

ee

526175



Unofficial Document

Unofficial Document

Filed
Rockingham County, NC
Rebecca B. Cipriani, Register of Deeds
05/30/2014 04:38:34 PM
Fee Amt: \$26.00 NC Excise Tax: \$0.00
CATINIA E. WINCHESTER

NORTH CAROLINA WARRANTY DEED

- Mail after recording to: Grantees, 857 Highland Lake Road, Union Hall, Virginia 24176
- ✓ This document prepared by J. Randolph Cresenzo
- Brief description for index: Lot 5, South Park Office Center

✓ NTC

NORTH CAROLINA

ROCKINGHAM COUNTY

This deed made this the 27th day of May, 2014, by and between Morris Family Enterprises, LTD, a North Carolina Limited Partnership, of Rockingham County, State of North Carolina, party of the first part, to William E. Morris, Jr. and wife Eleanor C. Morris, of Rockingham County, State of North Carolina, parties of the second part;

Witnesseth:

That the said party of the first part in consideration of ten dollars and other valuable consideration to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said parties of the second part, their heirs and assigns, a tract or parcel of land in the County of

Unofficial Document Unofficial Document

Rockingham, and State of North Carolina, in Leaksville Township,
and bounded as follows:

BEING all of Lot 5, Plat of Survey for South Park Office Center as recorded in Map Book 27, page 32 in the Office of the Register of Deeds of Rockingham County, North Carolina, said Plat of Survey being incorporated herein by reference as though fully set forth.

SUBJECT TO LIENS AND ENCUMBRANCES OF RECORD.

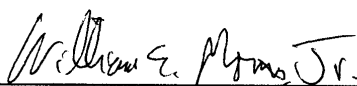
TITLE NOT EXAMINED, DESCRIPTION NOT VERIFIED.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said parties of the second part and their heirs and assigns forever.

And the said party of the first part does covenant that it is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that it will warrant and defend the said title to the same against the claims of all persons whatsoever.

In testimony whereof, the undersigned North Carolina Limited Partnership has caused this document to be signed in its North Carolina Limited Partnership Company name and has adopted as its seal the word "SEAL" appearing beside or near its North Carolina Limited Partnership name, this sealed instrument being executed this the 27th day of May, 2014.

Morris Family Enterprises, LTD, a North
Carolina Limited Partnership, (SEAL) by:


_____(SEAL)
William E. Morris, Jr., General Partner

Unofficial Document

Unofficial Document

COMMONWEALTH OF VIRGINIA

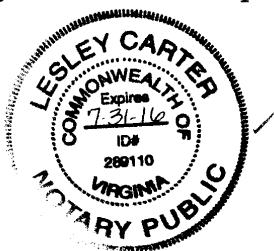
Franklin COUNTY

I, a Notary Public of the County and State aforesaid, certify that William E. Morris, Jr., General Partner of Morris Family Enterprises, LTD, a North Carolina Limited Partnership, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 27th day of May, 2014.

(SEAL)

Lesley D Carter
Notary Public #289110

My Commission expires: July 31, 2016



BOOK 217
PAGE 39

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION
PLAT SHOWN HERON WAS BEEN FOUND TO
COMPLY WITH THE SUBDIVISION
REGULATIONS FOR EDEN, NORTH CAROLINA,
WITH THE EXCEPTION OF SUCH VARIANCES,
IF ANY, AS ARE NOTED AND THAT THIS PLAT
HAS BEEN APPROVED BY THE EDEN CITY
COUNCIL FOR RECORDING IN THE OFFICE OF
THE REGISTER OF DEEDS OF ROCKINGHAM
COUNTY.

8/16, 1988 Dwight D. Samuel
DATE CLERK, CITY OF EDEN



CERTIFICATE OF APPROVAL AND ACCEPTANCE
OF DEDICATION
I HEREBY CERTIFY THAT THE CITY COUNCIL
OF EDEN, NORTH CAROLINA, APPROVED THIS
PLAT AND ACCEPTED THE DEDICATION OF THE
STREETS, EASEMENTS, RIGHTS-OF-WAY, AND
PUBLIC PARKS SHOWN THEREON, BUT ASSUMES
NO RESPONSIBILITY TO OPEN OR MAINTAIN
THE SAME UNTIL IN THE OPINION OF THE EDEN
CITY COUNCIL IT IS IN THE PUBLIC INTEREST
TO DO SO.

8/16, 1988 Dwight D. Samuel
DATE CLERK, CITY OF EDEN



CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF
THE PROPERTY SHOWN AND DESCRIBED HERON
AND THAT I HEREBY ADOPT THIS PLAN OF
SUBDIVISION WITH MY FREE CONSENT
ESTABLISH MINIMUM BUILDING SETBACK LINES,
AND DEDICATE ALL STREETS, ALLEYS, WALKS,
PARKS, AND OTHER SITES AND EASEMENTS TO
PUBLIC OR PRIVATE USE AS NOTED. FURTHER-
MORE, I DEDICATE ALL SEWER AND WATER LINES
TO THE CITY OF EDEN.

4/5, 1988 John F. Brown
DATE OWNER (S)

CERTIFICATION OF APPROVAL BY THE PLANNING
BOARD
THE EDEN PLANNING BOARD HEREBY APPROVES
THE FINAL PLAT FOR
SUBDIVISION.

4/5/88 Robert W. King
DATE CHAIRMAN, EDEN PLANNING BOARD

NORTH CAROLINA
ROCKINGHAM COUNTY

I, C. E. ROBERTSON, CERTIFY THAT UNDER MY DIRECTION
AND SUPERVISION THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY,
THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND
DEPARTURES IS 1:10,000, THAT THE BOUNDARIES NOT SURVEYED
ARE SHOWN AS BROKEN LINES, THAT THIS MAP WAS PREPARED
IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

REGISTERED LAND SURVEYOR

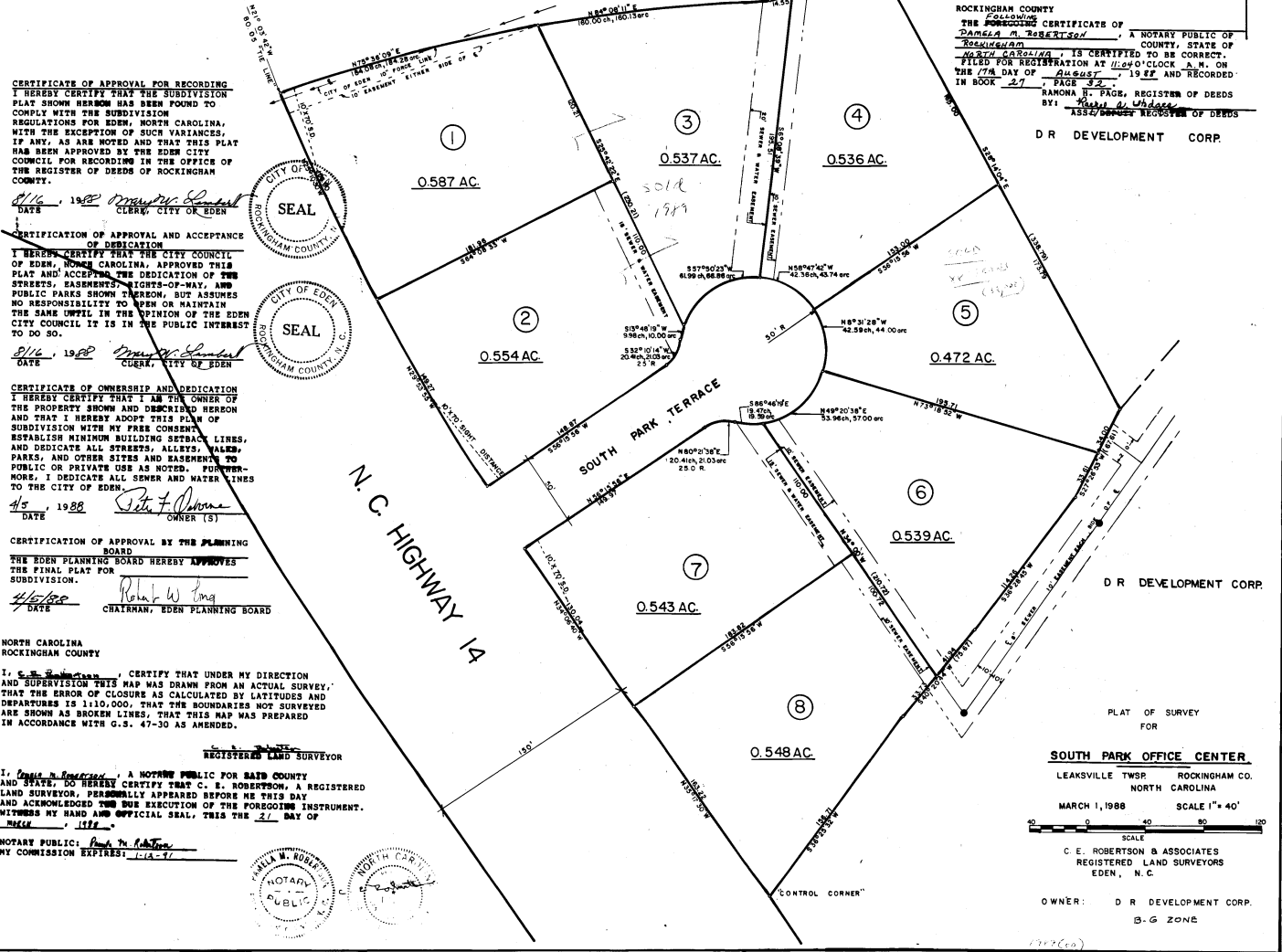
I, Dwight D. Samuel, A NOTARY PUBLIC FOR SAID COUNTY
AND STATE, DO HEREBY CERTIFY THAT C. E. ROBERTSON, A REGISTERED
LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY
AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 31 DAY OF
MAY 1988.

NOTARY PUBLIC: Dwight D. Samuel
MY COMMISSION EXPIRES: 12/31/91



NORTH CAROLINA
ROCKINGHAM COUNTY
THE FOLLOWING CERTIFICATE OF
THE FOREGOING
PAMELA M. ROBERTSON, A NOTARY PUBLIC OF
ROCKINGHAM COUNTY, STATE OF
NORTH CAROLINA, IS CERTIFIED TO BE CORRECT.
FILED FOR REGISTRATION AT 10:40 CLOCK A.M. ON
THE 17th DAY OF MAY, 1988 AND RECORDED
IN BOOK 217, PAGE 39, REGISTER OF DEEDS
BY: Dwight D. Samuel
ASSISTANT REGISTER OF DEEDS

D R DEVELOPMENT CORP.

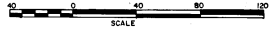


PLAT OF SURVEY
FOR

SOUTH PARK OFFICE CENTER

LEAKSVILLE TWSR ROCKINGHAM CO.
NORTH CAROLINA

MARCH 1, 1988 SCALE 1" = 40'



C. E. ROBERTSON & ASSOCIATES
REGISTERED LAND SURVEYORS
EDEN, N.C.

OWNER: D R DEVELOPMENT CORP.
B-G ZONE

(37762)

17-22 D-110

DATE 11/18/24
TIME 19:31:21
USER RKBMEEK
MORRIS WILLIAM E JR
MORRIS ELEANOR C

ROCKINGHAM COUNTY
PROPERTY CARD
FOR YEAR 2024

PAGE 1
PROG# AS2006

857 HIGHLAND LAKE RD

PARCEL ID.. 141362
LOCATION... 114 S PARK TERRACE
DEED YEAR/BOOK/PAGE.. 2014 1474 2089
PLAT BOOK/PAGE.. 27 32
LEGAL DESC: LOT 5 SOUTH PARK OFFICE
CENTER
TOWNSHIP... 2 LEAKSVILLE

PIN... 7989 14 33 3270 00
ASSESSMENT NONE .00 .00 .00
OWNER ID.. 1310050
DISTRICT.. 102 EDEN
Area/Fire: 902 EDEN

UNION HALL VA 24176-3756

DESCRIPTION PROFESSIONAL BUILDING
DESCRIPTION COMMERCIAL
ROAD FRONT.

NBRHOOD... C710C SOUTH PARK
NH CLASS..
PREV PARCEL 141458

MAINTAINED.. 7/25/2022 BY RKTHURST VALUED.. 3/25/2024 BY RKREVALLB
VISITED..... 2/09/2021 BY GW TYPE OF REVIEW
PARCEL STATUS... ACTIVE

ROUTING#.. 5143
CATEGORY.. REAL & PERSONAL

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

* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *

			SALES HISTORY				DEED NAME		
DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT				
1474	2089	5/30/2014 DEED	STAMPS BELOW MI			MORRIS WILLIAM E JR & ELEANOR			
0960	0255	6/20/1997 DEED	STAMPS BELOW MI			MORRIS FAMILY ENTERPRISES LTD			
0001	0001	7/01/1986 DEED	CONVERTED			MORRIS WILLIAM E JR MORRIS ELE			

LND #		STRAT	LAND TYPE/TYPE	LAND QTY	LAND SEGMENTS AVERAGE			LAND SEGMENTS				TOT ADJ	CURRENT FMV
ZONE	CODE				LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%		
1 BH/ED	100		SF CP	20,473.000	4.00	.00	.00	.00	.00	100.00	100.00	.00	81,892
TOTAL ACRES..				.470	TOTAL LAND FMV..								81,892

MAIN FIN AREA.. 1,760.00 IMPROVEMENT # 1 MAJOR IMPR-M
STRAT..... 100 ACT/EFF YR/AGE.. 1988 1993 31
DESCRIPT.... MED/DEN OFFICE VISITED.. BY
MAINTAINED.. 3/25/2024 BY logan.case
MAIN GROUND SF.... 1,760.000

BUILT USE..... 99 MED/DEN OFFICE CURRENT USE.... CC CURRENT USE COMMERCIAL
LOCATION #..... 114 S PARK TERRACE #BED: #BTH: #HBTH:
COMPONENT TYPE/CODE/DESC PCT UNITS RATE STR# STR% SIZ% HGT% PER% CDS% COST %CMPL

AC OPR	OPEN PORCH RAISED	100	40.00	23.50	1.00								940
AC UR	UT ROOM	100	32.00	49.00	1.00								1,568
AC WD	WOOD DECK	100	224.00	17.50	1.00								3,920
MA A07	MEDICAL/DENTAL OFFIC	100	1760.00	117.50	1.00	100.00	107.00						221,276
EW 17	8" BRICK	100	168.00	.00									0
- AR 236	HEAT PUMP OCS	100	1760.00	9.00									15,840
- PD CL01	DRYWALL	100	1.00	.00									0
- PD EL03	AVERAGE ELECTRIC	100	1.00	.00									0
- PD EX17	8" BRICK	100	1.00	.00									0
- PD FL99	MULTIPLE FLOOR TYPES	100	1.00	.00									0
- PD FN34	CONTINUOUS WALL BRIC	100	1.00	.00									0
- PD IF01	INT FINISH DRYWALL	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

RCN...	PCT COMPLETE	100	x										243,544
RCN...	COUNTY RCN ADJ	100.00	x										243,544
QUAL.. QG D+	CONSTRUCTION GRADE D	110.00	x										267,898
DEPR.. CAM	AVG MASONRY	32.00	-							85,727			85,727 T
--FMV...													182,171

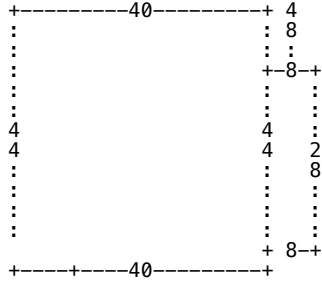
DATE 11/18/24
 TIME 19:31:21
 USER RKBMECKS
 MORRIS WILLIAM E JR

ROCKINGHAM COUNTY
 PROPERTY CARD
 FOR YEAR 2024

PAGE 2
 PROG# AS2006

PARCEL ID.. 141362
 IMPROVEMENT # 1 MAJOR IMPR-M

PIN... 7989 14 33 3270 00



AC	OPR	OPEN PORCH RAISED	TRVERSE
M R	11.00	D D 4.00 D R 10.00 D U 4.00	D L 10.00
M R	40.00	M U 41.00 D R 4.00 D D 8.00	D L 4.00 D U 8.00
M R	40.00	M U 5.00 D R 8.00 D U 28.00	D L 8.00 D D 28.00
D U	44.00	MA A07 MEDICAL/DENTAL OFFIC FLOOR: 1.00	TRVERSE 40.00

MAIN FIN AREA.. IMPROVEMENT # 2 MISC IMPR-X
 STRAT..... 100 ACT/EFF YR/AGE.. 1988 1988 36 VISITED.. BY
 BUILT USE..... 57 ASP PAVING SOUTH PARK TERR MAINTAINED.. 7/25/2022 BY RKTHURST
 LOCATION #..... CURRENT USE.... CC CURRENT USE COMMERCIAL

COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	#BETH:	#HBTH:	COST	%CMPL
MS PA1	ASPHALT PAVING 2"/AV	100	3480.00	4.00	1.00								13,920	
	RCN...		PCT COMPLETE										13,920	
	QUAL.. QG	000	000										13,920	
	DEPR.. 10A		10 YR LIFE AVERAGE										11,136	T
	--FMV...												2,784	
TOTAL PARCEL VALUES	FMV.....		LAND / OVR										2023 VALUE	
	APV.....		81,892										261,166	
			184,955										266,847	
			184,955										266,847	

S. McCOLLUM MECHANICAL, LLC

1001 NE MARKET STREET
REIDSVILLE, NC 27320

Invoice

Date	Invoice #
4/27/2026	6325-1196

Bill To
WILLIAM MORRIS

Job Address
114 S. PARK TERRACE EDEN, NC 27288

P.O. No.	Terms
	Due on receipt

Quantity	Description	Rate	Amount
	INSTALLED GOODMAN EQUIPMENT MODEL GLZS4BA3610, SERIAL 2603243894 MODEL GAMST36CU1300, SERIAL 2603049853 MODEL THKTSN08X1, SERIAL 2613-134449 EQUIPMENT & INSTALLATION	6,600.00	6,600.00
	- Sales Tax (ROCKINGHAM COUNTY)	7.00%	0.00

Thank you for your business.	Total \$6,600.00
------------------------------	-------------------------

LIMITED WARRANTY: All materials, parts and equipment are warranted by the manufacturers' written warranty only. All labor performed by the above company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any warranties on behalf of above named company.	Payments/Credits \$0.00
	Balance Due \$6,600.00

Phone #
3363427776

E-mail
smccollummechanical@gmail.com

Registration Certificate

Thank you for registering your product with us. We appreciate your business and will work hard to ensure that all our products will provide you with years of reliable service.

Customer Information

First Name: WILLIAM

Zip Code: 27288-5351

Last Name: MORRIS

Country: United States

Address1: 114 S Park Ter

Phone: 336-402-3146

Address2:

Email: MORRIS.RUSTY@GMAIL.COM

City: Eden

Dealer Name: S. MCCOLLUM MECHANICAL

State: NC

Dealer Phone: 3363427776

Product Information

Serial Number: 2603243894

Model: GLZS4BA3610

Model Desc: 14.3 SEER2 HP R32, 3 TON

Install Date: 04/27/2026

Registration Date: 04/28/2026

Manufacture Date: 03/31/2026

Registered Coverage

Coverage Type	Description	Effective Start Date	End Date
All Parts	10 YEARS PARTS	04/27/2026	04/27/2036

Serial Number: 2603049853

Model: AMST36CU1300

Model Desc: AIR HANDLER

Install Date: 04/27/2026

Registration Date: 04/28/2026

Manufacture Date: 03/06/2026

Registered Coverage

Coverage Type	Description	Effective Start Date	End Date
All Parts	10 YEARS PARTS	04/27/2026	04/27/2036