408This instrument was prepared by: Paladin Law, 301 N. Highway 16, #175, Denver, NC 28037, a validly existing NC law firmBrief description for the Index: LOT 1, PROPERTY OF H. V. NEESE, PB 92, PG 103THIS DEED made this 28 day of February, 2025 by and between

GRANTOR

**R & R Outpost LLC,
a North Carolina Limited Liability Company***Mailing Address:*6114 NC Hwy 62 S
Burlington, NC 27215

GRANTEE

**BMS Investment Properties, LLC,
a North Carolina Limited Liability Company, and
Matt Tedder***Mailing Address:*2208 West Cone Boulevard
Greensboro, NC 27408*Property Address:*1610 NC HIGHWAY 61 S
Whitsett, NC 27377

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 or condominium unit situated in the City of Whitsett, Guilford County, North Carolina and more particularly described as follows:

BEING all of Lot #1 as shown on the plat entitled "Property of H. V. Neese" recorded in Plat Book 92, Page 103, in the Office of the Register of Deeds of Guilford County, North Carolina, containing 1.924 acres, more or less

The property hereinabove described was acquired by Grantor by instrument recorded in Book 7930, Page 2477.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 92, Page 103.

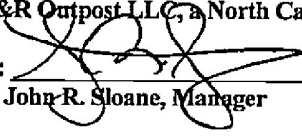
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

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


R & R Outpost LLC, a North Carolina Limited Liability Company

By: 
John R. Sloane, Manager

STATE OF NORTH CAROLINA
COUNTY OF ~~MECKLENBURG~~ Guilford

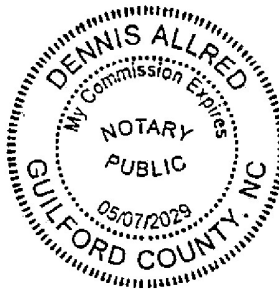
I, Dennis Allred, a Notary, certify that John R. Sloane, Manager of R & R Outpost LLC personally came before me this day and acknowledged that he/she is Manager of R & R Outpost LLC, a North Carolina Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 28th day of February, 2025.


Official Signature of Notary

Printed or typed name of Notary Dennis Allred

My Commission Expires: 5/7/2029



The undersigned hereby acknowledge that the land shown on this Plat is within the subdivision jurisdiction of the Board of Commissioners of Guilford County and this Plat and allotment to be free act and deed, and hereby dedicate to public use as roads, streets, and easements, forever as areas so shown or indicated on said plat.

Signed: Sharon P. Ridge
Sharon P. Ridge
 Attest: Sharon P. Ridge

Guilford County North Carolina

"Mickey G. Miller" certify that this Plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in book 2752 page 173, etc.) (other) that the boundaries not surveyed are shown as broken lines plotted from information found in book _____ page _____; that this Plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 7th day of DECEMBER, A.D., 1988.

Seal or Stamp: Sharon P. Ridge
 Surveyor
 L-887
 Registration Number



North Carolina, Guilford
 County, I, a Notary Public of the County and State aforesaid, certify that Mickey G. Miller, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of his first and only instrument. Witness my hand and official seal on this 7th day of DECEMBER, 1988.
Sharon P. Ridge
 Notary Public



Subj. Matter:
 Description: 4-7-92

This plat does not require a certificate of approval by the Division of Professional Regulation in G.S. 136-10.2(a) subsection (a)(1).

Signed: James W. Morrison on 12-13-88
 Planning Director

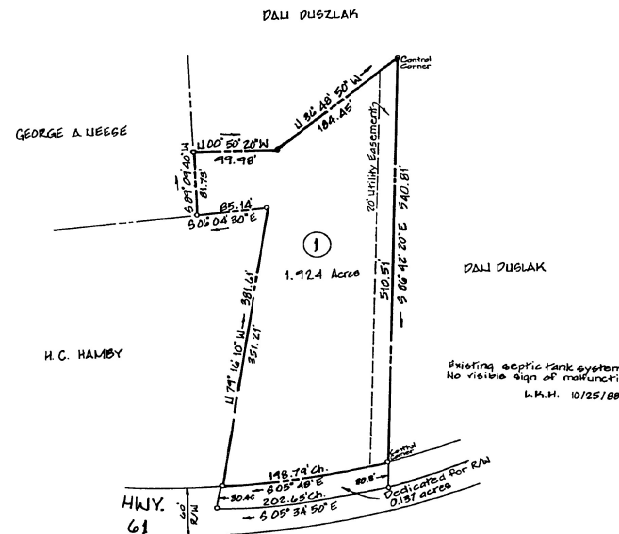
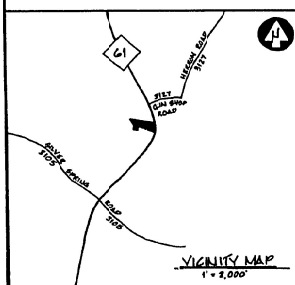
Approved by the Planning Department of Guilford County, North Carolina, on December 13, 1988, pursuant to section 166 of the Guilford County Subdivision Ordinance.

James W. Morrison
 Planning Director

Notary Seal or Certificate: Sharon P. Ridge

13 Dec 8
 KAY K. PATSEAVOURAS
 Notary Public

Sharon P. Ridge
 Notary Public



1 PLATS 358200 10 13 88
 1 PRO-SITE FEE 10 13 88

Notes:

1. All corners marked with iron pipes unless otherwise noted.
2. Bearings are based on magnetic north.
3. Error of closure = 1:10,000"
4. Deed reference = 2752/173
5. Total area = 1.924 acres
6. There is no existing U.S.G. or G.S. or U.C.G.S. control monument located within 2,000' of this property.
7. Property located in watershed critical area tier 4 of the McIntosh Reservoir.
8. Lot 1 has existing septic tank approved upon installation. Kenneth L. Carter, R.E., Carl Tysinger, R.E. 11-9-88.
9. Notes concerning existing septic tank system were traced from a sketch furnished by Carl Tysinger, Guilford County Health Department. 11-9-88.

PROPERTY OF

H. V. NEESE

ROCK CREEK TOWNSHIP
 GUILFORD COUNTY, NORTH CAROLINA

OCTOBER 4, 1988

SCALE: 1" = 100'

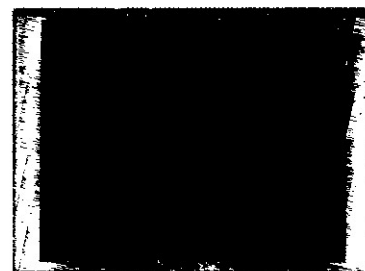
CALCULATED BY: SHARON P. RIDGE
 504 GUILFORD AVENUE, GREENSBORO, N.C.

RECEIVED
 KAY K. PATSEAVOURAS
 REGISTERED DEEDS
 GUILFORD COUNTY, NC
 Dec 13 4 07 PM 1988

H V NEESE

ROCK CREEK TSP

92-103



National Flood Hazard Layer FIRMMette



79°34'45"W 36°1'43"N



79°34'7"W 36°1'14"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/15/2025 at 3:46 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Guilford County, NC



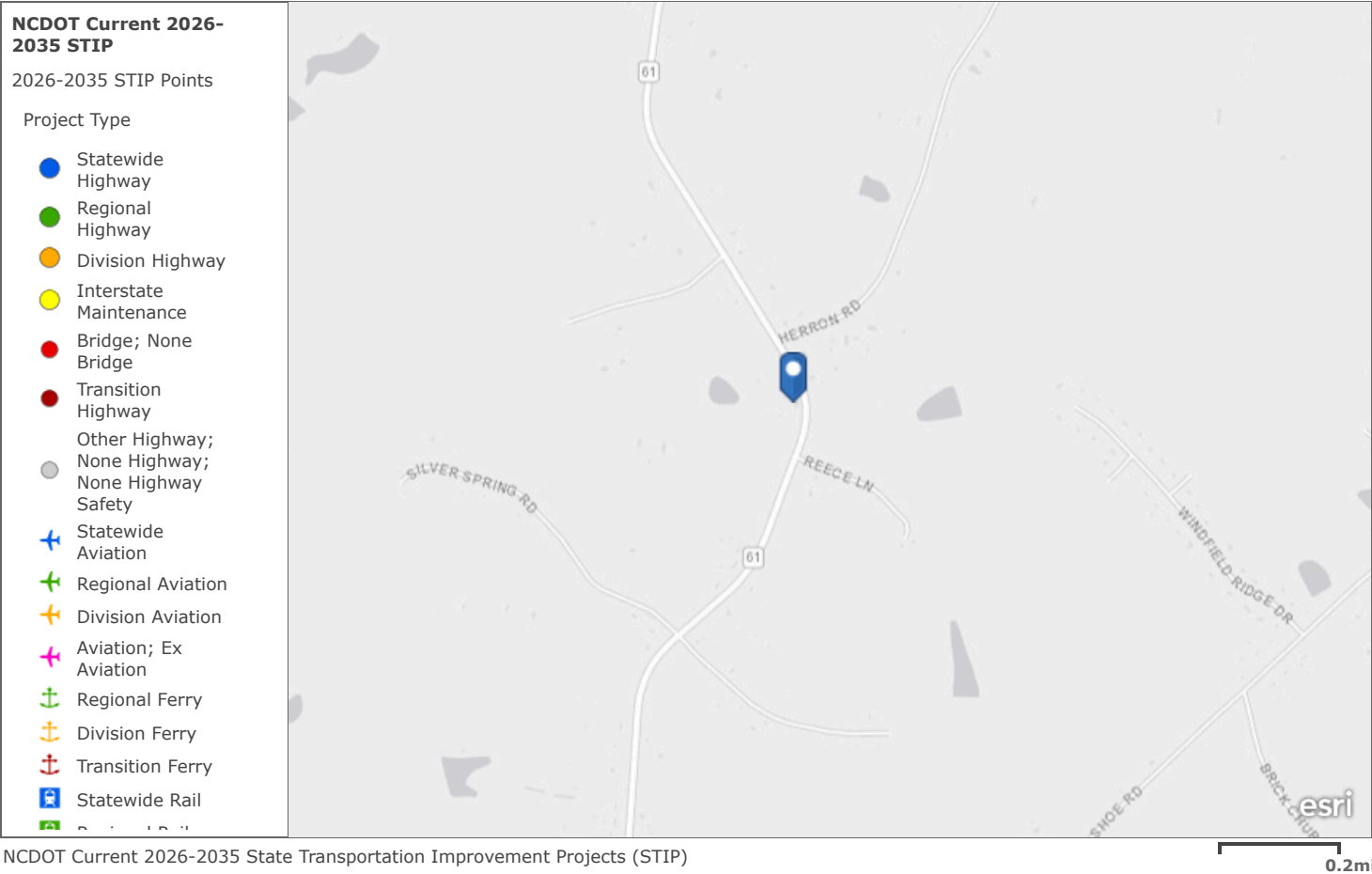
Parcel Number	107392	Total Out Building Value	100
PIN	8832080364	Total Land Value	37500
Owner	BMS INVESTMENT PROPERTIES LLC;TEDDER, MATT	Total Deferred Value	0
Mail Address	2208 WEST CONE BLVD	Bldg Card	1
Mail City	GREENSBORO	Appraisal Model Code	1
Mail State	NC	Deed Data	2/28/2025
Mail Zip	27408	Neighborhood	8822R04
Property Address	1610 NC HIGHWAY 61 S	Property Type	RESIDENTIAL
Legal Description	1.92 AC 1 PB 92-103 PL:92-103	Structure Size	
Deed	008908-02887	Lot Size	1.92
Plat	92-103	Year Built	1948
Condo		Bedrooms	
Total Assessed	81100	Bathrooms	
Total Building Value	43500	Grade	Low



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 67 feet
8/15/2025

(1) NCDOT 2026-2035 STIP Map

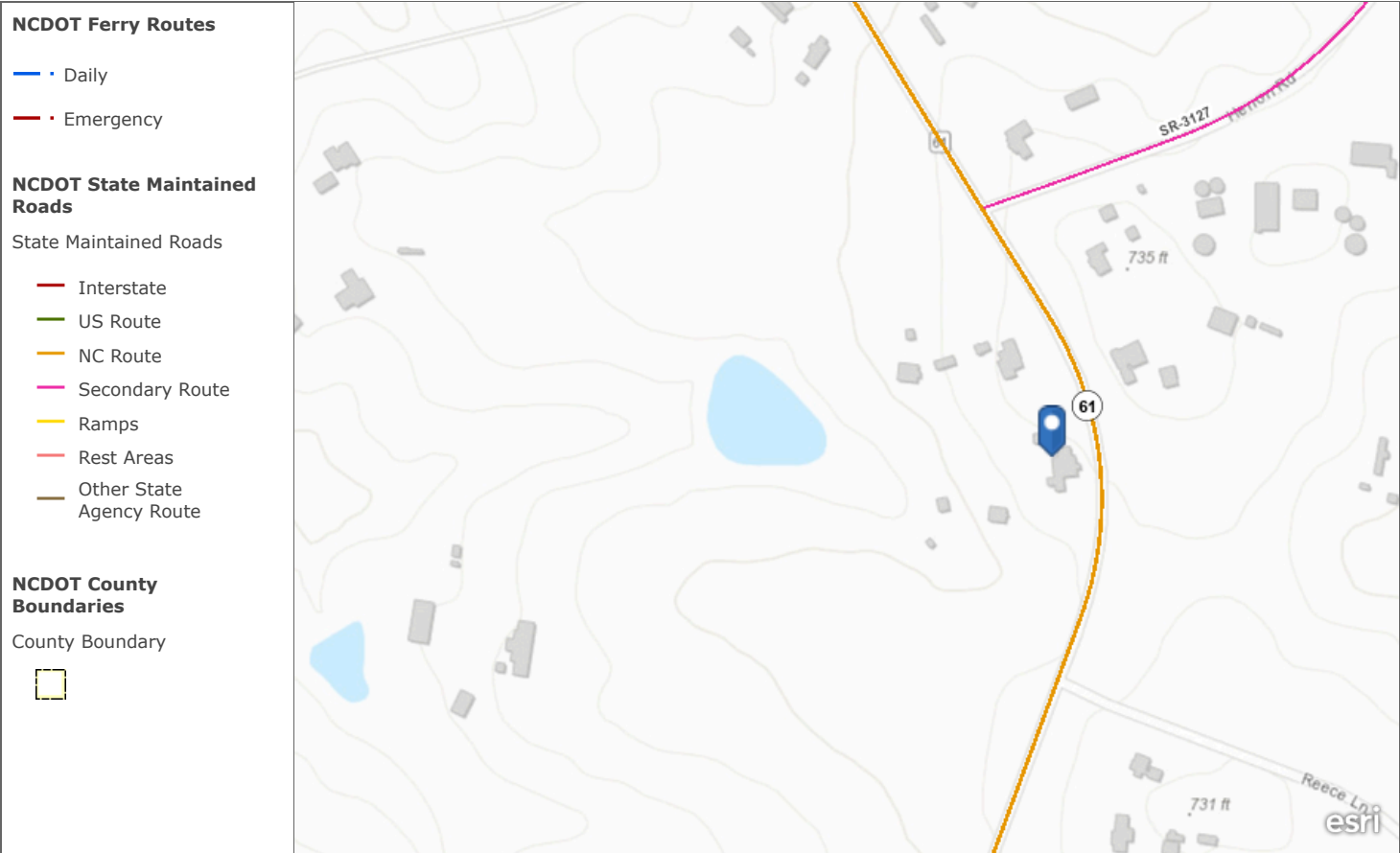


NCDOT North Carolina Rail System



Esri Community Maps Contributors, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Esri Community Maps Contributors, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | NCDOT Transportation Planning Branch, | The Spatial Data Operations Group of the North Carolina Department of Information Technology-Transportation, GIS Unit serves as the data steward of this spatial polygon data, on behalf of the Powell Bill, Office of the North Carolina Department of Transportation. | North Carolina Department of Transportation Rail Division, Moffatt & Nichol Engineers, Simpson Engineers and Associates | North Carolina Department of Transportation Rail Division, Moffatt & Nichol engineers, Simpson Engineers and Associates

(3) NCDOT State Maintained Network Map (Quarterly)





000063800720252025000000



Property Tax Bill Detail

BMS INVESTMENT PROPERTIES LLC Property Tax TEDDER, MATT

Real Property

Description: **1.92 AC 1 PB 92-103 PL92-103** Bill Status: **UNPAID**
Location: **1610 NC HIGHWAY 61 S WHITSETT NC 27377** Bill Flag:
Mailing Address: **2208 WEST CONE BLVD GREENSBORO NC 27408** Bill #: **0000638007-2025-2025-0000-00**
Parcel #: **107392** Old Bill #: **9/1/2025**
Lender: **1/6/2026**

	Value	Rate	Tax Districts	Description	Amount
Real	\$81,100	.7305	GUILFORD	Tax	\$592.44
Deferred	\$0				
Use	\$81,100	.0927	WHITSETT FPSD	Tax	\$75.18
Personal	\$0				
Exempt & Exclusion	\$0				
					Interest: \$0.00
					Total Billed: \$667.62
Total Assessed Value		\$81,100			

Transaction History

Date	Type	Paid By	Trans #	Amount
------	------	---------	---------	--------

Discounted Current Due if paid by 8/20/2025: \$660.95

Discount Period: 7/1/2025 - 9/2/2025

0000066095120252025000000006380070

Property Summary

Tax Year: 2025

REID	107392	PIN	8832-08-0364	Property Owner	BMS INVESTMENT PROPERTIES LLC;TEDDER, MATT
Location Address	1610 NC HIGHWAY 61 S	Property Description	1.92 AC 1 PB 92-103 PL:92-103	Owner's Mailing Address	2208 WEST CONE BLVD GREENSBORO NC 27408

Administrative Data		Transfer Information		Property Value	
Plat Book & Page	92-103	Deed Date	2/28/2025	Total Appraised Land Value	\$37,500
Old Map #		Deed Book	008908	Total Appraised Building Value	\$43,500
Market Area	8822R04	Deed Page	02887	Total Appraised Misc Improvements Value	\$100
Township	02-ROCK CREEK	Revenue Stamps		Total Cost Value	\$81,100
Planning Jurisdiction	GU-GUILFORD COUNTY	Package Sale Date	5/5/2017	Total Appraised Value - Valued By Cost	\$81,100
City		Package Sale Price	\$32,000	Other Exemptions	
Fire District	WHITSETT	Land Sale Date		Exemption Desc	
Spec District	WHITSETT FPSD	Land Sale Price		Use Value Deferred	
Land Class	RESIDENTIAL	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	1	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	\$81,100
Acreage	1.92	Total Living Area	0		
Permit Date		Total Gross Leasable Area	3,320		
Permit #					

Building Summary

Card 1 1610 NC HIGHWAY 61 S

Building Details	
Bldg Name	
Primary Occupancy Type	Stores and Commerci
Primary Occupancy	13-353-Retail Store
Primary Class	D
Primary Quality	Low
Year Built	1948
Effective Year	1975
Physical Depreciation (Rating)	A
Physical Depreciation (% Bad)	62%
Economic Depreciation (% Bad)	0%
Functional Depreciation (% Bad)	0%
Gross Leasable Area (SQFT)	3,320
Remodeled Year	0
Total Stories	1

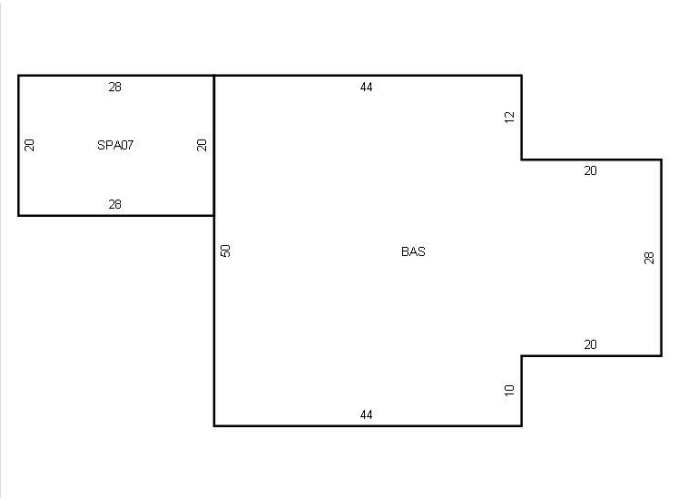
Building Total & Improvement Details	
Total Adjusted Replacement Cost New	\$194,853
Physical Depreciation (% Bad)	62%
Depreciated Value	\$43,525
Economic Depreciation (% Bad)	0%
Functional Depreciation (% Bad)	0%
Total Depreciated Value	\$43,525
Market Area Factor	1
Building Value	\$43,500
Misc Improvements Value	\$100
Total Improvement Value	\$43,600
Assessed Land Value	\$37,500
Assessed Total Value	\$81,100

Section 1 Details		
Occupancy Type	Stores and Commerci	Rate
Air Conditioning	CENTRAL	\$0
Class	D	\$0
Depreciation	80%	\$0
Depreciation	A	\$0
Exterior Walls	812-Concrete Block	\$0
FIXTURES	0	\$0
Heat	3-Default Heating	\$0
Interior Finish	MINIMUM	\$0
Occupancy	13-353-Retail Store	\$0
Quality	Low	\$0
Sprinkler	No Sprinklers	\$0

Addition Summary			
Story	Type	Code	Area
1.00	Service Prod Area	SPA0	560

Building Sketch

Photograph



No Photo Found

Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	1,800	UNITS	PAVING ASP	\$2.25		1995	88	0	0		\$100
Total Misc Improvements Value Assessed: \$100											

Land Summary

Land Class: RESIDENTIAL			Deeded Acres: 0		Calculated Acres: 1.92		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
AG		0100-SINGLE FAM RES	1.00 BY THE UNIT PRICE	\$30,000		SIZE-125.00	\$37,500
Total Land Value Assessed: \$37,500							

Ownership History

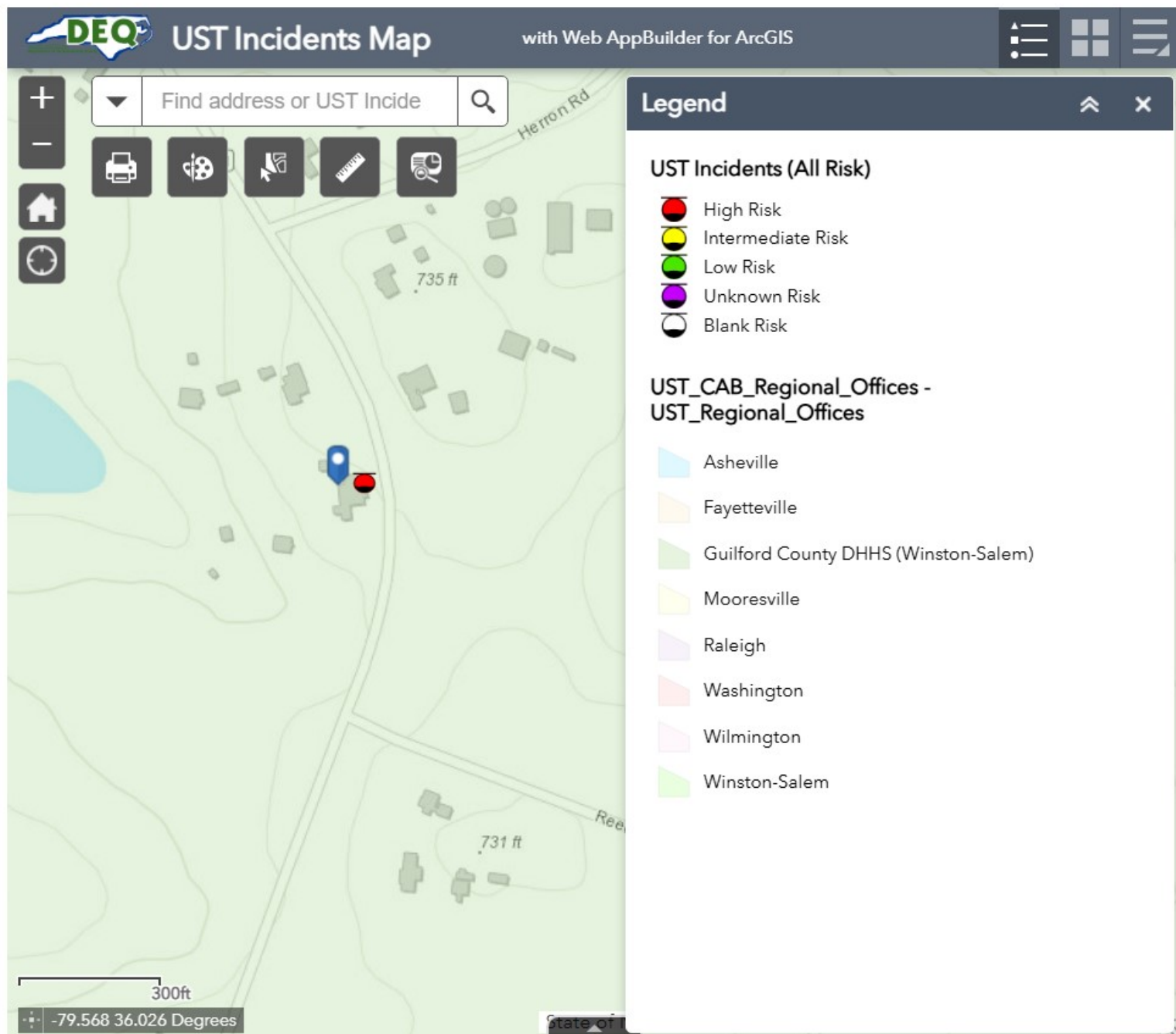
	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	BMS INVESTMENT PROPERTIES LLC/ TEDDER, MATT	WARRANTY DEED	100	0		008908	02887	2/28/2025
1 Back	R&R OUTPOST LLC	WARRANTY DEED	100	64	\$32,000	007930	02477	5/5/2017
2 Back	TAYLOR, SHIRLEY M	DEATH CERT	100	0		003711	00075	12/7/2008
3 Back	TAYLOR, BOBBY LEE/ TAYLOR, SHIRLEY M	WARRANTY DEED	100	30		003711	00075	12/30/1988

Notes Summary

Building Card	Date	Line	Notes
P	2/28/2025	0	Ownership change from straight transfer effective 2/28/2025 4:07 PM using WARRANTY DEED Book/Page 008908-02887. REID 107392 transferred from grantor(s) R&R OUTPOST LLC to grantee(s) BMS INVESTMENT PROPERTIES LLC; TEDDER, MATT
P	4/3/2022	0	THE REAPPRAISAL OF ALL REAL ESTATE TO CURRENT MARKET VALUE
P	2/16/2012	1	DOD BOBBY LEE TAYLOR 12/7/2008/2012
P	2/26/2010	2	NEW PLAT I /2011
P	2/26/2010	3	TAYLORS SERVICE I ADDED HEAT AND AC FOR 2006. I I /2011

Underground Storage Tank Incidents Map

Note: UST Incidents are displayed according to their risk classification. Only “High Risk” incidents are visible at the default map scale. All other risk classifications become visible at a larger scale (zoomed in). Please report inaccurate UST Incident locations to the appropriate UST Regional office or to [Brion Byers](#) and provide the correct information in your correspondence.





TMG Admin <admin@wildoakrealestate.org>

1610 Nc Highway 61, Whitsett, NC 27377-9770, Guilford County

McKinney, Craig <Craig.McKinney@greensboro-nc.gov>
To: TMG Admin <admin@wildoakrealestate.org>

Wed, Aug 20, 2025 at 3:37 PM

Hi Stephany,

There are no transportation projects currently listed that could impact this address.

Craig W. McKinney, Transportation Planner
Greensboro Department of Transportation

Greensboro Urban Area Metropolitan Planning Organization

PO Box 3136

Greensboro, NC 27402-3136
336-373-4184

www.greensboro-nc.gov/GDOT

www.guampo.org

From: TMG Admin <admin@wildoakrealestate.org>

Sent: Wednesday, August 20, 2025 2:56 PM

To: McKinney, Craig <Craig.McKinney@greensboro-nc.gov>

Subject: 1610 Nc Highway 61, Whitsett, NC 27377-9770, Guilford County

WARNING: External Email – Don't get hooked by a phishing email. Never click on links or open attachments unless you know the content is safe.

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