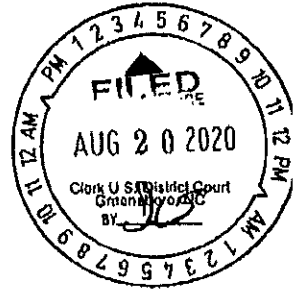


IN THE UNITED STATES DISTRICT COURT  
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA



UNITED STATES OF AMERICA,  
Plaintiff,

v.

HASSIE DEMOND NOWLIN,  
Defendant.

Case No.: 1:17CR251-1

UNITED STATES OF AMERICA,  
Plaintiff,

v.

MARVIN LEANDREW FLYTHE,  
Defendant.

Case No.: 1:16CR218-1

**WRIT OF EXECUTION**

TO THE UNITED STATES MARSHAL:

On December 4, 2017, judgment was entered in the United States District Court for the Middle District of North Carolina against Hassie Demond Nowlin in case number 1:17CR251-1 and on December 7, 2016, judgment was entered in the United States District Court for the Middle District of North Carolina against Marvin Leandrew Flythe in case number 1:16CR218-1,

The judgment against Hassie Demond Nowlin in case number 1:17CR251-1 is for a special assessment in the amount of \$300.00 and restitution in the amount of \$188,001.89. As of October 21, 2019, payments totaling \$125.00 have been credited toward the criminal

monetary penalties and therefore the amount due and owing is \$188,176.89. No interest is accruing on the debt.

The judgment against Marvin Leandrew Flythe in case number 1:16CR218-1 is for a special assessment in the amount of \$400.00 and restitution in the amount of \$105,128.04. As of October 21, 2019, payments totaling \$1,500.00 have been credited toward the criminal monetary penalties and therefore the amount due and owing is \$104,028.04. No interest is accruing on the debt.

NOW, THEREFORE, YOU ARE HEREBY COMMANDED to satisfy the judgment by levying on and selling all property in which Defendants have a substantial nonexempt interest, and by executing upon the property described below:

**Beginning at the new southeast corner of Spencer Street and O. Henry Blvd. and running thence with the south line of Spencer Street, South 88° 37' East 100.00 feet to the grantor's east line; thence with that line, South 04° 19' 40" West 58.41 feet to the north line of another lot now owned by the City of Greensboro; thence with that line, North 88° 13' 30" West 103.81 feet to a point on the east line of O. Henry Blvd; thence with that line, North 08° 07' East 58.02 feet to the point of BEGINNING, Reference is made to Drawing No. D-419, dated September 21, 1953 commissioned by the City of Greensboro, Public Works Department that is attached as an exhibit to deed recorded in Book 1593 page 696 in the Guilford County Registry.**

**Address 501 S. O'Henry Blvd., Greensboro, NC 27401**

**Parcel No.: 0010593 PIN: 7874346486 (old Parcel 000001020000700007)<sup>1</sup>**

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<sup>1</sup>The legal description set forth above is taken verbatim from the North Carolina Special Warranty Deed dated July 2, 2012, granting the property to Marvin L. Flythe and Hassie D. Knowlin, which lists the property address as 701 S O'Henry Blvd., Greensboro, NC 27401 on line 4 at the top of the deed. Further down on the page, after the legal description, the property address is listed as "501" S. O'Henry Blvd., Greensboro, NC 27401. (See GE G, United States of America v. Hassie Demond Nowlin, et al., MDNC Civil Action No. 1:18CV497, Dkt. 1-7.) Subsequent Deeds related to The Property describe it as 701 S. O'Henry Blvd., Greensboro, NC 27401 and the Guilford County Tax Assessor also lists

YOU ARE ALSO COMMANDED to collect your costs and expenses and make return of this writ within ninety days after the date of issuance if levy is not made, or, within ten days after the date of sale of property on which levy is made.

YOU ARE FURTHER COMMANDED that the levy and sale shall not exceed property reasonably equivalent in value to the aggregate amount of the judgment, costs and interest.

  
Clerk, U.S. District Court

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the property as 701 S. O'Henry Blvd, Greensboro, NC 27401. The United States received a title opinion for The Property which showed that the Property Address is 701 S. O'Henry Blvd., Greensboro, NC 27405. It appears that the address contained in the original deed dated July 2, 2012, which follows the legal description and states "501" S. O'Henry Blvd., Greensboro, NC 27401 contains a typographical error and that the correct address is "701" O'Henry Blvd.

RETURN

DATE RECEIVED:

9/24/2020

TIME RECEIVED:

10:00

DATE OF LEVY:

2/19/2021

PROPERTY SEIZED BY LEVY:

701 S. O'Hara Blvd  
Bloomington, IL

DATE OF SALE:

\_\_\_\_\_

FEES, COSTS AND EXPENSES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Writ was received and executed:

Steve G. Anderson  
U.S. Marshal

S. Bowditch  
(By) Deputy U.S. Marshal

IN THE UNITED STATES DISTRICT COURT  
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA

UNITED STATES OF AMERICA,	)	
Plaintiff,	)	
	)	
v.	)	Case No.: 1:17CR251-1
	)	
HASSIE DEMOND NOWLIN,	)	
Defendant.	)	
	)	

UNITED STATES OF AMERICA,	)	
Plaintiff,	)	
	)	
v.	)	Case No.: 1:16CR218-1
	)	
MARVIN LEANDREW FLYTHE,	)	
	)	
Defendant.	)	

**AMENDED APPLICATION FOR WRIT OF EXECUTION**

NOW COMES the United States of America and amends its application pursuant to the Federal Debt Collection Procedures Act of 1990, 28 U.S.C. §3001 et seq., and specifically 28 U.S.C. §3203, to the Clerk of the United States District Court to issue a Writ of Execution stating as follows:

1. The Defendant, Hassie Demond Nowlin, whose last known address is in Greensboro, North Carolina, is indebted to the United States as a result of a judgment in favor of the United States of America imposed on November 16, 2017, and entered December 4, 2017, in the United States District Court for the Middle District of North

Carolina. (Dkt. 20; Case Number 1:17CR251-1). The judgment is for a special assessment in the amount of \$300.00 and restitution in the amount of \$188,001.89. As of October 21, 2019, payments totaling \$125.00 have been credited toward the criminal monetary penalties and therefore the amount due and owing is \$188,176.89. No interest is accruing on the debt.

2. The Defendant, Marvin Leandrew Flythe, whose last known address is in Greensboro, North Carolina, is indebted to the United States as a result of a judgment in favor of the United States of America imposed on November 14, 2016, and entered December 7, 2016, in the United States District Court for the Middle District of North Carolina. (Dkt. 16; Case Number 1:16CR218-1). The judgment is for a special assessment in the amount of \$400.00 and restitution in the amount of \$105,128.04. As of October 21, 2019, payments totaling \$1,500.00 have been credited toward the criminal monetary penalties and therefore the amount due and owing is \$104,028.04. No interest is accruing on the debt.

3. There is real property in which the Defendants have possession, custody, or control, and in which the Defendants have a substantial nonexempt interest which may be levied upon for payment of the above judgment, with an address of 701 South O'Henry Blvd., Greensboro, North Carolina 27401 ("The Property") and described as follows:

**Beginning at the new southeast corner of Spencer Street and O. Henry Blvd. and running thence with the south line of Spencer Street, South 88° 37' East 100.00 feet to the grantor's east line; thence with that line, South 04° 19' 40" West 58.41 feet to the north line of another lot now owned by the City of Greensboro; thence with that line, North 88° 13' 30" West 103.81 feet to a point on the east line of O. Henry Blvd; thence**

with that line, North 08° 07' East 58.02 feet to the point of BEGINNING, Reference is made to Drawing No. D-419, dated September 21, 1953 commissioned by the City of Greensboro, Public Works Department that is attached as an exhibit to deed recorded in Book 1593 page 696 in the Guilford County Registry.

Address 501 S. O'Henry Blvd., Greensboro, NC 27401<sup>1</sup>

Parcel No.: 0010593 PIN: 7874346486 (old Parcel 000001020000700007)

4. The above described property was the subject of a Final Judgment entered on January 15, 2019, United States of America v. Hassie Demond Nowlin, et al., MDNC Civil Action No. 1:18CV497, Dkt. 24, wherein defendants Hassie Demond Nowlin (a/k/a Demond Nowlin, Hassie Demond Knowlin, Demond Knowlin and Brilliant Knowlin) and Marvin L. Flythe were deemed to have title vested in them as to The Property since July 17, 2012. Moreover, the transfer of The Property on September 12, 2012, from Marvin L. Flythe and Hassie Demond Nowlin to The Ameridream Team 1, LLC was voided as a fraudulent transfer pursuant to 28 U.S.C. § 3304 and N.C. Gen. Stat. § 39-23.4; The Ameridream Team 1, LLC's transfer of The Property on October 27, 2014, to The 1416

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<sup>1</sup>The legal description set forth above is taken verbatim from the North Carolina Special Warranty Deed dated July 2, 2012, granting the property to Marvin L. Flythe and Hassie D. Knowlin, which lists the property address as 701 S O'Henry Blvd., Greensboro, NC 27401 on line 4 at the top of the deed. Further down on the page, after the legal description, the property address is listed as "501 S. O'Henry Blvd., Greensboro, NC 27401." (See GE G, United States of America v. Hassie Demond Nowlin, et al., MDNC Civil Action No. 1:18CV497, Dkt. 1-7.) Subsequent Deeds related to The Property describe it as 701 S. O'Henry Blvd., Greensboro, NC 27401 and the Guilford County Tax Assessor also lists the property as 701 S. O'Henry Blvd, Greensboro, NC 27401. The United States received a title opinion for The Property which showed that the Property Address is 701 S. O'Henry Blvd., Greensboro, NC 27405. It appears that the address contained in the original deed dated July 2, 2012, which follows the legal description and states "501" S. O'Henry Blvd., Greensboro, NC 27401 contains a typographical error and that the correct address is "701" O'Henry Blvd.

Vine Trust was voided as a fraudulent transfer pursuant to 28 U.S.C. § 3304 and N.C. Gen. Stat. § 39-23.4; The 1416 Vine Trust's transfer of The Property on November 22, 2017, to Kristyn D. Bailey was voided as a fraudulent transfer pursuant to 28 U.S.C. § 3304 and N.C. Gen. Stat. § 39-23.4; the defendants were enjoined from any further disposition of the The Property; and the United States was permitted to levy execution on The Property.<sup>2</sup>

5. That the United States Marshal be directed to satisfy the criminal judgment by levying on and selling the real property in which the judgment debtors have a substantial nonexempt interest, but not to exceed the property reasonably equivalent in value to the aggregate amount of their judgments, costs, and interest.

6. That the United States Marshal Service be allowed, at its discretion, to contract with brokerage firms, real estate agents, and/or licensed auctioneers to sell the property targeted for levy and sale pursuant to the Writ of Execution by any commercially feasible means.

This the 31st day of October, 2019.

MATTHEW G.T. MARTIN  
United States Attorney

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<sup>2</sup>On November 21, 2018, unbeknownst to the United States and prior to the entry of judgment in United States of America v. Hassie Demond Nowlin, et al, MDNC Civil Action No. 1:18CV497, Kristyn D. Bailey executed a North Carolina Non-Warranty Deed of Gift transferring The Property to MAKAS, LLC. The Non-Warranty Deed of Gift was recorded on November 21, 2018, in Book R 8106, Page 761 of the Guilford County, North Carolina Registry. On August 7, 2019, MAKAS, LLC, executed a North Carolina Quitclaim Deed, transferring the Property to Marvin L. Flythe and Hassie Demond Nowlin. The Quit Claim Deed was recorded on August 12, 2019, in Book R 8183, Page 2567 of the Guilford County, North Carolina Registry.



/s/ Joan B. Childs

Assistant United States Attorney

NCSB# 18100

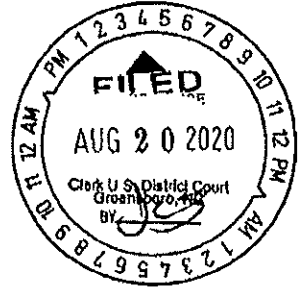
United States Attorney's Office

101 S. Edgeworth St., 4th Floor

Greensboro, North Carolina 27401

Telephone (336) 333-5351

Email: joan.childs@usdoj.gov



IN THE UNITED STATES DISTRICT COURT  
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA

UNITED STATES OF AMERICA,  
Plaintiff,

v.

HASSIE DEMOND NOWLIN,  
Defendant.

Case No.: 1:17CR251-1

UNITED STATES OF AMERICA,  
Plaintiff,

v.

MARVIN LEANDREW FLYTHE,  
Defendant.

Case No.: 1:16CR218-1

NOTICE TO DEFENDANT DEBTORS  
[28 U.S.C. § 3202 (b)]

You are hereby notified that real property with an address of 701 South O'Henry  
Blvd., Greensboro, North Carolina 27401 ("The Property") and described as follows:

**Beginning at the new southeast corner of Spencer Street and O. Henry  
Blvd. and running thence with the south line of Spencer Street, South  
88° 37' East 100.00 feet to the grantor's east line; thence with that line,  
South 04° 19' 40" West 58.41 feet to the north line of another lot now  
owned by the City of Greensboro; thence with that line, North 88° 13'  
30" West 103.81 feet to a point on the east line of O. Henry Blvd; thence  
with that line, North 08° 07' East 58.02 feet to the point of BEGINNING,  
Reference is made to Drawing No. D-419, dated September 21, 1953  
commissioned by the City of Greensboro, Public Works Department  
that is attached as an exhibit to deed recorded in Book 1593 page 696 in  
the Guilford County Registry.  
Address 501 S. O'Henry Blvd., Greensboro, NC 27401**

**Parcel No.: 0010593 PIN: 7874346486 (old Parcel 000001020000700007)<sup>1</sup>**

is being taken by the United States Government for the enforcement of (1) a judgment entered on December 4, 2017, in the United States District Court for the Middle District of North Carolina against Hassie Demond Nowlin in case number 1:17CR251-1 and (2) a judgment entered December 7, 2016, in the United States District Court for the Middle District of North Carolina against Marvin Leandrew Flythe in case number 1:16CR218-1,

- The judgment against Hassie Demond Nowlin in case number 1:17CR251-1 is for a special assessment in the amount of \$300.00 and restitution in the amount of \$188,001.89. As of October 21, 2019, payments totaling \$125.00 have been credited toward the criminal monetary penalties and therefore the amount due and owing is \$188,176.89. No interest is accruing on the debt.

The judgment against Marvin Leandrew Flythe in case number 1:16CR218-1 is for a special assessment in the amount of \$400.00 and restitution in the amount of \$105,128.04.

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<sup>1</sup>The legal description set forth above is taken verbatim from the North Carolina Special Warranty Deed dated July 2, 2012, granting the property to Marvin L. Flythe and Hassie D. Knowlin, which lists the property address as 701 S O'Henry Blvd., Greensboro, NC 27401 on line 4 at the top of the deed. Further down on the page, after the legal description, the property address is listed as "501" S. O'Henry Blvd., Greensboro, NC 27401. (See GE G, United States of America v. Hassie Demond Nowlin, et al., MDNC Civil Action No. 1:18CV497, Dkt. 1-7.) Subsequent Deeds related to The Property describe it as 701 S. O'Henry Blvd., Greensboro, NC 27401 and the Guilford County Tax Assessor also lists the property as 701 S. O'Henry Blvd, Greensboro, NC 27401. The United States received a title opinion for The Property which showed that the Property Address is 701 S. O'Henry Blvd., Greensboro, NC 27405. It appears that the address contained in the original deed dated July 2, 2012, which follows the legal description and states "501" S. O'Henry Blvd., Greensboro, NC 27401 contains a typographical error and that the correct address is "701" O'Henry Blvd.

As of October 21, 2019, payments totaling \$1,500.00 have been credited toward the criminal monetary penalties and therefore the amount due and owing is \$104,028.04. No interest is accruing on the debt.

In addition, you are hereby notified that there are exemptions under the law which may protect some of your property from being taken by the United States if you can show the exemptions apply. Enclosed is a form you must use to claim exemptions. By order of the Court, you must file the Claim for Exemption Form within twenty (20) days if you believe there are exemptions that apply.

Further, you have a right to ask the Court to return your property to you if you think the property qualifies under one of the exemptions or if you think you do not owe the money to the United States Government that it says you do.

If you want a hearing, you must notify the Court within twenty (20) days after you receive this notice. Your request must be in writing. You may use this notice to request the hearing by checking the box below and stating your reasons for requesting a hearing. You must either mail it or deliver it in person to the Clerk of the United States District Court at 324 West Market Street, 4th Floor, Greensboro, North Carolina, 27402. You must also send a copy of your request to the United States Attorney, Financial Litigation Unit, 101 S. Edgeworth Street, 4th Floor, Greensboro, North Carolina 27401, so the Government will know you want a hearing. The hearing will take place within 5 days after the clerk receives your request, if you ask for it to take place that quickly or as soon thereafter that as possible.

At the hearing you may explain to the judge why you believe the property the Government has taken is exempt or why you think you do not owe the money to the Government. If you do not request a hearing within twenty (20) days of receiving this notice, your property will be applied to the debt you owe the United States.

If you think you live outside the federal judicial district in which the Court is located, you may request, not later than twenty (20) days after you receive this notice, that this proceeding be transferred by the Court to the Federal judicial district in which you reside. You must make your request in writing, and either mail it or deliver it in person to the Clerk of Court, Middle District of North Carolina, 324 West Market Street, Greensboro, North Carolina, 27401. You must also send a copy of your request to the Government at 101 S. Edgeworth Street, 4th Floor, Greensboro, North Carolina 27401, so the Government will know you want the proceeding to be transferred.

Be sure to keep a copy of this notice for your own records. If you have any questions about your rights or about this procedure, you should contact a lawyer, an office of public legal assistance, or the Clerk of Court. The Clerk is not permitted to give legal advice, but can refer you to other sources of information.



Clerk, U.S. District Court

☐ I request a hearing set by the Clerk of Court. My reasons for requesting a hearing are as follows:

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My address and telephone numbers are as follows:

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YOU ARE REQUIRED TO INFORM THE CLERK OF ANY CHANGE OF ADDRESS OR TELEPHONE NUMBER.

**U.S.A. v. HASSIE DEMOND NOWLIN**  
**CASE NO. 1:17CR251-1**

**CLAIM FOR EXEMPTION FORM**  
**EXEMPTIONS UNDER FEDERAL LAW (18 U.S.C. § 3613)**

NOTE: 18 U.S.C. § 3613(a), the federal statute governing liens arising from criminal fines and restitution obligations, generally incorporates the exemptions available to individual taxpayers under the Internal Revenue Service Code.

I claim that the exemption(s) from the levy which are checked below apply in this case:

- ☐ 1. Wearing apparel and school books.--Such items of wearing apparel and such school books as are necessary for the debtor or for members of his family.
- ☐ 2. Fuel, provisions, furniture, and personal effects.--So much of the fuel, provisions, furniture, and personal effects in the Debtor's household, and of the arms for personal use, livestock, and poultry of the debtor, as does not exceed \$9,690 in value.
- ☐ 3. Books and tools of a trade, business, or profession.--So many of the books, and tools necessary for the trade, business, or profession of the debtor as do not exceed in the aggregate \$4,850 in value.
- ☐ 4. Unemployment benefits.--Any amount payable to an individual with respect to his unemployment (including any portion thereof payable with respect to dependents) under an unemployment compensation law of the United States, of any State, or of the District of Columbia or of the Commonwealth of Puerto Rico.
- ☐ 5. Undelivered mail.--Mail, addressed to any person, which has not been delivered to the addressee.
- ☐ 6. Certain annuity and pension payments.--Annuity or pension payments under the Railroad Retirement Act, benefits under the Railroad Unemployment Insurance Act, special pension payments received by a person whose name has been entered on the Army, Navy, Air Force, and Coast Guard Medal of Honor roll (38 U.S.C. 1562), and annuities based on retired or retainer pay under Chapter 73 of Title 10 of United States Code.

- \_\_\_\_ 7. Workmen's Compensation.--Any amount payable with respect to compensation (including any portion thereof payable with respect to dependents) under a workmen's compensation law of the United States, any State, the District of Columbia, or the Commonwealth of Puerto Rico.
- \_\_\_\_ 8. Judgments for support of minor children.--If the debtor is required by judgment of a court of competent jurisdiction, entered prior to the date of levy, to contribute to the support of his minor children, so much of his salary, wages, or other income as is necessary to comply with such judgment.
- \_\_\_\_ 10. Certain service-connected disability payments.-- Any amount payable to an individual as a service-connected (within the meaning of section 101(16) of Title 38, United States Code) disability benefit under--(A) subchapter II, III, IV, V, or VI of Chapter 11 of such Title 38 or (B) Chapter 13, 21, 23, 31, 32, 34, 35, 37, or 39 of such Title 38.
- \_\_\_\_ 12. Assistance under Job Training Partnership Act.
- Any amount payable to a participant under the Job Training Partnership Act (29 U.S.C. 1501 et seq.) from funds appropriated pursuant to such Act.<sup>3</sup>

The statements made in this claim of exemptions and request for hearing as to exemption entitlement and fair market value of the property designated are made and declared under penalty of perjury that they are true and correct.

I hereby request a court hearing to decide the validity of my claims. Notice of the hearing should be given to me by mail at:

\_\_\_\_\_

Address

or telephonically at:

\_\_\_\_\_  
Telephone No.

<sup>3</sup> Non-sequential numbering in listed exemptions is intentional pursuant to 18 U.S.C. 3613(a).

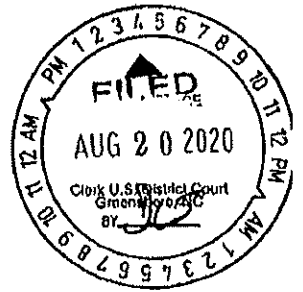


Debtor's printed or typed name

Signature of debtor

Date

IN THE UNITED STATES DISTRICT COURT  
FOR THE MIDDLE DISTRICT OF NORTH CAROLINA



UNITED STATES OF AMERICA,  
Plaintiff,

v.

HASSIE DEMOND NOWLIN,  
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Case No.: 1:17CR251-1

UNITED STATES OF AMERICA,  
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**WRIT OF EXECUTION**

TO THE UNITED STATES MARSHAL:

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The judgment against Hassie Demond Nowlin in case number 1:17CR251-1 is for a special assessment in the amount of \$300.00 and restitution in the amount of \$188,001.89. As of October 21, 2019, payments totaling \$125.00 have been credited toward the criminal

monetary penalties and therefore the amount due and owing is \$188,176.89. No interest is accruing on the debt.

The judgment against Marvin Leandrew Flythe in case number 1:16CR218-1 is for a special assessment in the amount of \$400.00 and restitution in the amount of \$105,128.04. As of October 21, 2019, payments totaling \$1,500.00 have been credited toward the criminal monetary penalties and therefore the amount due and owing is \$104,028.04. No interest is accruing on the debt.

NOW, THEREFORE, YOU ARE HEREBY COMMANDED to satisfy the judgment by levying on and selling all property in which Defendants have a substantial nonexempt interest, and by executing upon the property described below:

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**Address 501 S. O'Henry Blvd., Greensboro, NC 27401**

**Parcel No.: 0010593 PIN: 7874346486 (old Parcel 000001020000700007)<sup>1</sup>**

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YOU ARE ALSO COMMANDED to collect your costs and expenses and make return of this writ within ninety days after the date of issuance if levy is not made, or, within ten days after the date of sale of property on which levy is made.

YOU ARE FURTHER COMMANDED that the levy and sale shall not exceed property reasonably equivalent in value to the aggregate amount of the judgment, costs and interest.



Clerk, U.S. District Court

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the property as 701 S. O'Henry Blvd, Greensboro, NC 27401. The United States received a title opinion for The Property which showed that the Property Address is 701 S. O'Henry Blvd., Greensboro, NC 27405. It appears that the address contained in the original deed dated July 2, 2012, which follows the legal description and states "501" S. O'Henry Blvd., Greensboro, NC 27401 contains a typographical error and that the correct address is "701" O'Henry Blvd.

RETURN

DATE RECEIVED:

\_\_\_\_\_

DATE OF LEVY:

\_\_\_\_\_

DATE OF SALE:

\_\_\_\_\_

TIME RECEIVED:

\_\_\_\_\_

PROPERTY SEIZED BY LEVY:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

FEES, COSTS AND EXPENSES:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Writ was received and executed:

\_\_\_\_\_  
U.S. Marshal

\_\_\_\_\_  
(By) Deputy U.S. Marshal

**REAL PROPERTY TITLE OPINION**

**Fisher Wagner, PLLC**  
Attorneys at Law  
P.O. Box 5506  
High Point, NC 27262  
336-883-9156 – (fax) 336-886-8593



Client: U.S. Attorney's Office

Owner(s): Martin L. Flythe and Hassie D. Knowlin (50% each as Tenants in Common)

Property Address: 701 S. O'Henry Blvd., Greensboro, NC 27405

Legal Description: Gilmer Township, Guilford County:

See Exhibit A attached hereto and incorporated herein by reference.

The undersigned has examined the record title for the period limited herein and the owner(s) has/have marketable fee simple title subject only to the Specific Exceptions and the Standard Exceptions set forth herein.

Specific Exceptions:

1. Ad valorem taxes for the City of Greensboro and Guilford County for the year 2018 and 2019 as follows:

TAX PARCEL IDENTIFICATION: 0010593

REAL PROPERTY TAX VALUE: \$38,500.00

2018:	\$566.73
2019:	\$536.30

2. First Mortgage: None.

Standard Exceptions:

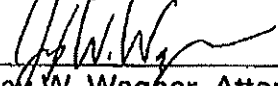
1. Interests or claims not disclosed by the public land records in the county registry where the real property is located including but not limited to:
  - a) Unrecorded mechanics or materialmen's liens for any labor or material furnished to the premises within 120 days from the furnishing of such; and
  - b) Unrecorded leases, restrictions, covenants, private easements or matters that may impair title which do not appear of record; and
  - c) Federal bankruptcy proceedings, judgments filed in federal court, taxes, special assessments, environmental violations or any governmental charges arising by reason of any local, state or federal law or regulation and the decision of any regulatory agency exercising any jurisdiction over the subject real property that is not a matter of public records in the land records of the county in which the land is situated.
2. Any circumstance that may be revealed by an accurate survey of the premises including the location of fences, utility lines, roadways and the like.
3. Any matter of record, including easements and restrictive covenants, filed prior to or subsequent to the inclusive dates of this certification.
4. Compliance with any local, county, state or federal law or regulation relative to zoning, subdivision, occupancy, use, construction, development, or health regulation including, but not limited to water and septic tank inspection and usage.

5. The exercise of any right by Borrower to rescind the loan or any document related thereto for which the Secured Instrument is given and based on any state or federal statute or case law relating to the execution thereof.

**Limitations:** Title opinion herein is limited to an examination of the public land records of Gulford County from April 4, 1955 at 4:25 o'clock p.m. to October 16, 2019 at 1:35 o'clock p.m. This Limited Title Opinion is an instrument of service only to the client named herein (and any successor), is not transferable without endorsement and shall not be used by any other person without the written consent of the undersigned.

This the 16<sup>th</sup> day of October, 2019.

Fisher Wagner, PLLC

By:   
Jay W. Wagner, Attorney

**Exhibit A**

**BEGINNING** at a new southeast corner of Spencer Street and O'Henry Blvd. and running thence with the south line of Spencer Street, South 88° 37' East 100 feet to the grantor's east line; thence with that line, South 04° 19' 40" West 58.41 feet to the north line of another lot now owned by the City of Greensboro; thence with that line, North 88° 13' 30" West 103.81 feet to a point on the east line of O'Henry Blvd.; thence with that line North 08° 07' East 58.02 feet to the point of **BEGINNING**. Reference is made to a Drawing No. D-419, dated September 21, 1953 commissioned by the City of Greensboro, Public Works Department that is attached as an exhibit to deed recorded in Book 1593 page 696 in the Gullford County Registry.

**Parcel #: 10593**



## Guilford County, NC



Parcel Number	10593	Total Out Building Value	0
PIN	7874346486	Total Land Value	12000
Owner	FLYTHER, MARVIN L;NOWLIN, HASSIE DEMOND	Total Deferred Value	0
Owner History	Card Image	Bldg Card	1
Mail Address	4001 STARLING CT	Appraisal Model Code	1
Mail City	GREENSBORO	Deed Date	8/12/2019
Mail State	NC	Neighborhood	7874B27
Mail Zip	27405	Property Type	RESIDENTIAL
Property Address	701 S O HENRY BLVD	Structure Size	1089
Legal Description	BK1593-696 701 OHENRY BL —	Lot Size	0.14
Deed	008183-02567	Year Built	1941
Plat		Bedrooms	2
Condo		Bathrooms	1
Total Assessed	38500	Grade	C 100%
Total Building Value	26500		



*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 = 42 feet  
9/20/2019