

DAVIDSON COUNTY, NC.

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ROCKCRUSHER PROPERTIES LLC
300 VALLEY DR
FREDERICK

Page 10 of 10

Owner: KODAK

News Year: 2021 To Year: 2025 Pa: 12-14 BB 134337-24 842175-143536
 Shipping Charge 01/01/2021 00006 FEE 0000

BOOKS ETC. ID NO: 5721-10-13, 1332

1990

0.0000

75-03

SC = 1.2540

Ex- ST.

L&T ACTION 20210201

CONSTRUCTION DETAIL

Foundation - 4
Spread Footing 6.00
Sub Floor System - 2
Slab on Grade 6.00
Residential Remodel
Exterior Walls - 00
Board & Batten on Plywood w/lt 17.00
Roofing Structure - 00
Wood Truss 9.00
Roofing Cover - 12
Metal 6.00
Interior Wall Construction - 3
Wall Board on Wood Wall 4.00
Interior Floor Cover - 03
Ceramic Finished 1.00
Heating Fuel - 00
Gas 1.00
Heating Type - 04
Forced Air - Ducted 6.00
Air Conditioning Type - 00
Central 9.00
Commercial Heat P/Air - 2
Split Unit 9.00
Structural Frame - 00
Wood Frame 10.00
Flooring & Insulation - 04
Suspended - No Insulation 4.00
Average Rooms Per Floor - 4
Average Rooms Per Floor 0.00
Pumping Volume
GAL 3.000
TOTAL POINT VALUE 70.000

BUILDING ADJUSTMENTS

Quality 3 Average 1.0000
Shape/Design 3 Slight 1.0000
Irregular
Size Fix Size 1.0000
TOTAL ADJUSTMENT FACTOR 1.000
TOTAL QUALITY INDEX 31

MARKET VALUE

USE MCC EST. PAGE RCN EVS AWS
21 07 13 900 51 99 63 100%
TYPE: RESTAURANT
STYLE: 1 - 3.0 Story

DEPRECIATION

Standard C-99000
% GOOD 00.00
COMMERCIAL

CORRELATION OF VALUE

CREDENCE TO MARKET
DEPR. BUILDING VALUE - CARD 100.00
DEPR. QD/XF VALUE - CARD 100.00
MARKET LAND VALUE - CARD 47.40
TOTAL MARKET VALUE - CARD 100.00
TOTAL APPRAISED VALUE - CARD 100.00
TOTAL APPRAISED VALUE - PARCEL 100.00
TOTAL PRESENT USE VALUE - PARCEL
TOTAL VALUE DEFERRED - PARCEL
TOTAL TAXABLE VALUE - PARCEL \$ 100.00
PRIOR
BUILDING VALUE 100.00
QD/XF VALUE 17.17
LAND VALUE 47.40
PRESENT USE VALUE
DEFERRED VALUE
TOTAL VALUE 171.72
REPORT
CODE DAYS NOTE NUMBER AMOUNT
POINT WFTS
SALES DATA
OFF. RECORD DATE DEED TYPE Q UN/I INDICATE SALES PRICE
00176 1432 7 2007 WD Q 1 27000
00547 0072 8 1998 WD Q 1 7000
BUILDING AREA 3,991
NOTES
ASP FOR 100% ASB FOR 100 RECHD CUR-R
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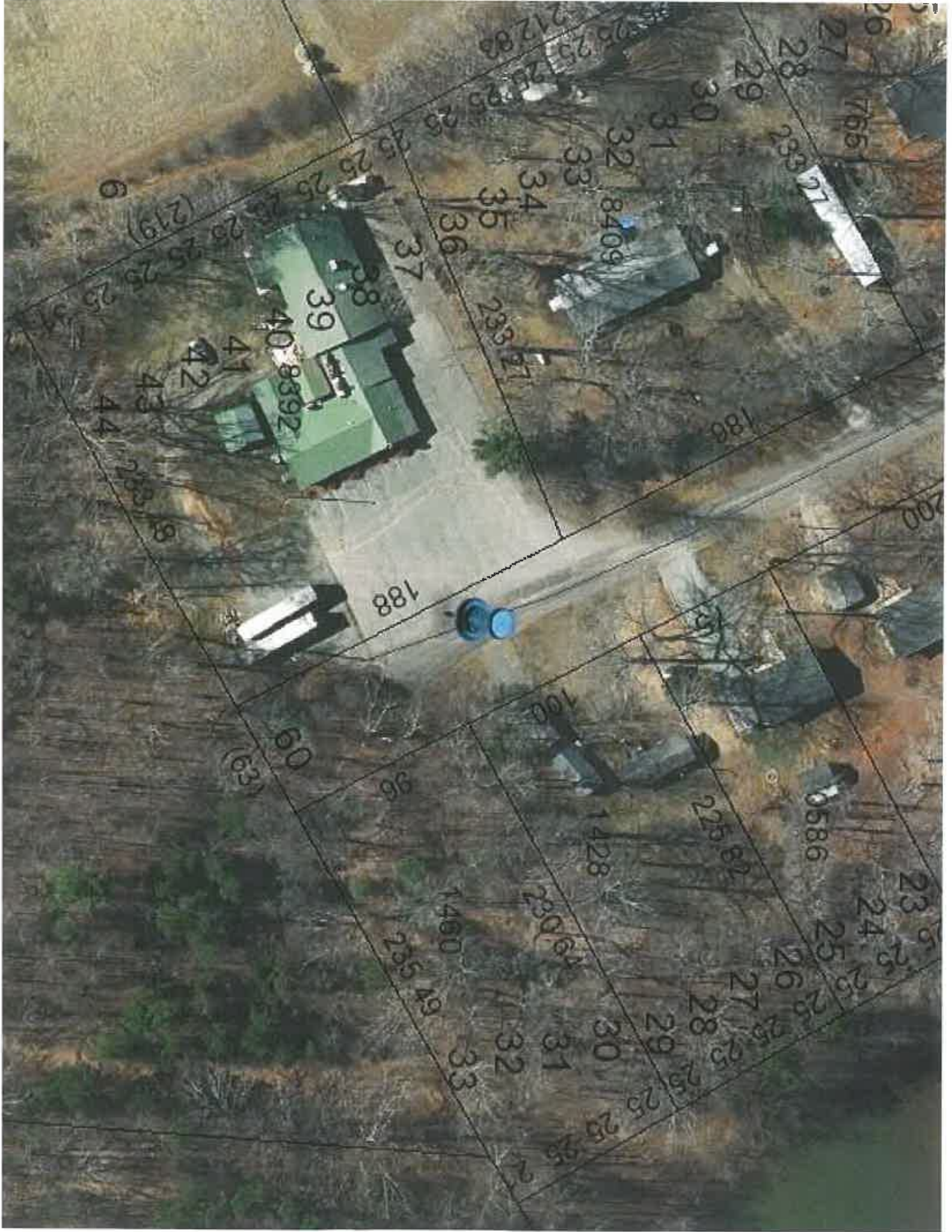
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SUBAREA				CD										UNIT PRICE		ORIG % COND		SLDER		ANN DEP		% GONE		2D/3D DEP	
TYPE	QS AREA	% RPL	CS	CD	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	COND	SLDER	AYS	EVS	ANN DEP RATE	DYR	% GONE	2D/3D DEP VALUE							
BASE	1,000	100	378,432	01	STORAGE	10	12	190	29.00	100	---	1992	2010		25		25	190							
FEP	27,000	3778		01	STORAGE	10	10	120	23.00	100	---	1992	2010		25		25	120							
POP	27,000	3788		01	METL CARPT	50	10	360	4.00	100	---	1992	2010		25		25	360							
				05	ASP PAVING	0	0	14,000	2.00	100	---	2020	2010		25		25	14,000							
FIREPLACE				S - Two or more				TOTAL 2D/3D VALUE										19,000							
SUBAREA TOTALS				5,976		588,216																			
BUILDING DIMENSIONS BASE=7140886W16N24W17S37E61N120E5N11E8N64Area:5500; FEP=ESN10W561EArea:73; POP=NSW36SE80Area:40; POP=ESN10W561EArea:33; T41Area:3978																									
LAND INFORMATION																									
HIGHEST AND BEST USE	USE CODE	LOCAL CONCNO	FRONTAGE	DEPTH	AREA	MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROSD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ACRES	ADJUSTED UNIT PRICE	LAND VALUE	OVERSIDE VALUE	LAND NOTES					
COMMERCIAL	2470	2470	300	1,0770	0	1,0000					FW	1.00	27,000,000	27	1,000	3.00	47,400		0.0000						
TOTAL MARKET LAND DATA																		27,400							
TOTAL PRESENT USE DATA																									



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$500.00

Parcel Identifier No. 06024A00B0036A Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail after recording to _____

This instrument was prepared by BRINKLEY WALSER STONER, PLLC, 10 LSB Plaza, Lexington, NC 27292

Brief Description for the index: 366 VALIANT DR., LEXINGTON, NC

THIS DEED made the 24th day of July, 2017, by and between

GRANTOR

Donald R. Payne and wife, Trudy M. Payne
6834 Colonial Club Drive
Thomasville, NC 27360

GRANTEE

Rockcrusher Properties, LLC
1302 Rockcrusher Road
Lexington, NC 27292

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 situated in Cotton Grove Township, Davidson County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

DEED PREPARATION ONLY. NO TITLE OPINION RENDERED

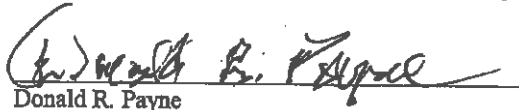
The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 649, Page 573.
A map showing the above described property is recorded in Plat Book 12, Page 14.

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: All easements, rights of way, restrictions, reservations, and encumbrances of record. All City and County ad valorem taxes including those for year 2017 which Grantee herein assumes and agrees to pay.

This property is not the primary residence of the Grantors.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.


Donald R. Payne


Trudy M. Payne

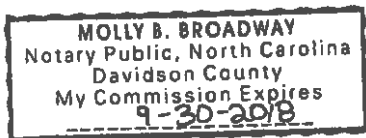
State of North Carolina -- County of Davidson

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Donald R. Payne and wife, Trudy M. Payne

Date: 7/24/2017

(Official Seal)




(Official signature of notary)

Molly B. Broadway
(Notary's printed or typed name), Notary Public

My commission expires: 9-30-2018

EXHIBIT "A"

BEGINNING at a point in the front line of Lot No. 37, Block B, of Valiant Acres in the right of way of Valiant Drive, said point being South 25 degrees 04' East 11.07 feet from the common corner of Lots 36 and 37 on Valiant Drive; thence South 25 degrees 04' East with the front lines of Lots 37, 38, 39, 40, 41, 42, 43, and 44, Block B, of Valiant Acres, 191 feet to the southeast corner of Lot No. 44; thence with the southern line of Lot 44, South 61 degrees 31' 45" West 233.48 feet to the southwestern corner of Lot 44, thence with the rear lines of Lots 44, 43, 42, 41, 40, 39, 38, 37, and 36, 208 feet to a point in the rear line of Lot 36, said point being South 25 degrees 04' East 23.35 feet from the common corner of Lots 35 and 36; thence in an eastern direction, crossing Lots 36 and 37, to the beginning, being parts of lots 36 and 37 and all of Lots 38, 39, 40, 41, 42, 43, and 44 in Block B of Valiant Acres, a plat of which is recorded in Plat Book 12, Page 14, in the Office of the Register of Deeds for Davidson County, North Carolina.