

FILED

03 OCT 28 PM 2:25

PENDER COUNTY NC 10/28/2003
\$100.00

JOYCE H. SWICEGOOD
REGISTER OF DEEDS
PENDER COUNTY, NC



Real Estate
Excise Tax

JE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$100.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: R. Daniel Rizzo, Attorney at Law

Brief description for the Index: Tract 1 containing 0.29 acres

THIS DEED made this 27th day of October, 2003, by and between

GRANTOR

JIMMY A. PIERCE, unmarried
P. O. Box 2704
Surf City, NC 28445

GRANTEE

SUMTER, INC.,
a North Carolina Corporation
P. O. Box 4180
Surf City, NC 28445

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of _____ Township, Pender County,

North Carolina and more particularly described as follows:

Being all of Tract 1 containing 0.29 acres and being a portion of Lot 53 of the J.H. Batts heirs subdivision as shown on map entitled "Boundary Survey & Division Showing Portion of Lot 53 J. H. Batts Subdivision Prepared For Jimmy A. Pierce" prepared by John L. Pierce & Associates, P.A. on February 21, 2003 and recorded in Map Book 35, Page 111, Slide 479, Pender County Registry.

Together with a non-exclusive right to a proposed 20 foot ingress, egress, regress and utility easement as shown on the above mentioned map.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book 35 page 111 Slide 479

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

+ James Williams & Co., Inc.
www.JamesWilliams.com

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.

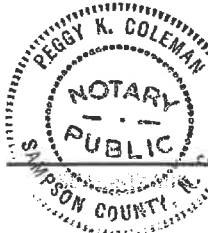
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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.

(Entity Name) _____ (SEAL)
 By: _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____

USE BLACK INK ONLY

State of North Carolina - County of Pender
 I, the undersigned Notary Public of the County and State aforesaid, certify that Jimmy A. Pierce
 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 27th day of October, 2003
 My Commission Expires: 7-8-2008
Peggy K. Coleman
 Notary Public



USE BLACK INK ONLY

State of North Carolina - County of _____
 I, the undersigned Notary Public of the County 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 each 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: _____

 Notary Public

USE BLACK INK ONLY

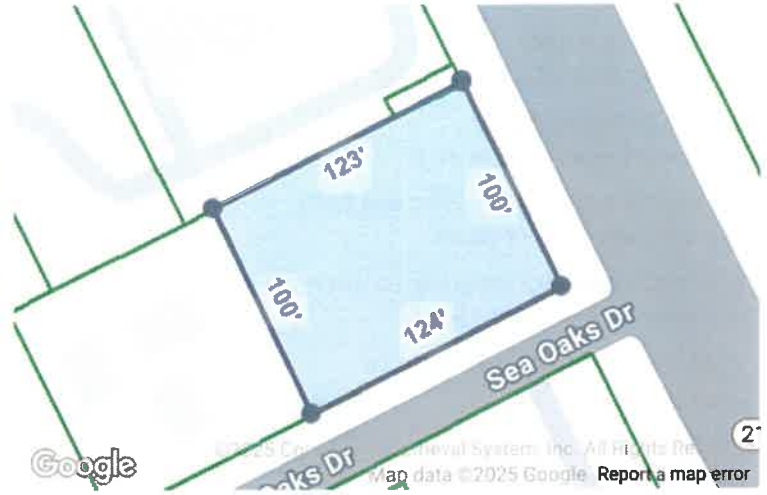
State of North Carolina - County of _____
 I, the undersigned Notary Public of the County and State aforesaid, certify that _____

 Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
 My Commission Expires: _____

 Notary Public

The foregoing Certificate(s) of Peggy K. Coleman is/are certified to be correct.
 This instrument and this certificate are duly registered as the date and time and in the Book and Page shown on the first page hereof.
JOYCE M. SWICEGOD Register of Deeds for Pender County
 By: Joyce M. Swicegod Deputy Assistant - Register of Deeds

(IN FEET)
1 inch = 100 ft.



LOCATION

| | |
|------------------|--------------------|
| Property Address | 50 Hwy NC |
| Subdivision | J H Batts Division |
| County | Pender County, NC |

GENERAL PARCEL INFORMATION

| | |
|---------------------|-------------------|
| Parcel ID/Tax ID | 4235-44-7567-0000 |
| Alternate Parcel ID | |
| Account Number | 811668 |
| District/Ward | |
| Census Trct/Blk | 9201.04/1 |
| Assessor Roll Year | 2024 |

PROPERTY SUMMARY

| | |
|------------------|-------------------------------------|
| Property Type | Residential |
| Land Use | Vacant Land Potentially Developable |
| Improvement Type | |
| Square Feet | |

CURRENT OWNER

| | |
|-----------------|---|
| Name | Sumter Inc |
| Mailing Address | Po Box 4180 Surf City, NC 28445-0057 |

SCHOOL ZONE INFORMATION

| | |
|---------------------------------|----------|
| North Topsail Elementary School | 5.3 mi |
| Elementary: Pre K to 5 | Distance |
| Topsail Middle School | 7.4 mi |
| Middle: 6 to 8 | Distance |
| Topsail High School | 7.7 mi |
| High: 9 to 12 | Distance |

SALES HISTORY THROUGH 11/14/2025

| Date | Amount | Buyer/Owners | Seller | Instrument | No. Parcels | Book/Page Or Document# |
|------------|-----------|--------------|--------|---------------|-------------|------------------------|
| 10/28/2003 | \$50,000 | | | Warranty Deed | | 2253/122 |
| 3/7/2003 | \$200,000 | | | Warranty Deed | 16 | 2063/8 |
| 3/7/2003 | | | | Warranty Deed | | 1A/5184 |

TAX ASSESSMENT

| Appraisal | Amount | Assessment | Amount | Jurisdiction | Rate |
|------------------------|-----------|-----------------------|-----------|---------------|--------|
| Appraisal Year | 2023 | Assessment Year | 2023 | Surf City | 0.41 |
| Appraised Land | \$127,358 | Assessed Land | \$127,358 | Pender County | 0.7375 |
| Appraised Improvements | | Assessed Improvements | | | |
| Total Tax Appraisal | \$127,358 | Total Assessment | \$127,358 | | |
| | | Exempt Amount | | | |
| | | Exempt Reason | | | |

TAXES

| Year | City Taxes | County Taxes | Total Taxes |
|------|------------|--------------|-------------|
| | \$522.17 | \$939.27 | \$1,579.25 |
| 2022 | \$522.17 | \$821.46 | \$1,461.43 |
| 2021 | \$522.17 | \$821.46 | \$1,461.43 |
| 2020 | \$522.17 | \$821.46 | \$1,461.43 |

| | | | |
|------|----------|----------|------------|
| 2017 | \$517.93 | \$865.32 | \$1,500.10 |
| 2016 | \$517.93 | \$865.32 | \$1,487.47 |
| 2013 | \$517.93 | \$646.78 | \$1,256.29 |

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

| | | | |
|--------------------|-------------------------------------|-----------------|--------|
| Land Use | Vacant Land Potentially Developable | Lot Dimensions | |
| Block/Lot | /53 | Lot Square Feet | 12,632 |
| Latitude/Longitude | 34.440804°/-77.558009° | Acreage | 0.29 |

PROPERTY CHARACTERISTICS: UTILITIES/AREA

| | | | |
|-----------------|--------|---------------------------|-------|
| Gas Source | | Road Type | Paved |
| Electric Source | | Topography | Level |
| Water Source | | District Trend | |
| Sewer Source | | Special School District 1 | |
| Zoning Code | INCORP | Special School District 2 | |
| Owner Type | | | |

LEGAL DESCRIPTION

| | | | |
|-------------|--|----------------|--------|
| Subdivision | J H Batts Division | Plat Book/Page | 35/111 |
| Block/Lot | /53 | District/Ward | |
| Description | Tr 1,Portion Lt 53 J H Batts S/D Pb 35/111 | | |

INTERNET ACCESS

courtesy of Fiberhomes.com

FEMA FLOOD ZONES

| Zone Code | Flood Risk | BFE | Description | FIRM Panel ID | FIRM Panel Eff. Date |
|-----------|------------|-----|--|---------------|----------------------|
| 0.2 PCT | Moderate | | An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding. | 3720423500K | 01/17/2025 |

LISTING ARCHIVE

| MLS # | Status | Status Change Date | List Date | List Price | Closing Date | Closing Price | Listing Agent | Listing Broker | Buyer Agent | Buyer Broker |
|----------|---------|--------------------|------------|------------|--------------|---------------|-----------------|-------------------------------|-------------|--------------|
| 40206739 | Expired | 09/30/2016 | 09/16/2015 | \$169,900 | | | Teresa G. Batts | Teresa Batts Real Estate, LLC | | |



TOWN OF *Surf City*

North Carolina

Big enough to be competitive, but small enough to be happy!

[Home](#)[Register](#)

Parcel Id 42354475670000

Tax Account Id 5603

Property Location 14085 HWY 50/210

Zoning Code

Owner Name/Address SUMTER INC

Land Value 127,358

PO BOX 4180

Improvement Value 0

SURF CITY, NC 28445

Exempt Value 0

Total Assessed Value 127,358

Property Tax

[View Current Bill](#)

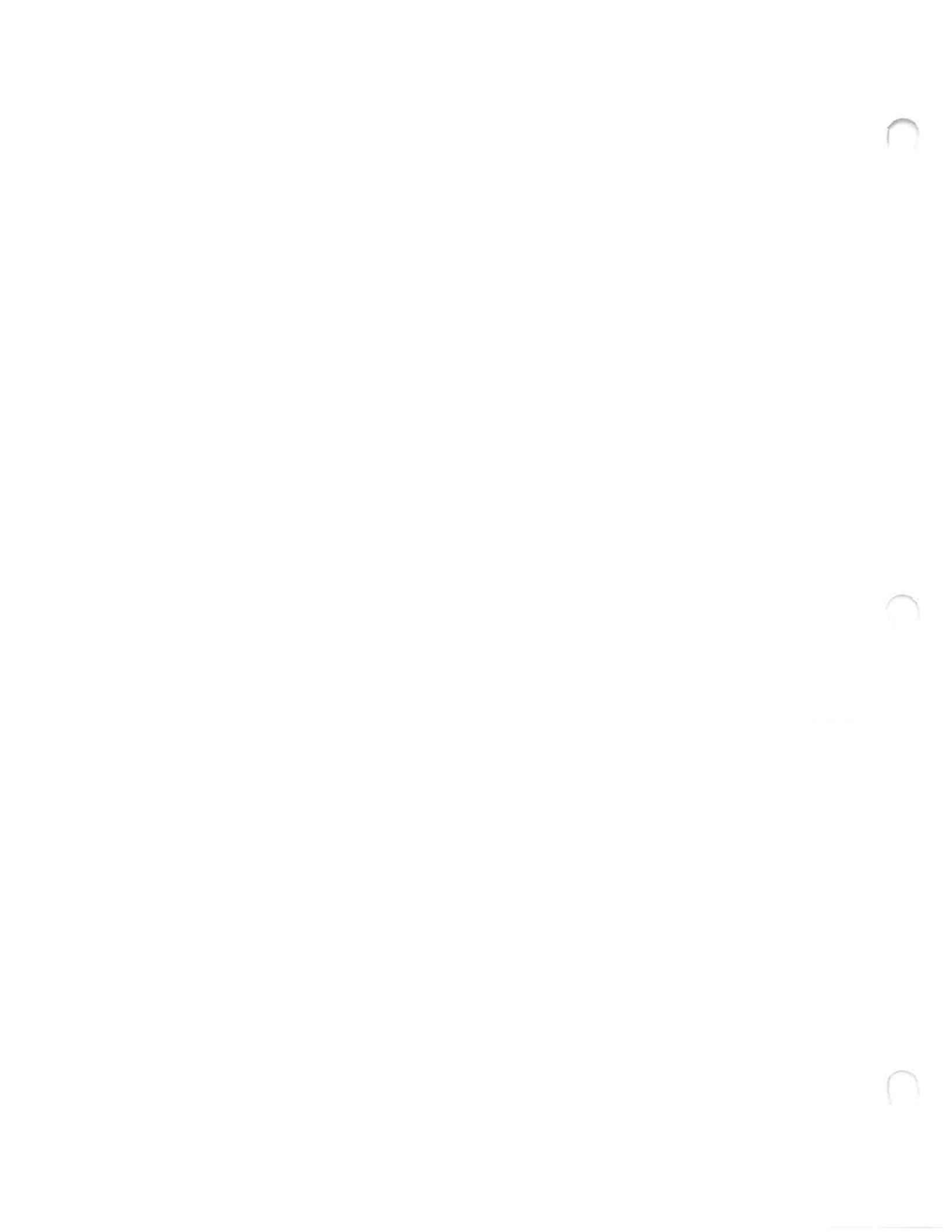
Last Payment: 09/29/2025

| Year | Due Date | Type | Billed | Balance | Interest | Total Due | Status |
|------|------------|------|--------|---------|----------|-----------|--------|
| 2025 | 01/05/2026 | Tax | 675.00 | 0.00 | 0.00 | 0.00 | Paid |
| | Total 2025 | | 675.00 | 0.00 | 0.00 | 0.00 | |
| 2024 | 01/05/2025 | Tax | 522.17 | 0.00 | 0.00 | 0.00 | Paid |
| | Total 2024 | | 522.17 | 0.00 | 0.00 | 0.00 | |
| 2023 | 01/05/2024 | Tax | 522.17 | 0.00 | 0.00 | 0.00 | Paid |
| | Total 2023 | | 522.17 | 0.00 | 0.00 | 0.00 | |

Town of Surf City, NC
Need help? Contact
910-328-4131



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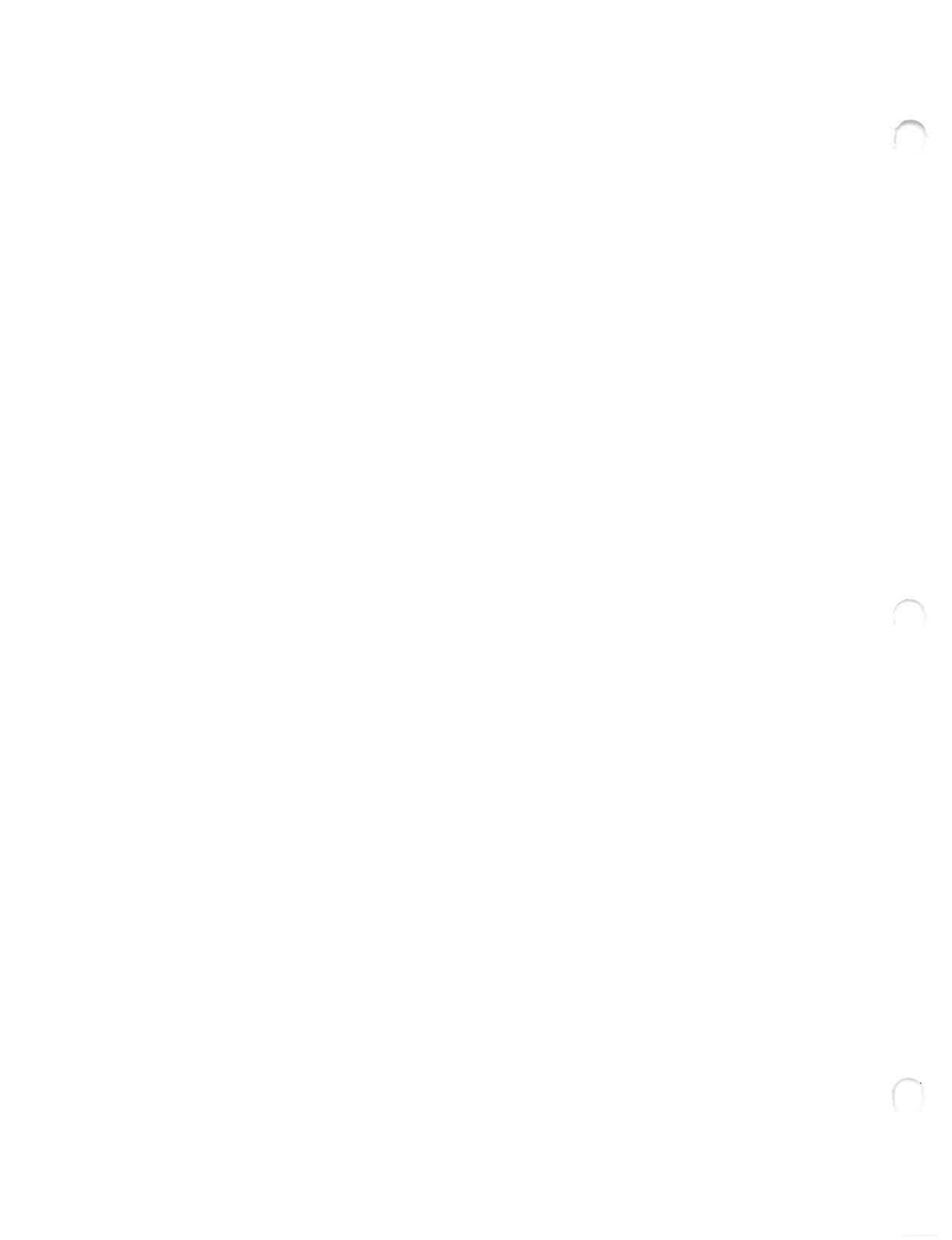
Real Estate

View Bill

| | |
|-----------|----------------|
| As of | 12/3/2025 |
| Bill Year | 2025 |
| Bill | 46602 |
| Owner | SUMTER INC |
| Parcel ID | 42354475670000 |

[View payments/adjustments](#)

| Installment | Pay By | Amount | Payments/Credits | Balance | Interest | Due |
|-------------|----------|------------|------------------|---------|----------|--------|
| 1 | 1/5/2026 | \$1,057.08 | \$1,057.08 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL | | \$1,057.08 | \$1,057.08 | \$0.00 | \$0.00 | \$0.00 |



Parcel

ParID / PIN:42354475670000 / 4235-44-7567-0000

Year:2024

nship:102: TOPSAIL

Neighborhood:R2067 :

ESN:

Owner

Account Number:811668

Current Book/Page:2253/122

Name:SUMTER INC

Name 2:

Mailing Address:PO BOX 4180
SURF CITY NC 28445

Legal

Physical Address:50 HWY

Legal Description:TR 1,PORION LT 53 J H BATTS S/D
PB 35/111

Sub Code:2-080

Plat:00350111

Tax Districts/
Charge Codes:G01 100% - PENDER COUNTY
C53 100% - TOWN OF SURF CITY
R40 100% - PENDER EMS

Tax District Setup

Tax Dist 1:G01 100% - PENDER COUNTY

Tax Dist 2:C53 100% - TOWN OF SURF CITY

Tax Dist 3:R40 100% - PENDER EMS

Tax Dist 4:

Tax Dist 5:

Recorded Transaction

| Date | Book | Page | Instrument | Sale Price | Validity Code |
|-----------|------|------|--------------------|------------|---------------|
| 28-OCT-03 | 2253 | 122 | WD - WARRANTY DEED | 50,000 | |
| 07-MAR-03 | 2063 | 008 | WD - WARRANTY DEED | 200,000 | |
| 07-MAR-03 | 1A | 5184 | WD - WARRANTY DEED | | |

Description

NBHD Code / Name:R2067 :

Class:R : RESIDENTIAL

Land Use:131 : Vacant Land - Potentially Developable

Appraisal Territory:0

Zoning:INCORP

Living Units:

ography:A : LEVEL
:
:
:
1 : PAVED

Location:

Road Type:

Traffic:

Utilities:

:

:

:

Restrictions:

:

Calculated Acres:

.29

VC Notice / VC Date:

:

Valuation

Appraised Land:

127,358

Appraised Building:

0

Appraised Total:

127,358

Deferred:

0

Exempts/Excluded:

0

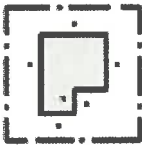
Assessed Real:

127,358

Personal:

Total Assessed:

127,358



Sorry, no sketch available
for this record

| Item | Area |
|------|------|
| | |



Sorry, no photo available
for this record

Real Estate Tax Rates

| | |
|-----------|-------|
| Bill Year | 2025 |
| Bill | 46602 |

| Description | Tax Rate |
|-----------------|------------|
| PENDER COUNTY | 0.73750000 |
| COUNTY WIDE EMS | 0.09250000 |

C

C

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Real Estate

Assessment History

Owner

SUMTER INC

Parcel ID

42354475670000

Number of years

20

▼

| Year | Land Value | Building Value | Personal Value | Total Value |
|------|------------|----------------|----------------|-------------|
| 2025 | 127358 | 0 | 0 | 127358 |
| 2024 | 127358 | 0 | 0 | 127358 |
| 2023 | 127358 | 0 | 0 | 127358 |
| 2022 | 127358 | 0 | 0 | 127358 |
| 2021 | 127358 | 0 | 0 | 127358 |
| 2020 | 127358 | 0 | 0 | 127358 |
| 2019 | 127358 | 0 | 0 | 127358 |
| 2018 | 126324 | 0 | 0 | 126324 |
| 2017 | 126324 | 0 | 0 | 126324 |
| 2016 | 126324 | 0 | 0 | 126324 |
| 2015 | 126324 | 0 | 0 | 126324 |
| 2014 | 126324 | 0 | 0 | 126324 |
| 2013 | 126324 | 0 | 0 | 126324 |
| 2012 | 126324 | 0 | 0 | 126324 |
| 2011 | 126324 | 0 | 0 | 126324 |
| 2010 | 80231 | 0 | 0 | 80231 |
| 2009 | 80231 | 0 | 0 | 80231 |
| 2008 | 80231 | 0 | 0 | 80231 |

Tax Assessment History

