

FILED
LEE COUNTY NC
PAMELA G. BRITT
REGISTER OF DEEDS

FILED Dec 11, 2024
AT 04:08:54 pm
BOOK 01799
START PAGE 0608
END PAGE 0610
INSTRUMENT # 07870
EXCISE TAX (None)

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Recording Time, Book and Page

Parcel Identifier No. 9643-65-6263-00, 9643-75-1395-00, and 9643-75-1765-00

Mail after recording to: PT Martin, LLC @ 788 McCormick Road, Sanford, NC 27332

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 9th day of December, 2024, by and between

GRANTOR

MARTIN FAMILY LIMITED LIABILITY COMPANY

A North Carolina Limited Liability Company

1112 Hawkins Avenue

Sanford, NC 27330

GRANTEE

PT MARTIN, LLC

A North Carolina Limited Liability Company

788 McCormick Road

Sanford, NC 27332

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 558, Page 540 and Book 568, Page 220, Lee County Registry.

A map showing the above described property is recorded in Plat Cabinet 2, Slide 15 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.

MARTIN FAMILY LIMITED LIABILITY COMPANY

_____(SEAL)

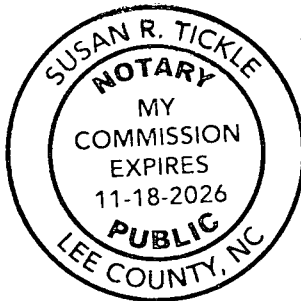
By: *Charles P. Martin*
Title: CHARLES P. MARTIN, member

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 Martin Family 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 9 day of December, 2024.

My Commission Expires: 11-18-2026



Susan R. Tickle
Notary Public

Print Notary Name: Susan R. Tickle

EXHIBIT A

PARCEL ONE:

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.

PARCEL TWO:

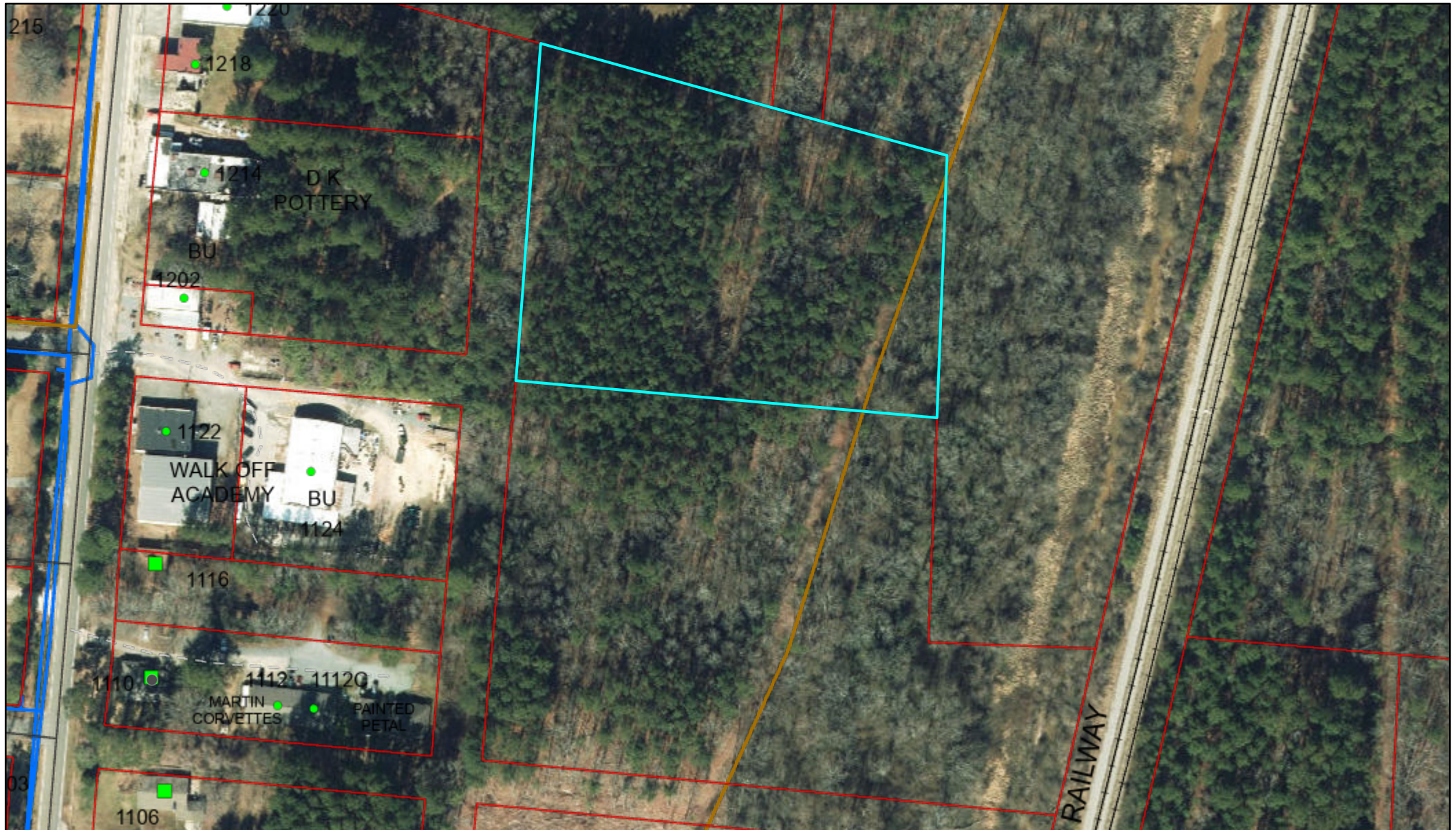
All of those certain lots or parcels of land known and designated as Lots Nos. 47 and 48 on the Map of the Division of the Estate of Levi Gunter, made by Francis Deaton, Surveyor, dated February, 1909 and recorded in Plat Cabinet 2, Slide 15 (formerly Map Book 1, Page 17), Lee County Registry, reference to which is hereby made for a further and more perfect description. Reference is also made to a map of survey by John P. Young, Sr., Surveyor, dated October 20, 1978, entitled "Survey for O.F. Patterson, III, and Stephen Craig Tysinger", recorded in Plat Cabinet 1, Slide 223, Lee County Registry, for a further description of said lots as of date of survey.

Said properties are known as 0 Hawkins Avenue and 0 Hawkins Avenue, Sanford, NC with parcel identification numbers of 9643-75-1395-00 and 9643-75-1765-00.

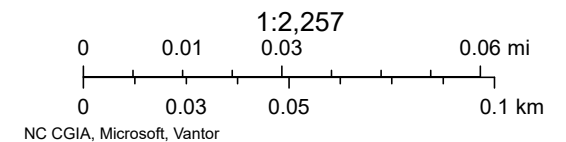
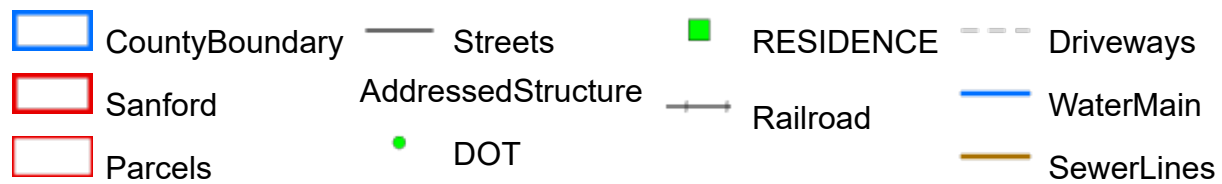
A circular library stamp with the text "CATHERINE YOUNG" at the top, "PUBLIC" in the center, and "LEE COUNTY, N.C." at the bottom. The stamp is surrounded by a decorative border of small dots.

PREPARED BY
JOHN YOUNG & ASSOCIATES
RT. 12 BOX 31
SANFORD, NORTH CAROLINA

Lee County, NC



12/3/2025, 10:34:24 AM



Printable page

PARID: 964375176500
PT MARTIN LLC

0 HAWKINS AVE VACANT

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:	964375176500 /
Tax Year:	2026
Tax Jurisdiction:	CSF : CITY OF SANFORD
Neighborhood:	836 : Sanford Northeast

Valuation

Appraised Land:	33,800
Appraised Building:	0
Appraised Total:	33,800
Deferred:	0
Exempts/Excluded:	0
Assessed Real:	33,800
Total Assessed:	33,800

Owner

Account Number:	183920
Name:	PT MARTIN LLC
Name 2:	
Own %	100
Mailing Address:	788 MCCORMICK RD
	SANFORD NC 27332

Linked Sale	1799/608
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Legal

Physical Address:	0 HAWKINS AVE
Legal Description 1:	LOT 48
Plat Cabinet/Slide:	1/223

Description

NBHD Code / Name:	836 : Sanford Northeast
Class:	R1 : RESIDENTIAL
Land Use:	UNDE : UNDEVELOPED VACANT LAND
Zoning:	LI
Living Units:	
Deeded Acres:	3.88
Calculated Acres:	3.88

Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code
11-DEC-24	1799	608	GW - GENERAL WARRANTY		N
28-NOV-95	568	220	GW - GENERAL WARRANTY	25,000	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

Real Values

Land Value:	33,800
Building Value:	0
Appraised Real Value:	33,800
Total Appraised Value	33,800

Property Class:	R1 : RESIDENTIAL
Reason Code:	AC : ACREAGE CHANGE
LUC:	UNDE : UNDEVELOPED VACANT LAND

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):	33,800
Total Exempt/Excluded/Deferred:	0
Total Assessed (Taxable):	33,800

Real Estate Value History

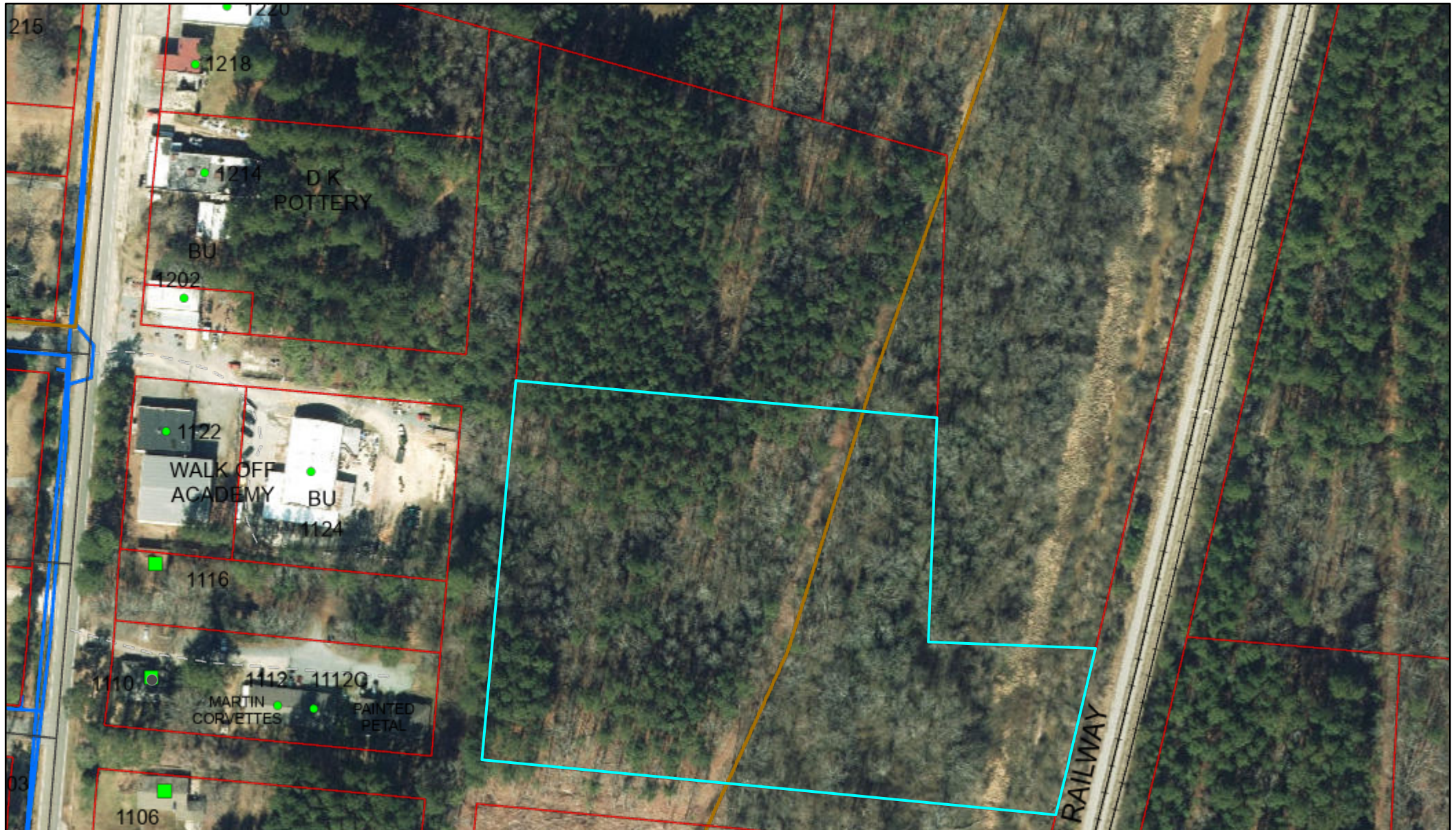
Tax Year	Cost/Ovr	Appr Land	Appr Bldg	Appraised Total	Deferred Land	Historic	Exempt	SR Exclusion	Vet Exclusion	Taxable Total
2026	COST	33,800	0	33,800	0	0		0	0	33,800
2025	COST	33,800	0	33,800	0	0		0	0	33,800
2024	COST	30,700	0	30,700	0	0		0	0	30,700
2023	COST	30,700	0	30,700	0	0		0	0	30,700
2022	COST	28,200	0	28,200	0	0		0	0	28,200
2021	COST	28,200	0	28,200	0	0		0	0	28,200
2020	COST	28,200	0	28,200	0	0		0	0	28,200
2019	COST	28,200	0	28,200	0	0		0	0	28,200
2018	COST	42,200	0	42,200	0	0		0	0	42,200
2017	COST	42,200	0	42,200	0	0		0	0	42,200
2016	COST	42,200	0	42,200	0	0		0	0	42,200
2015	COST	42,200	0	42,200	0	0		0	0	42,200
2014	COST	42,200	0	42,200	0	0		0	0	42,200
2013	COST	42,200	0	42,200	0	0				42,200
2012	COST	21,100	0	21,100	0	0				21,100
2011	COST	21,100	0	21,100	0	0				21,100
2010	COST	21,100	0	21,100	0	0				21,100
2009	COST	21,100	0	21,100	0	0				21,100
2008	COST	21,100	0	21,100	0	0				21,100
2007	COST	21,100	0	21,100	0	0				21,100
2006	COST	21,100	0	21,100	0	0				21,100
2005	COST	21,100	0	21,100	0	0				21,100
2004	COST	21,100	0	21,100	0	0				21,100
2003	COST	21,100	0	21,100	0	0				21,100
2002	OVR	21,100		21,100	0	0				21,100
2001	OVR	21,100		21,100	0	0				21,100



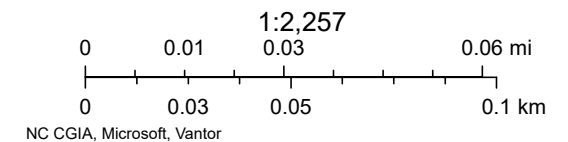
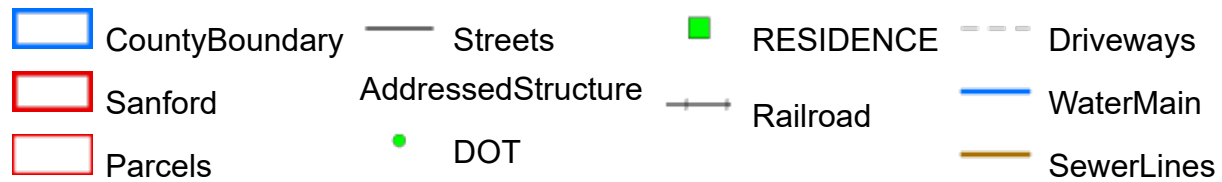
Sorry, no sketch available
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Item	Area

Lee County, NC



12/3/2025, 10:39:11 AM



Printable page

PARID: 964375139500

PT MARTIN LLC

0 HAWKINS AVE VACANT

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

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- Click Open when prompted for an export. Property record cards will open as a PDF.

Parcel

ParID / PIN:	964375139500 /
Tax Year:	2026
Tax Jurisdiction:	CSF : CITY OF SANFORD
Neighborhood:	836 : Sanford Northeast

Valuation

Appraised Land:	45,000
Appraised Building:	0
Appraised Total:	45,000
Deferred:	0
Exempts/Excluded:	0
Assessed Real:	45,000
Total Assessed:	45,000

Owner

Account Number:	183920
Name:	PT MARTIN LLC
Name 2:	
Own %	100
Mailing Address:	788 MCCORMICK RD
	SANFORD NC 27332

Linked Sale	1799/608
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Legal

Physical Address:	0 HAWKINS AVE
Legal Description 1:	LOT 47
Plat Cabinet/Slide:	1/223

Description

NBHD Code / Name:	836 : Sanford Northeast
Class:	C1 : COMMERCIAL
Land Use:	INDL : INDUSTRIAL LAND
Zoning:	LI
Living Units:	
Deeded Acres:	5.62
Calculated Acres:	5.62

Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code
11-DEC-24	1799	608	GW - GENERAL WARRANTY		N
28-NOV-95	568	220	GW - GENERAL WARRANTY	25,000	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

Real Values

Land Value:	45,000
Building Value:	0
Appraised Real Value:	45,000
Total Appraised Value	45,000

Property Class:	C1 : COMMERCIAL
Reason Code:	AC : ACREAGE CHANGE
LUC:	INDL : INDUSTRIAL LAND

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):	45,000
Total Exempt/Excluded/Deferred:	0
Total Assessed (Taxable):	45,000

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	45,000	0	45,000	0	0		0	0	45,000
2025	COST	45,000	0	45,000	0	0		0	0	45,000
2024	COST	42,700	0	42,700	0	0		0	0	42,700
2023	COST	42,700	0	42,700	0	0		0	0	42,700
2022	COST	42,700	0	42,700	0	0		0	0	42,700
2021	COST	42,700	0	42,700	0	0		0	0	42,700
2020	COST	42,700	0	42,700	0	0		0	0	42,700
2019	COST	42,700	0	42,700	0	0		0	0	42,700
2018	COST	48,100	0	48,100	0	0		0	0	48,100
2017	COST	48,100	0	48,100	0	0		0	0	48,100
2016	COST	48,100	0	48,100	0	0		0	0	48,100
2015	COST	48,100	0	48,100	0	0		0	0	48,100
2014	COST	48,100	0	48,100	0	0		0	0	48,100
2013	COST	48,100	0	48,100	0	0				48,100
2012	COST	32,000	0	32,000	0	0				32,000
2011	COST	32,000	0	32,000	0	0				32,000
2010	COST	32,000	0	32,000	0	0				32,000
2009	COST	32,000	0	32,000	0	0				32,000
2008	COST	32,000	0	32,000	0	0				32,000
2007	COST	32,000	0	32,000	0	0				32,000
2006	COST	32,000	0	32,000	0	0				32,000
2005	COST	32,000	0	32,000	0	0				32,000
2004	COST	32,000	0	32,000	0	0				32,000
2003	COST	32,000	0	32,000	0	0				32,000
2002	OVR	21,400		21,400	0	0				21,400
2001	OVR	21,400		21,400	0	0				21,400



Sorry, no sketch available
for this record

Item	Area