

1418 Freeway Dr Reidsville Nc 27320

BOOTH RENT INCOME

Rent @ \$130.00 per booth

\$ 4,040.00 – Per month (4 Weeks)

EXPENSES PER MONTH

Lights	\$ 405.93
Gas	\$ 71.88
Water	\$ 163.70
Spectrum	\$ 184.96

FEATURES

- Strategically located on Freeway Drive with great visibility
- Within 30 minutes of Danville, VA and Greensboro, NC
- All brick building maintenance free
- 12 Booths @ \$130.00 Weekly
- Private rooms for spa and nails
- Ample storage with lockable lockers for each stylist
- Water Supply at both ends of Building if someone wanted to divide into two units
- Gas hot water heater
- Two HVAC units
- Two Dehumidifiers in the crawl space with thermostats on main level for monitoring
- Tarheel Basement encapsulated crawl space – they check it annually



STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/ or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/ or oil and gas rights from the owner or by reservation of the mineral rights and/ or oil and gas rights by the owner. If mineral rights and/ or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u> </u> Buyer Initials			
1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
<u> </u> Buyer Initials			
2. Seller has severed the mineral rights from the property.	☐	☒	
<u> </u> Buyer Initials			
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
<u> </u> Buyer Initials			
4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
<u> </u> Buyer Initials			
5. Seller has severed the oil and gas rights from the property.	☐	☒	
<u> </u> Buyer Initials			
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☒	
<u> </u> Buyer Initials			

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 1418 Freeway Drive, Reidsville, NC 27320

Owner's Name(s): Curtis Booth, Peggy Booth

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Curtis Booth Curtis Booth

Date 2-11-26

Owner Signature: Peggy Booth Peggy Booth

Date _____

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

**ROCKINGHAM COUNTY
TAX COLLECTOR**
PO BOX 68
WENTWORTH, NC 27375-0068

**BOOTH CURTIS
BOOTH PEGGY**
531 IRVIN FARM RD

REDSVILLE, NC 27320-6035

**ROCKINGHAM COUNTY - PROPERTY TAX NOTICE
IMPORTANT - PLEASE READ**

- **DUE DATE** Property taxes are due and payable Sept. 1 and delinquent if not paid before January 6.
- **FAILURE TO PAY:** Delinquent taxes are subject to Garnishment of Wages, Attachment of Bank Accounts, North Carolina Income Tax Refunds, Rents, Levy on Personal Property, and Foreclosure of Real Estate. Enforcement measures will begin immediately after January 6.
- **INSTALLMENTS:** For your convenience partial payments are accepted August thru December, however, taxes must be paid in full prior to January 6.
- **CREDIT CARD PAYMENTS:** Dial 1-866-251-3264. Have your Bill available and follow the instructions. A convenience fee will be charged based on the amount of your bill.
- **INTERNET PAYMENTS** - (URLS are case sensitive). Using credit card - www.ccpaymentsservice.com/RockinghamTax - A convenience fee will be charged based on the amount of your bill. Internet payment using eCheck - www.checkpaymentsservice.com/RockinghamTax - A \$1 fee will be charged.
- **RETURNED CHECKS:** NCGS 105-357 provides a 10% penalty or a minimum \$25 charge for any returned due to insufficient funds. Tax receipts are null and void if payment is made with a check that fails to clear the bank. No counter or two party checks accepted.
- **INTEREST:** Accrues at the rate of 2% for January and 3/4% each month thereafter.
- **REAL PROPERTY SOLD OR TRANSFERRED:** North Carolina law holds the record owner as of the date the taxes become delinquent responsible for the entire year. If you no longer own property, please forward bill to new owner.
- **ESCROW/MORTGAGE ACCOUNTS:** The property owner is responsible for ensuring full payment of the tax. When you receive the tax notice, contact your mortgage company to verify that they also received a notice. If they have not received a notice, promptly forward your tax notice to the mortgage company for payment.

YEAR	ACCOUNT NO	BILL NUMBER	DUE DATE	VALUE
2025	36091	3668550	1-05-2026	243,715
Asset Description: 1418 FREEWAY DR		Parcel Number: 144121	Asset Value: 243,715	
OFFICE INFORMATION		DESCRIPTION	AMOUNT ASSESSED	
Location 371 NC 65 Suite 107 Rockingham County Governmental Center Wentworth, NC 27375		1418 FREEWAY DR	\$ 3,082.76	
BANKRUPTCY: If you are currently under the protection of a bankruptcy stay in the U.S. Bankruptcy Court Action we will not be pursuing forcible collection measures. However if this debt occurred after your original filing for protection, it will be considered a post-petition debt and it will be your responsibility to pay. Contact our office to make necessary arrangements to clear your liability.				
TOTAL DUE			3,082.76	

Add This Bill to My Payment Cart



Print this Bill



Close Window

1960

Mail To: Grantees

WARRANTY DEED Form WD-601

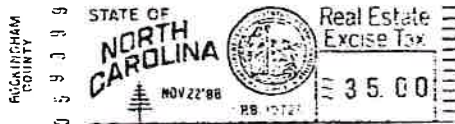
Printed and for sale by James Williams & Co., Inc., Northville, N.C.

STATE OF NORTH CAROLINA, ROCKINGHAM County.
 THIS DEED, Made this 8th day of November, 19 88, by and between Eugene S. Eanes
 and wife Wilma M. Eanes of Rockingham County
 and state of North Carolina, hereinafter called Grantor, and Curtis L. Booth and wife
Peggy S. Booth of Rockingham County and State of North Carolina, hereinafter
 called Grantee, whose permanent mailing address is 1418 Freeway Dr., Reidsville, N. C. 27320

WITNESSETH: That the Grantor, for and in consideration of the sum of _____ Dollars
 and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold
 and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, forever, in
Reidsville Township, Rockingham County, North Carolina, described as follows:

Beginning at an iron on the eastern right-of-way of Freeway Dr. (U.S. Alt.
 Hwy. 29), said iron being located the following courses and distances from a
 R/W monument at the intersection of Freeway Dr. and Front St. N. 26° 04' 00"
 W. 500.21 ft. and N. 25° 45' 50" W. 320.85 ft.; thence (with said Beginning)
 N. 25° 45' 50" W. 185.00 ft. to an iron on the eastern right-of-way of
 Freeway Dr.; thence S. 88° 18' 00" E. 265.45 ft. to an iron on western margin
 of Front St.; thence S. 17° 30' 20" E. 75.00 ft. to an iron; thence S. 67°
 12' 00" W. 225.06 ft. to an iron, the point and place of Beginning,
 containing 0.693 acre, more or less, and being shown as Tract #2 on a survey
 for Citizens Development Corp. dated September, 1979 (revised 2/4/80)
 conducted by Chambers & Assoc.; R.L.S., to which reference is hereby made for
 a more complete description of the lot herein conveyed.

For reference see Deed Book 731, page 977; Deed Book 683, page 422; Deed Book
 610, page 421; and Deed Book 117, page 398, all of the Rockingham Co.
 Registry. (HW&A 84-1-12)



The above land was conveyed to Grantor by _____ See Book No. _____ Page _____
 TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his
 heirs and/or successors and assigns forever.
 And the Grantee covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from en-
 cumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons
 whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.
 IN WITNESS WHEREOF The Grantor has hereunto set his hand and seal, the day and year first above written.

Eugene S. Eanes (SEAL) Wilma M. Eanes (SEAL)
 (Eugene S. Eanes) (SEAL) (Wilma M. Eanes) (SEAL)

STATE OF NORTH CAROLINA ROCKINGHAM COUNTY.
Beatrice P. Ware, a Notary Public of said County, do hereby certify that

Eugene S. Eanes and wife Wilma M. Eanes
 Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.
 Witness my hand and notarial seal, this the 14th day of November, 1988.
 My Commission Expires 2/12/91 Beatrice P. Ware, N. P. [SEAL]

STATE OF NORTH CAROLINA _____ COUNTY.
 I, _____, a Notary Public of said County, do hereby certify that

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.
 Witness my hand and notarial seal, this the _____ day of _____, 19____.
 My Commission Expires _____, N. P. [SEAL]

STATE OF NORTH CAROLINA, Rockingham COUNTY.
 The foregoing certificate of _____ Beatrice P. Ware, a Notary Public of Rockingham County, N. C.
 is (X) certified to be correct. This instrument was presented for registration this 22nd day of November, 1988.
 at 2:14 P. M., and duly recorded in the office of the Register of Deeds of Rockingham County,
 North Carolina, in Book 816, Page _____
 This the 22nd day of November, A. D., 1988.

Ramona H. Page By Rachel A. Hodges
 Register of Deeds Assistant, Deputy Register of Deeds
 PREPARED AND DRAWN BY
 This Deed drawn by HOLT & WAIT \$1.00 Probate Fee Pd. \$5.00 Rec. Fee Pd. \$35.00 Rev. Stamp
 BY: Robert L. Wait III
 ATTORNEY AT LAW

me Unofficial Document Unofficial Document

Revenue Stamps \$ 275.00 ✓

DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY O'Tika C. Hughes

CHECKED BY *[Signature]*

RETURN TO: ✓ Division 7 Right of Way Office
P.O. Box 14996
Greensboro, NC 27415-4996

NORTH CAROLINA
COUNTY OF Rockingham
TAX MAP AND LOT 799419606256

T.I.P. No.: U-3326A
WBS ELEMENT: 34924.2.4
PARCEL NUMBER: U-3326A 045
ROUTE: US 29 Bus/Freeway Drive

THIS FEE SIMPLE DEED, made and entered into this the 18th day of February 20 10
by and between Curtis L. Booth and wife, Peggy S. Booth

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the Department;

WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$ 137,300 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE (together with any provisions relating to abutter's rights of access which may be hereinafter stated), that certain property located in Reidsville Township, Rockingham County, North Carolina, which is particularly described as follows:

Point of beginning being S 83°50'33" E, 91.34 feet from of a Point in the Center Line of -L-Sta.103+00; thence to a point on a bearing of S 28°38'56" E, a distance of 185.5 feet (56.54 meters); thence to a point on a bearing of N 64°22'32" E, a distance of 4.9 feet (1.48 meters); thence to a point on a bearing of N 06°50'44" W, a distance of 40.8 feet (12.43 meters); thence to a point on a bearing of N 29°51'24" W, a distance of 112.3 feet (34.22 meters); thence to a point on a bearing of N 21°51'04" W, a distance of 25.0 feet (7.63 meters); thence to a point on a bearing of S 88°52'32" W, a distance of 23.2 feet (7.08 meters); returning to the point and place of beginning. Having an area of approximately 3169 Square Feet.

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Rockingham County Registry in Deed Book 816 Page 1960.

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The Grantors by the execution of this instrument, acknowledge that the plans for the above referenced project as they affect their remaining property have been fully explained to them or their authorized representative, and they do hereby release the Grantee, its successors and assigns from any and all claims for damages resulting from the construction of said project or from the past, present or future use of said premises herein conveyed for any purpose for which the said Department is authorized by law to subject the same.

Unofficial Document

Unofficial Document

County: RockinghamWBS Element: 34924.2.4Parcel No.: U-3326A 045

IN ADDITION, and for the aforesaid consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests:
None

SPECIAL PROVISIONS. This deed is subject to the following provisions only:
None

IT IS UNDERSTOOD AND AGREED between the parties hereto that this conveyance is made for the purpose of constructing and establishing upon the right of way hereby conveyed a road or highway designated as State Highway Project 34924.2.4, Rockingham County, which road or highway is a controlled access facility as defined by law and the GRANTORS shall have no right of access to said road or highway, except such access as may be provided by way of local service or frontage roads and streets or specific access points as shown and designated as such on the right of way plans for said State Highway Project on file in the office of the DEPARTMENT in Raleigh, North Carolina and to be recorded in the Register of Deeds Office of Rockingham County pursuant to NCGS 136-19.4.

The access as provided is more particularly described as follows:
No means of access provided to the project. Access via Front Street.

As to such local service or frontage roads and streets or specific points of access, the GRANTORS reserve unto themselves, their heirs, successors, executors and assigns for the benefit of their remaining property abutters' rights of access thereto as at common law; subject, however, to the right of the DEPARTMENT to reasonably regulate said abutters' rights of access in order to protect and safeguard the traveling public.

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS 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 hereby conveyed subject to the following exceptions:

NONE

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

Curtis L. Booth (SEAL)
Curtis L. Booth

Peggy S. Booth (SEAL)
Peggy S. Booth

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: [Signature]

	STATE OF <u>North Carolina</u> COUNTY OF <u>Rockingham</u>
	I, <u>O'Tika C. Hughes</u> a Notary Public for <u>Guilford</u> County and State, so hereby certify that <u>Curtis L. Booth and wife, Peggy S. Booth</u>
	GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument.
	Witness my hand and official stamp or seal, this the <u>18th</u> day of <u>February</u> , 20 <u>10</u> .
My commission expires <u>10/24/2012</u> <u>O'tika C. Hughes</u> Notary Public	

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered on the _____ day of _____, 20 _____ in Book _____, Page _____ at _____ o'clock _____ M. _____ REGISTER OF DEEDS FOR _____ COUNTY
BY: _____ Deputy/Assistant - Register of Deeds

Unofficial Document

Unofficial Document

2

RELEASE

RETURN TO: Division 7 Right of Way Office
P.O. Box 14996
Greensboro, NC 27415

Drawn By: O'Tika Hughes
MS

STATE OF NORTH CAROLINA
COUNTY OF Rockingham

STATE HIGHWAY PROJECT: 34924.2.4
PARCEL NUMBER: U-3326A 045

THIS RELEASE, executed this 17th day of March, 20 10, by
Charlie M. Burns, Trustee, and First Citizens Bank and Trust, Beneficiary
or Cestui Que Trust under that Deed of Trust from Curtis L. Booth and wife, Peggy S. Booth
Dated December 15th, 20 04, and recorded in the following book(s) and page(s):
Deed Book 1226 Page 1476, Rockingham County Registry.

WITNESSETH:

THAT for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, the undersigned do hereby release and convey to the DEPARTMENT OF TRANSPORTATION, an agency of the State of North Carolina, any right, title, estate, claim or interest which they have or may have by virtue of said Deed of Trust recorded in Deed Book 1226, Page 1476, Rockingham County Registry, in and to so much of the lands described in said Deed of Trust as are subject to that portion of said property as to be conveyed to the NORTH CAROLINA DEPARTMENT OF TRANSPORTATION by Curtis L. Booth and wife, Peggy S. Booth by Deed dated February 18th, 20 10, recorded in Deed Book 1394, Page 951, Rockingham County Registry.

AND the undersigned do hereby make this release with the understanding that \$ 137,300 of the consideration set forth in the above-mentioned Deed is to be paid to First Citizens Bank and the balance, if any, is to be paid to Curtis L. Booth and wife, Peggy S. Booth.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

First Citizens Bank and Trust
(Corporate Name)

BY: Charlie M. Burns (SEAL)
Charlie M. Burns, Trustee

BY: [Signature]
Vice President

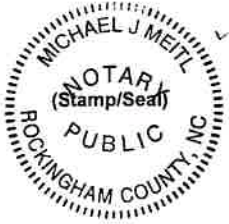
(SEAL)

	STATE OF <u>NORTH CAROLINA</u> COUNTY OF <u>GUINEARD</u>
	I, <u>MICHAEL J. MEITZ</u> a Notary Public for said County and State, so hereby certify that <u>Charlie M. Burns, Trustee,</u>
	personally appeared before me this day and acknowledged the execution of the foregoing instrument.
	Witness my hand and official stamp or seal, this the <u>17</u> day of <u>MARCH</u> , 20 <u>10</u> .
	My commission expires <u>2-16-2014</u> <u>[Signature]</u> Notary Public

Unofficial Document

Unofficial Document

County: RockinghamWBS: 34924.2.4Parcel: U-3326A 045

	STATE OF <u>NORTH CAROLINA</u> COUNTY OF <u>GUILFORD</u>
	I, <u>MICHAEL J MEITL</u> a Notary Public for said County
	and State, certify that <u>FRED TIMPER</u>
	personally came before me this day and acknowledged that he/she is
	<u>VICE PRESIDENT</u> of <u>FIRST CITIZENS BANKS</u>
	a corporation, and that he/she, as <u>VICE PRESIDENT</u>
	being authorized to do so, executed the foregoing on behalf of the corporation.
	Witness my hand and official stamp or seal, this the <u>17</u> day of
	<u>MARCH</u> , 20 <u>10</u>
	My commission expires <u>10-4-2014</u> ✓ <u>Michael J Meitl</u>
	Notary Public