



FOR REGISTRATION REGISTER OF DEEDS
Willie L. Covington
DURHAM COUNTY, NC
2010 FEB 23 03:50:31 PM
BK:6423 PG:512-515 FEE:\$25.00
INSTRUMENT # 2010005110

This instrument drafted by: Nichols & Satterfield, PLLC (without benefit of title search or survey)
After recording, mail to: Nichols and Satterfield, PLLC 3708 Lyckan Parkway, Suite 106,
Durham, NC 27707

No Stamps

North Carolina)	
)	
Durham County)	QUITCLAIM DEED
)	

This deed, made and entered into this 11th day of February, 2010, by and between
Iris M. Tilley and Thomas E. Tilley, as Trustees ("Grantors") and **Melba George and
Barbara Wright, as Trustees for Virginia Mortgage Co.** ("Grantees"):

WITNESSETH:

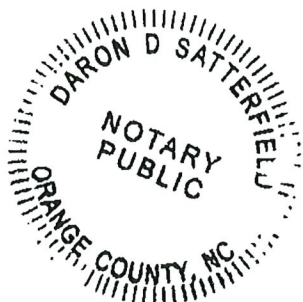
That said Grantor, for and in consideration of the sum of \$10.00 Dollars to him in hand paid,
the receipt of which is hereby acknowledged, have remised and released and by these
presents do remise, release, and forever quitclaim unto the Grantee and his heirs and
assigns all right, title, claim, and interest of the said Grantor in and to a certain tract or
parcel of land lying and being in the County of Durham and State of North Carolina, in
Durham Township, and more particularly described as follows:

Please see attached "Exhibit A"

See Deed Book 4222, Page 43, Durham County Registry.

To have and to hold the aforesaid tract or parcel of land and all privileges thereunto
belonging to him the said Grantee and his heirs and assigns free and discharged from all
right, title, claim or interest of the said Grantor or anyone claiming by, through or under
her.

In Testimony Whereof, said Grantor has hereunto set his hand and seal the day and year first above written.



Iris M. Tilley, Trustee
Iris M. Tilley, Trustee

Thomas E. Tilley, Trustee
Thomas E. Tilley, Trustee

North Carolina

Orange County

I, Daron D. Satterfield, a Notary Public of the County and State aforesaid, certify that **Iris M. Tilley, as Trustee**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 18th day of February, 2010.

My commission expires: 5/30/2014

[Signature]
Notary Public

North Carolina

Orange County

I, Daron D. Satterfield, a Notary Public of the County and State aforesaid, certify that **Thomas E. Tilley, as Trustee**, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 18th day of February, 2010.

My commission expires: 5/30/2014

[Signature]
Notary Public

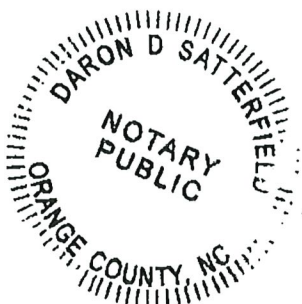


Exhibit A

Legal Description

Being all those certain tracts or parcels of land lying, being and situate in Durham County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron pipe, designated control corner as shown on map entitled "Property of H.D. Dickerson" as shown on Plat Book 39, at Page 173, to which reference is hereby made for a more particular description of same; thence South $85^{\circ} 14' 42''$ East, as the David line, 717.01 feet to an iron pipe in the Western line of Lot No. 2 of the Kingswood East Subdivision; thence as said line South $05^{\circ} 04' 44''$ West, 1935.70 feet to an iron pipe, corner of Lot 26 in the line of Lot 8, Kingswood Subdivision; thence North $86^{\circ} 05' 14''$ West, 642.00 to an iron pipe in the line of Lot 26 corner on the Sothorn line of a 60 foot street as shown on the H.D. Dickerson survey; thence North $02^{\circ} 49' 19''$ East, 403.58 feet to an iron pipe, corner of Lots 1 and 2, Dickerson survey; thence as the line of Lots 1 and 2 North $83^{\circ} 14' 17''$ West, 568.44 feet to an iron pipe, corner of Lots 2 and 3; thence as the line of Lots 2 through 3 South $83^{\circ} 10' 06''$ East 567.80 feet to an iron pipe, corner of Lots 2 and 3; thence North $02^{\circ} 51' 59''$ East 1159.01 feet to the BEGINNING, containing 35.27 acres, more or less, as shown on Plat and Survey entitled "Bay Meadows Soccer Camp" prepared by Law Engineering and Testing Company dated July 4, 1985, of record in Plat Book 108 at Page 118, of the Durham County Registry, which reference is hereby made for a more particular description of same.

Being Tract I of the property conveyed to Terry Chronaki by deed from NCNB National Bank of North Carolina as recorded in Deed Book 1630 at Page 983 in the Durham County Registry.

TOGETHER WITH an appurtenant, non-exclusive easement twenty-five (25) feet in width for access, ingress, egress and regress (and for maintenance and installation of utilities) over and across tract II of the property conveyed to Terry Chronaki from NCNB National Bank of North Carolina by the deed recorded in Deed Book 1630, Page 983, Durham County Registry, which connects the property described above to State Road 1108, also known as Kepley Road (the "Tract II Right-of-Way"), subject to the existing non-exclusive rights-of-way and easements for access and egress that encumber each tract.

The above-described easement is conveyed subject to the following conditions: (i) Grantee shall repair any damage to the driveways located on the Tract II Right-of-Way which is caused by Grantee, its successors and assigns; (ii) Grantee shall keep and maintain the Tract II Right-of-Way in good repair and in a clean and slightly condition, concurrent with the like responsibility of other easement holders; (iii) Grantee, its successors and assigns, shall indemnify, defend and hold harmless Grantor, its successors and assigns, from and against any injury to persons or property arising from the use of the Tract II Right-of-Way by Grantee, its successors, assigns, invitees, licensees, employees, agents and/or contractors; and (iv) Grantee, its successors and assigns, shall continuously maintain a general liability policy in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence which names Grantor, its successors and assigns, as an additional insured and which contains a contractual liability endorsement and provides for at least thirty (30) days prior written notice in the event of cancellation, non-renewal or material change in terms. Grantor makes such grant of easement subject to the above-described conditions which shall be enforceable by Grantor at law or in equity, specifically including the right of specific performance.

The subject real property as street address of 7202 Kepley Road in Durham, North Carolina and bears Tract No. 143226.

Untitled Map

Write a description for your map.

Legend

- 7202 Kepley Rd
- Barbee Chapel Church Cemetery
- Rev Ingrid Sagula, Wedding Minister

Google Earth

Image Landsat / Copernicus

7202 Kepley Rd

2236

2236

1000 ft

N

Sec Dr

This is a generated Tax Bill, Not the Original! - For Display Purposes only

County of Durham
Office of the Tax Administrator
PO Box 3397
Durham NC 27702-3397

Durham County Property Tax Notice

201 East Main Street
Administration Building II, Third Floor
Durham, NC 27701

Office Hours: Monday-Friday 8:30am - 5:00pm
Tax Department: 919 560 - 0300
Solid Waste: 919 560 - 0430
Fax: 919 560 - 0350

GEORGE MELBA TRUSTEE
530 BOB HORTON ROAD
APEX, NC 27523

Website Address: www.dconc.gov

Durham County E-Services

Electric Check: www.dconc.gov/tax - go to on-line payments

Year	Past Due After	Account Number	Bill Number
2022	01-05-2023	8488790	7934848



Rec #	Description	Parcel ID	Value	District	Amount Assessed
9026358	7202 KEPLEY RD	143226	\$1,657,509	950	\$15,696.45

Year	Past Due After	Account Number	Bill Number	Balance Due
2022	01-05-2023	8488790	7934848	\$15,696.45

Durham County Health Department, Durham, N. C.

IMPROVEMENTS PERMIT AND CERTIFICATE OF COMPLETION

(Ground Absorption Sewage Disposal System—G.S. 130-13C)

S.T.S. ☒ Well ☒

Owner or Contractor JOE FAUCONIER

Date 1/7/80

Location KEPLEY DR.

Subdivision BAY WEAVER

S. R. No.

Lot Block

Parcel Section

House ☐ Mobile Home ☐ STABLE

Lot Area 5 ACRES

Garbage Disposal Unit

yes ☐ no ☒

Auto. Dishwasher

yes ☐ no ☒

Auto. Wash. Machine

yes ☐ no ☒

Site Suitable

yes ☒ no ☐

Size of Tank 1000 gal.

Nitrification Field 1200 sq. ft.

Depth of Stone in Lines 12"

Water Supply: Individual ☒ Public ☐

Improvements Permit by W. B. Bates

Installed by BARNETT

Certificate of Completion by W. B. Bates Date 5-4-81

Construction must comply with all other applicable State and local regulations.

Copy of: Owner or Contractor ☐ Inspections Division ☒ Health Department ☐

SEWAGE PUMP MAY BE REQUIRED

No. of Bedrooms

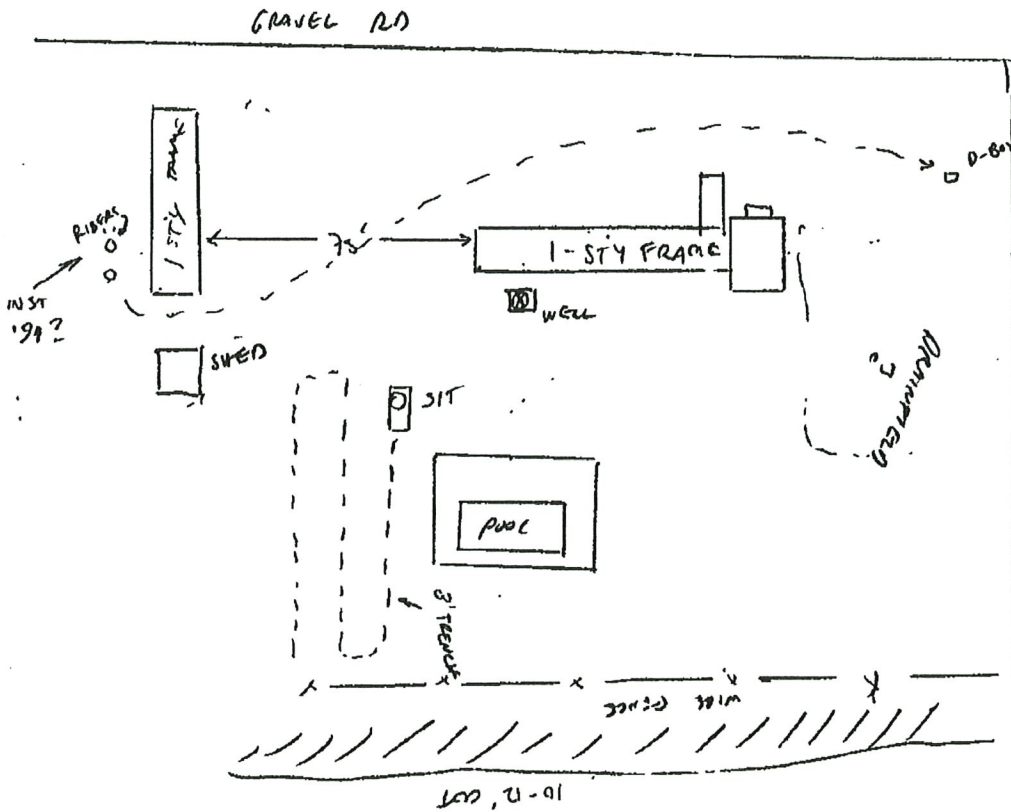
S.T.S. IN REAR OF BLDG.
(STABLE)

H.D. DICKERSON
(7202 KEPLEY)
'58-'59-'60-'61
(KIPLIN' = KEPLEY RD)
- REPAIRED TO PUMP CAN
T STONE?

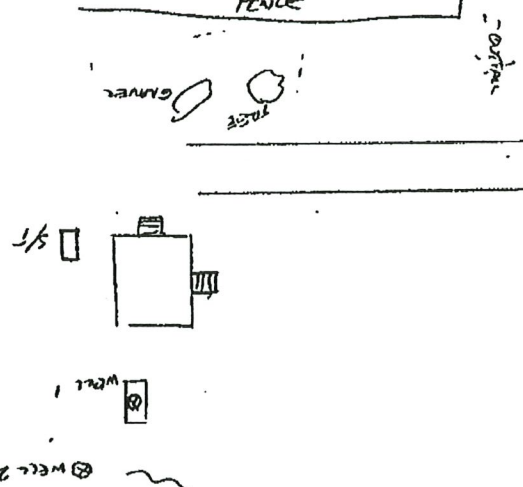
DRW FBS TRAMPS CHAIRMAN 11-24-98

7202 KEPLER 14 = 50'

For STANLEY LARSON, FREED, OR SEIBEL, OR WILLIAM JUDAH / MURGE A. PATRANS



? F. KEPLER (BOX 293 ME 6) DW OR CRAC McDOFFIE '55, '56



22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



KEPLER RD

Durham County Health Department, Durham, N. C.

IMPROVEMENTS PERMIT AND CERTIFICATE OF COMPLETION

(Ground Absorption Sewage Disposal System—G.S. 130-13C)

S.T.S. X
Well X

Owner or Contractor Joe Falcone

Date 1-7-80

Location *Kipling Keyser Drive*

Subdivision *Bay Meadows*

S. R. No.

Lot Block Parcel

Section

Stable

House ☐ Mobile Home ☐ Business ☒

Garbage Disposal Unit yes ☐ no ☒

Auto. Dishwasher yes ☐ no ☒

Auto. Wash. Machine yes ☐ no ☒

Site Suitable yes ☒ no ☐

Size of Tank 1000 gal. 1200 gal.

Nitrification Field 12" sq. ft.

Depth of Stone in Lines 12"

Water Supply: Individual ☒ Public ☐

Improvements Permit by Philip B. Cates

Lot Area 5 acres

Septic tank system in rear of building. (Stable)

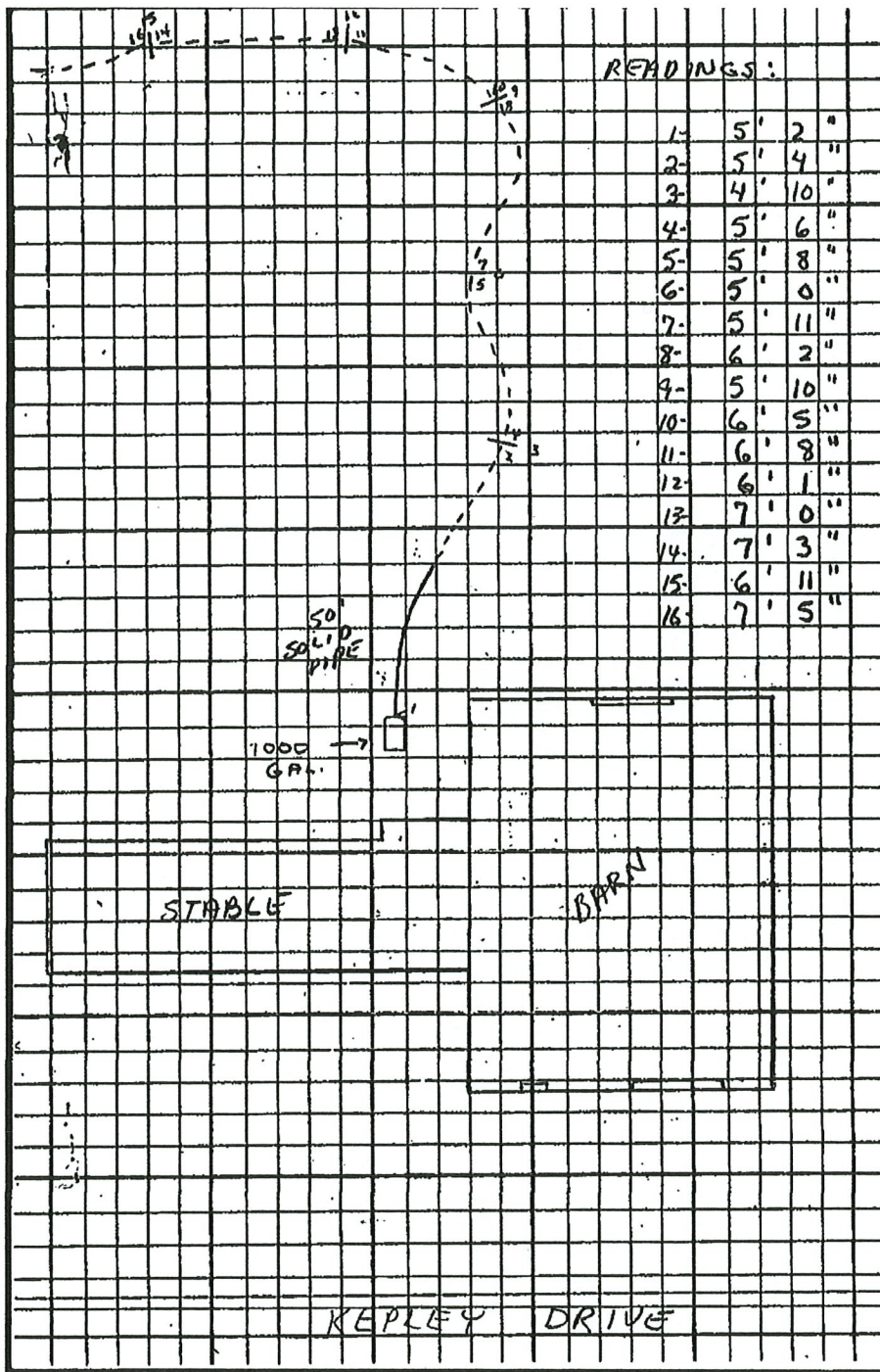
NOTE: Never received plumbing permit and power been in field for over 1 yr. BARNETT

Installed by

Certificate of Completion by Date 5-4-81

Construction must comply with all other applicable State and local regulations.

Copy of: Owner or Contractor ☐ Inspections Division ☐ Health Department ☒



Durham County Property Record Card

Property Summary

Tax Year: 2023

REID	143226	PIN	0707-13-7159	Property Owner	GEORGE MELBA TRUSTEE;WRIGHT BARBARA TRUSTEE;FOR VIRGINIA MORTGAGE CO
Location Address	7202 KEPLEY RD	Property Description	PROP-BAY MEADOWS SOCCER C AMP PL000108-000118	Owner's Mailing Address	530 BOB HORTON ROAD APEX NC 27523

Administrative Data	
Plat Book & Page	000108-000118
Old Map #	
Market Area	R707A
Township	NONE
Planning Jurisdiction	DURHAM COUNTY
City	
Fire District	DCFR-SD
Spec District	CAPITAL FINANCE
Land Class	RES/ MULTIPLE DWG'S
History REID 1	
History REID 2	
Acreage	35.34
Permit Date	
Permit #	

Transfer Information	
Deed Date	2/23/2010
Deed Book	006423
Deed Page	00512
Revenue Stamps	
Package Sale Date	
Package Sale Price	
Land Sale Date	
Land Sale Price	

Improvement Summary	
Total Buildings	4
Total Units	0
Total Living Area	13,519
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$593,476
Total Appraised Building Value	\$918,213
Total Appraised Misc Improvements Value	\$145,820
Total Cost Value	\$1,657,509
Total Appraised Value - Valued By Cost	\$1,657,509
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$1,657,509

Building Summary

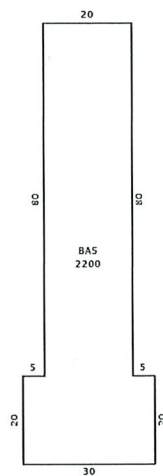
Card 1 7202 KEPLEY RD

Building Details		Building Description				Building Total & Improvement Details	
Bldg Type	RESIDENTIAL	Year Built	1964	Effective Year	1964	Grade	C 100%
Units	1	Additions	0	Remodeled	0	Percent Complete	100
Living Area (SQFT)	2200	Interior Adj		1 Story Single (1.00)		Total Adjusted Replacement Cost New	\$165,094
Number of Stories	1.00	Other Features				Physical Depreciation (% Bad)	AV 25%
Style	RAN-RANCH						
Foundation	03-CONTINUOUS-SLAB						
Frame							
Exterior	09-HARD-B/CEMENTBRD						
Const Type							
Heating	01-FLR/WALL-FURNACE						
Air Cond							
Baths (Full)	2						
Baths (Half)	0						
Extra Fixtures	0						
Total Plumbing Fixtures	6						
Bedrooms	3						
Floor							
Roof Cover							
Roof Type							
Main Body (SQFT)	2200						

Grade	C 100%
Percent Complete	100
Total Adjusted Replacement Cost New	\$165,094
Physical Depreciation (% Bad)	AV 25%
Depreciated Value	\$123,820
Economic Depreciation (% Bad)	40
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$74,292
Market Area Factor	1.3
Building Value	\$97,076
Misc Improvements Value	\$145,820
Total Improvement Value	\$242,896
Assessed Land Value	
Assessed Total Value	

Addition Summary			
Story	Type	Code	Area

Building Sketch	Photograph



143226 09/21/2017

Card 2 7202 KEPLEY RD

Building Details	
Bldg Type	RESIDENTIAL
Units	1
Living Area (SQFT)	912
Number of Stories	1.00
Style	CON-CONVENTIONAL
Foundation	04-P-FOOTING/CRWL-SP
Frame	
Exterior	09-HARD-B/CEMENTBRD
Const Type	
Heating	05-PACKAGE-HEAT/COOL
Air Cond	
Baths (Full)	1
Baths (Half)	0
Extra Fixtures	0
Total Plumbing Fixtures	3
Bedrooms	2
Floor	
Roof Cover	
Roof Type	
Main Body (SQFT)	912

Building Description			
Year Built	1965	Effective Year	1965
Additions	1	Remodeled	0
Interior Adj			
Other Features			

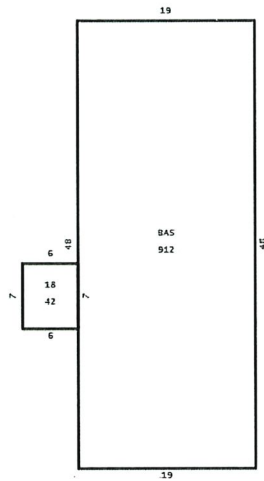
Building Total & Improvement Details	
Grade	C- 95%
Percent Complete	100
Total Adjusted Replacement Cost New	\$87,652
Physical Depreciation (% Bad)	AV 25%
Depreciated Value	\$65,739
Economic Depreciation (% Bad)	40
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$39,443
Market Area Factor	1.3

Building Value	\$51,321
Misc Improvements Value	
Total Improvement Value	\$51,321
Assessed Land Value	
Assessed Total Value	

Addition Summary

Story	Type	Code	Area
1.00	Covered Porch	18	42

Building Sketch



Photograph

No Photo Found

Card 3 7202 KEPLEY RD

Building Details	
Bldg Type	RESIDENTIAL
Units	1
Living Area (SQFT)	9272
Number of Stories	2.00
Style	CON- CONVENTIONAL
Foundation	03-CONTINUOUS- SLAB
Frame	
Exterior	01-WOOD-PANEL
Const Type	
Heating	06-HEAT-PUMP
Air Cond	
Baths (Full)	4
Baths (Half)	1
Extra Fixtures	0

Building Description			
Year Built	2007	Effective Year	2007
Additions	5	Remodeled	0
Interior Adj	1 Story Single (2.00)		
Other Features			

Building Total & Improvement Details	
Grade	B+ 135%
Percent Complete	100
Total Adjusted Replacement Cost New	\$960,299
Physical Depreciation (% Bad)	GD 2%
Depreciated Value	\$941,093
Economic Depreciation (% Bad)	40
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$564,656
Market Area Factor	1.3
Building Value	\$700,533
Misc Improvements Value	
Total Improvement Value	\$700,533
Assessed Land Value	
Assessed Total Value	

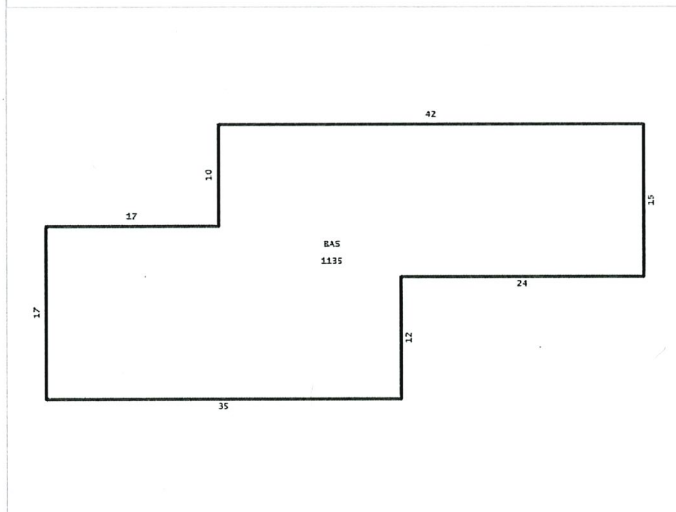
Const Type	
Heating	04-UNIT-HEAT
Air Cond	
Baths (Full)	1
Baths (Half)	0
Extra Fixtures	0
Total Plumbing Fixtures	3
Bedrooms	1
Floor	
Roof Cover	
Roof Type	
Main Body (SQFT)	1135

Market Area Factor	1.3
Building Value	\$69,283
Misc Improvements Value	
Total Improvement Value	\$69,283
Assessed Land Value	
Assessed Total Value	

Addition Summary

Story	Type	Code	Area
-------	------	------	------

Building Sketch



Photograph

No Photo Found

Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	12320	SIZE	Utility Building RSF	\$16.75	1975	65	0	0		\$55,253
1	80x30	DIMENSIONS	Utility Building RSF	\$16.75	1985	55	0	0		\$13,839
1	20x60	DIMENSIONS	Utility Building RSF	\$16.75	2000	35	0	0		\$9,995
1	16x18	DIMENSIONS	Boat House Enclosed	\$30.70	2000	35	0	0		\$5,977

Total Misc Improvements Value Assessed: \$145,820

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	20x48	DIMENSIONS	Utility Building RSF	\$16.75	2000	35	0	0		\$7,996
1	14x20	DIMENSIONS	Shed (Open Pole)	\$6.70	2000	75	0	0		\$375
1	9375	SIZE	Utility Building RSF	\$16.75	2007	60	0	0		\$48,051
1	20x80	DIMENSIONS	Lean To	\$3.20	2007	60	0	0		\$1,566
1	20x116	DIMENSIONS	Lean To	\$3.20	2007	60	0	0		\$2,271
1	120	SIZE	Storage Building	\$20.30	1964	75	0	0		\$497

Total Misc Improvements Value Assessed: \$145,820

Land Summary

Land Class: RES/ MULTIPLE DWG'S			Deeded Acres: 35.27			Calculated Acres: 35.34	
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
RR		BUILDING-SITE	10.00 BY THE ACRE PRICE	\$75,000	0.55	SHP-LAND-ADJ/SHAPE-90.00	\$371,250
RR		RESIDUAL	25.34 BY THE ACRE PRICE	\$18,750	0.519732	SHP-LAND-ADJ/SHAPE-90.00	\$222,226
Total Land Value Assessed:							
\$593,476							

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	GEORGE MELBA TRUSTEE/ WRIGHT BARBARA TRUSTEE/ FOR VIRGINIA MORTGAGE CO	QUIT-QUIT-CLAIM-DEED	100	0		006423	00512	2/23/2010
1 Back	TILLEY IRIS M TRUSTEE	WAR-WARRANTY-DEED	100	1460		004222	00043	12/17/2003
2 Back	CHRONAKI, TERRY	CONVERT-CO/EFFECTIVE	100	0		001630	00983	1/1/1997

Notes Summary

Building Card	Date	Line	Notes
No Data			

Subject Area Improved Sales

Data last updated on: 5/31/2023 Ownership current as of: 5/19/2023 Tax Year: 2023

REID 143226

PIN # 0707-13-7159

[Print Property Info](#)
Location Address
 7202 KEPLEY RD

Property Description
 PROP-BAY MEADOWS SOCCER C AMP PL000108-000118

Property Owner
 GEORGE MELBA TRUSTEE;WRIGHT BARBARA
 TRUSTEE;FOR VIRGINIA MORTGAGE CO

Owner's Mailing Address
 530 BOB HORTON ROAD
 APEX NC 27523


 Parcel

 Buildings

 Misc Improvements

 Land

 Deeds

 Notes

 Sales

REID	Location Address	Sale Type	Year Blt	Bldg Size	Number of Stories	Sale Date
143097	7121 KEPLEY RD	LAND & BLDG(S)	2006	4328	2.00	10/21
143081	5902 BARBEE CHAPEL RD	LAND & BLDG(S)	1955	1922	1.00	12/02
230783	7606 KEPLEY RD	LAND ONLY		0		11/09
143185	7704 KEPLEY RD	LAND ONLY		0		05/13
143286	216 CURLEW DR	LAND ONLY		0		11/25
143097	7121 KEPLEY RD	LAND & BLDG(S)	2006	4328	2.00	08/26
143138	5510 BARBEE CHAPEL RD	LAND & BLDG(S)	1990	4714	0.00	01/17
143306	8202 NC 751 HWY	LAND & BLDG(S)	1979	2994	1.00	05/31
150184	8017 MASSEY CHAPEL RD	LAND & BLDG(S)		0		11/13
150184	8017 MASSEY CHAPEL RD	LAND & BLDG(S)		0		11/10

1 2

Land Summary

Data last updated on: 5/31/2023 Ownership current as of: 5/19/2023 Tax Year: 2023

REID 143226

PIN # 0707-13-7159

[Print Property Info](#)
Location Address
 7202 KEPLEY RD


Property Description
 PROP-BAY MEADOWS SOCCER C AMP PL000108-000118

Property Owner
 GEORGE MELBA TRUSTEE;WRIGHT BARBARA
 TRUSTEE;FOR VIRGINIA MORTGAGE CO

Owner's Mailing Address
 530 BOB HORTON ROAD
 APEX NC 27523


 Parcel


 Buildings

 Misc Improvements

 Land

 Deeds

 Notes

 Sales

Land Class	RES/ MULTIPLE DWG'S
Deeded Acres	35.27
Calculated Acres	35.34

Land Value Detail - Market Land Lines

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment
RR		BUILDING-SITE	10.00 BY THE ACRE PRICE	\$75,000	0.55	SHP-LAND-ADJ/SHAPE
RR		RESIDUAL	25.34 BY THE ACRE PRICE	\$18,750	0.519732	SHP-LAND-ADJ/SHAPE

Total

