

DEPARTMENT OF TRANSPORTATION
 20104620
 Reval Year: 2019 Tax Year: 2021
 Appraised by 66 on 06/19/2018 C212 HWY 17 / I-140 CORRIDOR - COMM

Return/Appeal Notes: Parcel: 0570004403
 PLAT: 0035/0270 UNIQ ID 19167
 ID NO: 217619704417

BRUNSWICK COUNTY (100)
 TR-P/O A2 1.55AC PL 35/270 US 17
 TW-02

CARD NO. 1 of 1
 1.5500 AC
 CI-00 FR-21 EX-N

SRC=
 AT-
 LAST ACTION 20180619

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION				CORRELATION OF VALUE			
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO						
TOTAL ADJUSTMENT FACTOR	98	00							% GOOD						
TOTAL QUALITY INDEX	TYPE: VACANT LAND STYLE:								DEPR. BUILDING VALUE - CARD 0 DEPR. OB/XF VALUE - CARD 0 MARKET LAND VALUE - CARD 48,660 TOTAL MARKET VALUE - CARD 48,660 TOTAL APPRAISED VALUE - CARD 48,660 TOTAL APPRAISED VALUE - PARCEL 48,660 TOTAL PRESENT USE VALUE - PARCEL 0 TOTAL VALUE DEFERRED - PARCEL 0 TOTAL TAXABLE VALUE - PARCEL \$ 48,660						
PERMIT															
CODE	DATE	NOTE	NUMBER	AMOUNT	ROUT: WTRSHD:										
SALES DATA															
OFF. RECORD	DATE	DEED	INDICATE SALES												
BOOK PAGE	MOYR	TYPE	Q/UV/I	PRICE											
03191 0366	9 2011	WD	U V	24000											
02413 0358	6 2006	WD	U V	0											
01271 1204	1 1999	WD	U V	0											
HEATED AREA															
NOTES															
07ST#18821															

SUBAREA		GS AREA	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	
FIREPLACE																					0
SUBAREA TOTALS																					

BUILDING DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
COMMERCIAL	0700	CLD	250	0	1.0000	0	0.7500	+00 +00 -25 +00 +00 Secondary Road	PW	40,000.00	1.622	AC	0.750	30,000.00	48660		0	
TOTAL MARKET LAND DATA												1.622				48,660		
TOTAL PRESENT USE DATA																		

REAL ESTATE OWNED BY DEPARTMENT OF TRANSPORTATION

Division <u>3</u>	County <u>BRUNSWICK</u> ⁰³⁷⁷	WBS Element: <u>34491.2.8</u>	Road No <u>US 17</u>
Acquired From <u>ROQUE R. LUGO</u>	Deed Dated <u>8/18/11</u>		Parcel No <u>R-2633A 020</u> ✓
Recorded in Book <u>3191</u>		at Page <u>0366</u>	
Approximate Location <u>Along Service Road 3 – approximately 250 feet easterly from the intersection of NC 87 and Service Road 3, on the right.</u>			
Approximate Dimensions <u>298.45x98.36x340.67x(curve chord 137.61)x192.90x108.40</u>	Area <u>1.555 acre</u> ✓		
Highway Frontage <u>(curve chord 137.61), 192.90 along SRVD3 298.45', 98.36' along US 17 Bypass</u>	Controlled Access	<u>Yes along US 17 No along SRVD3</u>	
Improvements <u>None</u>			
Encumbrances <u>Tde on plans</u>			
Advanced Acquisition _____	Cost	\$ _____	
Residue <u>Yes</u>	Estimated Value	\$ <u>24,475</u>	
Material Site (fee) _____	Cost	\$ <u>13500</u>	
Advance Acquisition Transferred to Right of Way _____	Date	_____	
Residue Sold to _____	Date	Amount	\$ _____
Residue Transferred to Right of Way _____	Date	_____	
Material Site Sold to _____	Date	Amount	\$ _____

153923

N.C. Dept. of Transportation

OCT 18 2011

Right of Way Branch
Raleigh Office

Brenda M. Clemmons Register of Deeds
09-13-2011 10:37:14.000 Brunswick County, NC
NC REVENUE STAMP: \$ 48.00 (#271892)

This certifies that there are no delinquent ad valorem taxes, fees, assessments or other liens which the Brunswick County Tax Collector is charged with collecting, that are a lien on: Parcel Number 0570004403 as noted by the Brunswick County Assessor's Office. This is not a certification that the parcel number matches the deed description.

9-13-11 Jane Therman
Date (Asst) Tax Col. / Del. Tax Spec.

Presenter NCDOT Rot: 15
Total 28 Rev 48 Int. My
Ck \$ 28 Ck # 7601 Cash \$ _____
Refund: _____ Cash \$ _____ Finance _____
 Portions of document are illegible due to condition of original. CK 7603 & 48
 Document contains seals verified by original instrument that cannot be reproduced or copied.

Prepared by and return to: Martin T. McCracken, Assistant Attorney General, Department of Transportation, Attorney General's Office, 1505 Mail Service Center, Raleigh, NC 27699-1505

This conveyance does not include a primary residence.

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF BRUNSWICK

THIS DEED, made this the 18th day of August, 2011, by ROQUE R. LUGO and wife, MELODY R. LUGO, hereinafter called "GRANTORS," to DEPARTMENT OF TRANSPORTATION, an agency of the State of North Carolina, the address of which is Post Office Box 25201, Raleigh, NC 27611, hereinafter called "GRANTEE."

WITNESSETH, that the GRANTORS, as further consideration of that settlement memorialized in the Consent Judgment in the highway condemnation action captioned: "DEPARTMENT OF TRANSPORTATION, Plaintiff, v. ROQUE R. LUGO ET UX, ET AL., Defendants," 10-CVS-215, Brunswick County, have and by these presents do grant, bargain, sell and convey unto the GRANTEE in fee simple, that certain tract, valued at \$24,475, and more particularly described as follows:



RESIDUAL TRACT:

Beginning at Point "620" being N 39°22'29" W 182.97 ft. from -Y1- 72+54.70, thence S 11°17'46" W 298.45 ft. to point "600"; thence S 08°04'02" W 98.36 ft. to point "615"; thence N 43°26'04" W 340.67 ft. to point "612"; thence along a curve turning to the left, having a radius of 297.0000 ft. and having a chord with a bearing of N 54°12'40" E and a chord distance of 137.61 ft., an arc distance of 138.88 ft. along said curve to point 603, thence N 40°48'55" E 192.90 ft. to point "621"; thence S 39°22'29" E 108.40 ft. to point "620"; returning to the place of beginning.

The above tract is the approximately 1.555 acre remnant shown on that map, entitled "PROPERTY DESCRIBED IN CIVIL ACTION ENTITLED STATE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION VS ROQUE R. LUGO, ET UX, ET AL, BRUNSWICK COUNTY, 2010-CVS-215."

Reference is made to the master plans for Department of Transportation Project No. 34491.2.8 (ID #R-2633A) on file in the Right of Way Branch of the Department of Transportation, Transportation Building, in Raleigh, North Carolina, and also on a copy of said project plans which are or will be recorded, as required by law, in the office of the Register of Deeds of Brunswick County. The remnant conveyed herein is a portion of Parcel 020 on those plants.

The above-described property was acquired by GRANTOR by instrument recorded in Book 1271, Page 1204, Brunswick County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to GRANTEE in fee simple.

And the GRANTORS covenant with the GRANTEE, that GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances except as set forth herein, and that GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions herein after stated.

Title to the above-described property is subject to the following exceptions: the right of way, control of access, pre-existing control of access and temporary drainage easement set forth in that Consent Judgment in highway condemnation action captioned: "DEPARTMENT OF

TRANSPORTATION, Plaintiff, v. ROQUE R. LUGO ET UX, ET AL., Defendants," 10-CVS-215, Brunswick County; further, the access point and access easements shown on the above referenced map have been acquired by the Consent Judgment in the above captioned action and there shall no longer be direct access to the main traffic lanes, ramps, and approaches of U.S. 17.

IN WITNESS WHEREOF, the GRANTOR have hereunto set their hand and seal, the day and year first above written.

Roque R Lugo (SEAL)
ROQUE R. LUGO

Melody R. Lugo (SEAL)
MELODY R. LUGO

Accepted by the Department of Transportation:

By: V. R. [Signature]

Title: Manager of Right of Way

STATE OF NORTH CAROLINA

COUNTY OF Brunswick

I, a Notary Public of the County and State aforesaid, certify that Roque R Lugo & Melody R Lugo personally came before me this day and acknowledged due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 18 day of August, 2011.



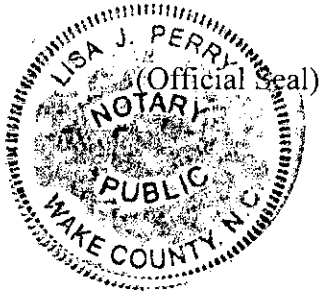
[Signature]
Notary Public
My Commission expires: 3-18-2012



STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public of the County and State aforesaid, certify that Virgil R. Pridemore personally came before me this day and acknowledged due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24th day of August, 2011.



Lisa J. Perry Lisa J. Perry
Notary Public
My Commission expires: 12-18-2013

(#158772)