

8-27-19

9-18-19



City of Dunn

Initial Application Date: 8/27/19

Application # En 1909-0008

CU# _____

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION

Central Permitting 210 E. Front Street, Lillington, NC 27546 Phone: (910) 893-7525 ext:2 Fax: (910) 893-2793 www.harnett.org/permits

A RECORDED SURVEY MAP, RECORDED DEED (OR OFFER TO PURCHASE) & SITE PLAN ARE REQUIRED WHEN SUBMITTING A LAND USE APPLICATION

LANDOWNER: Bonnie Jackson Lee Mailing Address: 122 George Perry Lee Rd
City: Dunn State: NC Zip: 28334 Contact No: _____ Email: _____

APPLICANT*: Ashley Horton, AAG ROW ac Mailing Address: 3737 Glenwood Ave., Ste 100, office 166
City: Raleigh State: NC Zip: 27612 Contact No: 727-267-2467 Email: ashley@americanacqui

*Please fill out applicant information if different than landowner ashley@americanacquisition.com

ADDRESS: 122 George Perry Lee Road Dunn PIN: 1527-71-7282

Zoning: R-20 Flood: _____ Watershed: _____ Deed Book / Page: 3248/0558

Setbacks - Front: _____ Back: _____ Side: _____ Corner: _____

PROPOSED USE:

- SFD: (Size _____ x _____) # Bedrooms: 3 # Baths: 1 Basement(w/w bath): _____ Garage: Deck: _____ Crawl Space: _____ Slab: _____ Slab: _____
(Is the bonus room finished? () yes () no w/ a closet? () yes () no (if yes add in with # bedrooms)
- Mod: (Size _____ x _____) # Bedrooms _____ # Baths _____ Basement (w/w bath) _____ Garage: _____ Site Built Deck: _____ On Frame _____ Off Frame _____
(Is the second floor finished? () yes () no Any other site built additions? () yes () no
- Manufactured Home: _____ SW _____ DW _____ TW (Size _____ x _____) # Bedrooms: _____ Garage: _____ (site built? _____) Deck: _____ (site built? _____)
- Duplex: (Size _____ x _____) No. Buildings: _____ No. Bedrooms Per Unit: _____
- Home Occupation: # Rooms: _____ Use: _____ Hours of Operation: _____ #Employees: _____
- Addition/Accessory/Other: (Size _____ x _____) Use: _____ Closets in addition? () yes () no

Water Supply: _____ County _____ Existing Well _____ New Well (# of dwellings using well _____) *Must have operable water before final
(Need to Complete New Well Application at the same time as New Tank)

Sewage Supply: _____ New Septic Tank _____ Expansion _____ Relocation Existing Septic Tank _____ County Sewer
(Complete Environmental Health Checklist on other side of application if Septic)

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? () yes () no

Does the property contain any easements whether underground or overhead () yes () no

Structures (existing or proposed): Single family dwellings: _____ Manufactured Homes: _____ Other (specify): _____

If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

Ashley Horton
Signature of Owner or Owner's Agent

8/27/19
Date

It is the owner/applicants responsibility to provide the county with any applicable information about the subject property, including but not limited to: boundary information, house location, underground or overhead easements, etc. The county or its employees are not responsible for any incorrect or missing information that is contained within these applications.
*This application expires 6 months from the initial date if permits have not been issued**

APPLICATION CONTINUES ON BACK

9-18-19 received paperwork

8-28-19 @ 10:25 emailed Ashley what I needed. completed APP and City of Dunn zoning permit

strong roots • new growth



Initial Application Date: 8/27/19

Application # _____

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(Is the second floor finished? () yes () no Any other site built additions? () yes () no

Manufactured Home: _____ SW _____ DW _____ TW (Size _____ x _____) # Bedrooms: _____ Garage: _____ (site built? _____) Deck: _____ (site built? _____)

Duplex: (Size _____ x _____) No. Buildings: _____ No. Bedrooms Per Unit: _____

Home Occupation: # Rooms: _____ Use: _____ Hours of Operation: _____ #Employees: _____

Addition/Accessory/Other: (Size _____ x _____) Use: _____ Closets in addition? () yes () no

incomplete

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(Complete Environmental Health Checklist on other side of application if Septic)

Does owner of this tract of land, own land that contains a manufactured home within five hundred feet (500') of tract listed above? () yes (X) no

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If permits are granted I agree to conform to all ordinances and laws of the State of North Carolina regulating such work and the specifications of plans submitted. I hereby state that foregoing statements are accurate and correct to the best of my knowledge. Permit subject to revocation if false information is provided.

8/28/19

Signature of Owner or Owner's Agent

Date

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APPLICATION CONTINUES ON BACK

strong roots • new growth

****This application expires 6 months from the initial date if permits have not been issued****

This application to be filled out when applying for a septic system inspection.

County Health Department Application for Improvement Permit and/or Authorization to Construct

IF THE INFORMATION IN THIS APPLICATION IS FALSIFIED, CHANGED, OR THE SITE IS ALTERED, THEN THE IMPROVEMENT PERMIT OR AUTHORIZATION TO CONSTRUCT SHALL BECOME INVALID. The permit is valid for either 60 months or without expiration depending upon documentation submitted. (Complete site plan = 60 months; Complete plat = without expiration)

*** Environmental Health New Septic System**

- **All property irons must be made visible.** Place "pink property flags" on each corner iron of lot. All property lines must be clearly flagged approximately every 50 feet between corners.
- Place "orange house corner flags" at each corner of the proposed structure. Also flag driveways, garages, decks, out buildings, swimming pools, etc. Place flags per site plan developed at/for Central Permitting.
- Place orange Environmental Health card in location that is easily viewed from road to assist in locating property.
- If property is thickly wooded, Environmental Health requires that you clean out the undergrowth to allow the soil evaluation to be performed. Inspectors should be able to walk freely around site. **Do not grade property.**
- **All lots to be addressed within 10 business days after confirmation. \$25.00 return trip fee may be incurred for failure to uncover outlet lid, mark house corners and property lines, etc. once lot confirmed ready.**

Environmental Health Existing Tank Inspections

- Follow above instructions for placing flags and card on property.
- Prepare for inspection by removing soil over **outlet end** of tank as diagram indicates, and lift lid straight up (*if possible*) and then **put lid back in place.** (Unless inspection is for a septic tank in a mobile home park)
- **DO NOT LEAVE LIDS OFF OF SEPTIC TANK**

"MORE INFORMATION MAY BE REQUIRED TO COMPLETE ANY INSPECTION"

SEPTIC

If applying for authorization to construct please indicate desired system type(s): can be ranked in order of preference, must choose one.

- Accepted Innovative Conventional Any
 Alternative Other _____

The applicant shall notify the local health department upon submittal of this application if any of the following apply to the property in question. If the answer is "yes", applicant **MUST ATTACH SUPPORTING DOCUMENTATION**:

- YES NO Does the site contain any Jurisdictional Wetlands?
 YES NO Do you plan to have an irrigation system now or in the future?
 YES NO Does or will the building contain any drains? Please explain. _____
 YES NO Are there any existing wells, springs, waterlines or Wastewater Systems on this property?
 YES NO Is any wastewater going to be generated on the site other than domestic sewage?
 YES NO Is the site subject to approval by any other Public Agency?
 YES NO Are there any Easements or Right of Ways on this property?
 YES NO Does the site contain any existing water, cable, phone or underground electric lines?

If yes please call No Cuts at 800-632-4949 to locate the lines. This is a free service.

I Have Read This Application And Certify That The Information Provided Herein Is True, Complete And Correct. Authorized County And State Officials Are Granted Right Of Entry To Conduct Necessary Inspections To Determine Compliance With Applicable Laws And Rules. I Understand That I Am Solely Responsible For The Proper Identification And Labeling Of All Property Lines And Corners And Making The Site Accessible So That A Complete Site Evaluation Can Be Performed.

Donna Johnson

From: Mathew Boone <MBoone@dunn-nc.org>
Sent: Tuesday, September 17, 2019 10:58 AM
To: Ashley Horton
Subject: RE: Letter - Zoning Approval - 122 George Perry Lee Road Dunn.

Hey Ashley,

Yes, please feel free to proceed.

Thanks,

Mathew

*Zoning
Approval*

From: Ashley Horton [mailto:ashley@americanacquisition.com]
Sent: Tuesday, September 17, 2019 10:34 AM
To: Mathew Boone
Cc: Melissa Matti
Subject: RE: Letter - Zoning Approval - 122 George Perry Lee Road Dunn.

Good Morning, I have not received anything back on this. All I need is an email indicating that I have approval from the City.

Thank you for your help with this.

Ashley Horton, Right of Way Agent



American Acquisition Group, LLC
3737 Glenwood Ave.
Suite 100 Office 166
Raleigh, NC 27612
Cell: 727.267.2467
Corporate Office:
Tel: 813.287.8191
Fax: 813.287.8197
www.americanacquisition.com

From: Ashley Horton
Sent: Thursday, September 5, 2019 12:35 PM
To: 'MBoone@dunn-nc.org' <MBoone@dunn-nc.org>
Cc: 'mmatti@dunn-nc.org' <mmatti@dunn-nc.org>
Subject: RE: Letter - Zoning Approval - 122 George Perry Lee Road Dunn.

Good Afternoon Mr. Boone,

I was wondering if you had a chance to review and approve this? An email approval will suffice for Harnett County.

Thank you!

Ashley Horton, Right of Way Agent



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3737 Glenwood Ave.
Suite 100 Office 166
Raleigh, NC 27612
Cell: 727.267.2467
Corporate Office:
Tel: 813.287.8191
Fax: 813.287.8197
www.americanacquisition.com

From: Ashley Horton
Sent: Wednesday, August 28, 2019 4:40 PM
To: MBoone@dunn-nc.org
Cc: mmatti@dunn-nc.org
Subject: Letter - Zoning Approval - 122 George Perry Lee Road Dunn.

Good afternoon Mr. Boone,

I received your information for Donna Finders. I am working with NCDOT on acquiring the right of way for the I-95 widening project. There is one property that has been identified has having septic and/or well impacts that per Harnett County Permitting office are located within the City of Dunn's jurisdiction. So that Harnett County can proceed forward with issuance of the permit they are in need of a letter or zoning approval from the City.

The address is 122 George Perry Lee Road Dunn.

Please let me know if you need any further information to approve this.

Thank you,

Ashley Horton, Right of Way Agent



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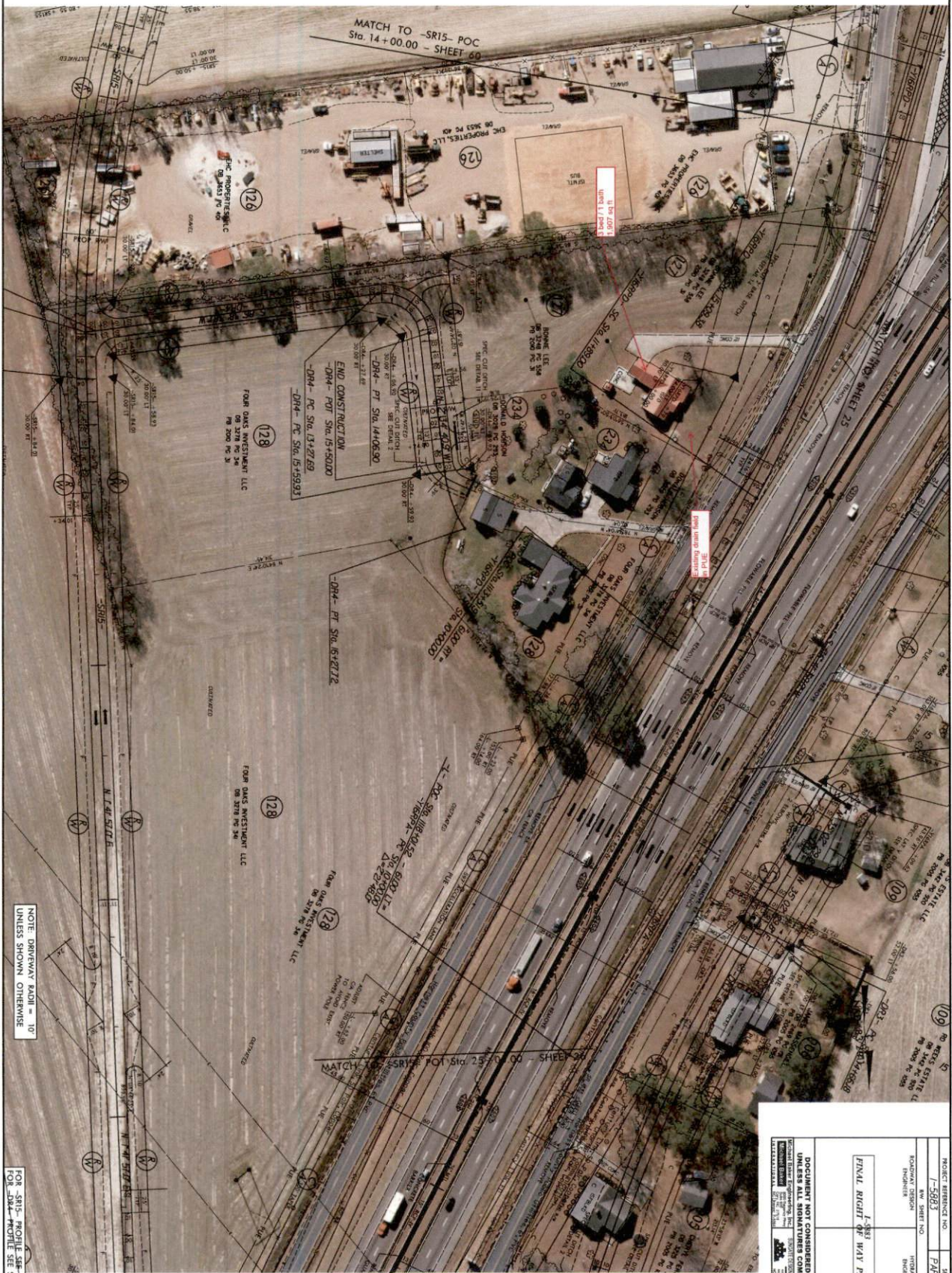
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08/19/19 - RW REVISIONS. CHANGED THE PROPERTY OWNER NAME ON PARCEL 126. SCL

25-AUG-2019 10:38
R:\Projects\19-05-59868_Rdy_psh_61.parcel127.dwg
1:1=1:1

8/17/99



PROJECT REFERENCE NO.	1-5983	SHEET NO.	PARCEL 127
DESIGNER	INTEGRITY ENGINEERS	DRAWN BY	INTEGRITY ENGINEERS
CHECKED BY	INTEGRITY ENGINEERS	DATE	8/17/19
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED			
FINAL RIGHT OF WAY PLANS			

Southeastern Soil & Environmental Associates, Inc.

P.O. Box 9321
Fayetteville, NC 28311
Phone/Fax (910) 822-4540
Email mike@southeasternsoil.com

August 23, 2019

Ms. Donna Finders
American Acquisition Group, LLC
PO Box 10024
Wilmington, NC 28404

Re: Soil and site evaluation for subsurface waste disposal system location/repairs,
Parcel 127, I-5883, I-95 project, Harnett County, North Carolina

Dear Ms. Finders,

A soils investigation and septic system analysis has been completed for the aforementioned parcel at your request. The subject site is located on the I-95 corridor near Dunn, NC as shown on attached map. The purpose of the investigation was to determine potential impacts to an existing subsurface waste disposal system from a NCDOT road widening project. In addition, a determination was to be made if repairs could be accomplished on the remaining property (if impacted). All ratings and determinations were made in accordance with "Laws and Rules for Sanitary Sewage Collection, Treatment, and Disposal, 15A NCAC 18A .1900".

Southeastern Soil and Environmental Associates, Inc. (SSEA) performed this soil evaluation in August 2019. SSEA traversed the property and observed existing system components, landforms (slope, drainage patterns, etc.) and soil conditions through the use of hand auger borings and/or soil probes. In addition, an owner interview was conducted to help locate system components.

Following is a summary of findings:

Parcel 127 (Bonnie Lee)

It appears that components of the existing waste disposal system (front of house) will be impacted by proposed DOT acquisitions. Portions of the existing waste disposal system drainfield will be taken by the proposed ROW and PUE. After the proposed acquisition, there is sufficient soil and space on the remaining parcel to support a new initial septic system and repair area for the existing use (3BR home). This will involve rerouting plumbing to a new septic tank location. The attached map shows the approximate location for a new septic and pump tank. In addition, the map shows usable soil area

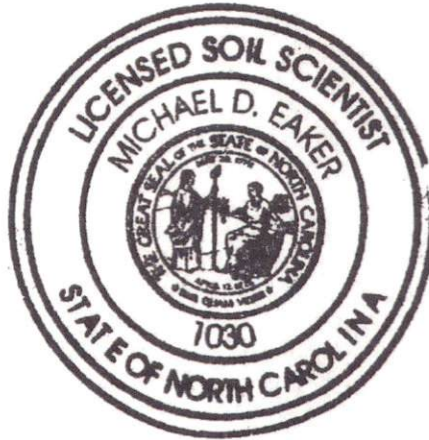
that could support a new initial septic system and repair area (typically pump to 300 linear feet of approved 25% reduction drainline).

This report, of course, only represents my professional opinion as a licensed soil scientist. Should any other system components be identified, the results of this analysis may be inaccurate or need modification (sometimes buried components such as septic tanks, drainlines and/or wells cannot be seen or located). SSEA cannot guarantee or warrant that the local health department will concur with the findings of this report. I trust this is the information you require at this time.

Sincerely,



Mike Eaker
President



SOUTHEASTERN SOIL & ENVIRONMENTAL ASSOC., INC.

PROPOSED SUBSURFACE WASTE DISPOSAL SYSTEM DETAIL SHEET

SUBDIVISION: BONNIE LEE (DOT) I-95
INITIAL SYSTEM: APPROVED 25% REDUCTION
pump to

LOT PARCEL 127

REPAIR APPROVED 25% REDUCTION
pump to

DISTRIBUTION: D-Box

DISTRIBUTION TBD

BENCHMARK: 100.0

LOCATION TOP OF EXIST. WELL

NO. BEDROOMS: 3

LTAR 0.3 GPD/FTL

LINE FLAG COLOR ELEVATION LENGTH

New Initial Drains added

LINE	FLAG COLOR	ELEVATION	LENGTH
1	P	102.00	60'
2	B	102.00	60'
3	P	102.00	60'
4	B	102.00	60'
5	P	101.92	60'

BY M EAKER

DATE 08/23/19

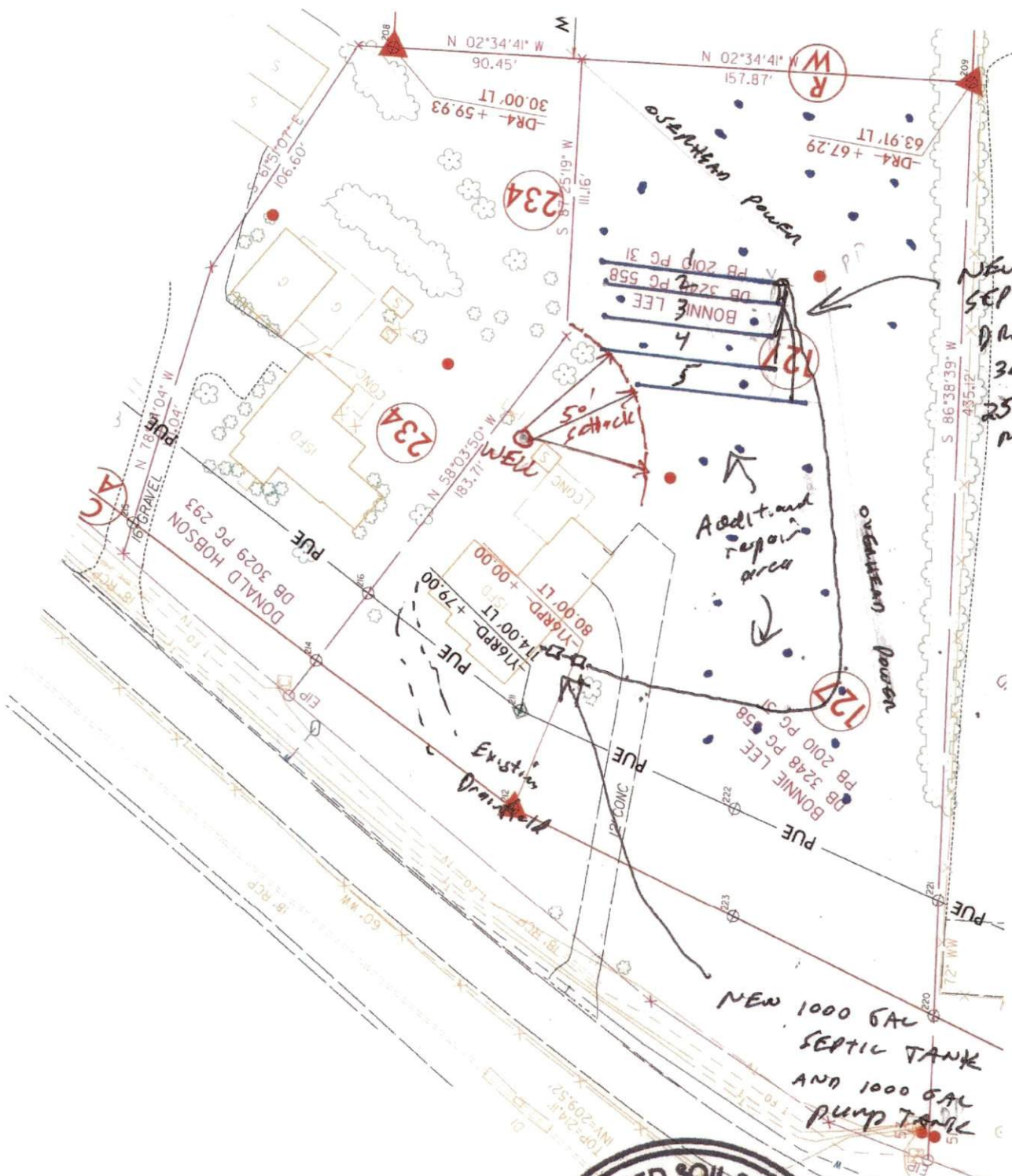
TYPICAL PROFILE (NOT LIMITING)

THERE SHALL BE NO GRADING, CUTTING, LOGGING OR OTHER SOIL DISTURBANCE IN SEPTIC AREA

0-8 LS (VFI, wgt)
B-36+ SCL (Fi, sbu)
C' 2/PM @ 26"

HEALTH DEPARTMENT USE ONLY.
DESIGNS DO NOT GUARANTEE FUNCTIONALITY

INSTALL AT 12-14" - ADD 4"-6" COVER AS NECESSARY

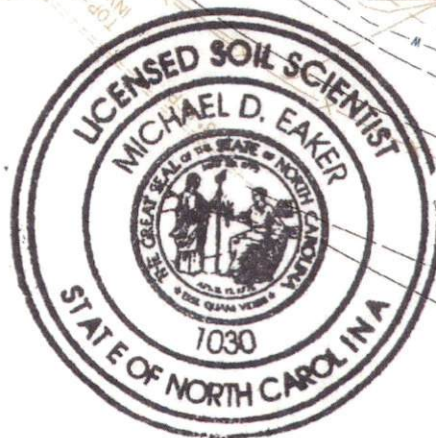


PARCEL 127



= Provisionally Suitable Soil FOR SEPTIC

Southeastern Soil



Print this page



Property Description:

LT#2 LETTIE H LEE 1.73ACSMAP#2010-31

Harnett County GIS

PID: 021527 0070
PIN: 1527-71-7282.000
REID: 0019189
Subdivision:
Taxable Acreage: 1.730 AC ac
Caclulated Acreage: 1.75 ac
Account Number: 1500013523
Owners: LEE BONNIE JACKSON

Owner Address : 122 GEORGE PERRY LEE RD DUNN, NC 28334

Property Address: 122 GEORGE PERRY LEE RD DUNN, NC 28334

City, State, Zip: DUNN, NC, 28334

Building Count: 1

Township Code: 02

Fire Tax District: Dunn Averagesboro

Parcel Building Value: \$77810

Parcel Outbuilding Value : \$300

Parcel Land Value : \$26000

Parcel Special Land Value : \$0

Total Value : \$104110

Parcel Deferred Value : \$0

Total Assessed Value : \$104110

Neighborhood: 00201
Actual Year Built: 1945
TotalAcutalAreaHeated: 1768 Sq/Ft
Sale Month and Year: 9 / 2014
Sale Price: \$0
Deed Book & Page: 3248-0558
Deed Date: 2014/09/25
Plat Book & Page: 2010-31
Instrument Type: SW
Vacant or Improved:
QualifiedCode: E
Transfer or Split: T
Within 1mi of Agriculture District: No

Prior Building Value: \$60900
Prior Outbuilding Value : \$300
Prior Land Value : \$28000
Prior Special Land Value : \$0

Prior Deferred Value : \$0
Prior Assessed Value : \$89200



HARNETT COUNTY CAMA WEBVIEWER

LEE BONNIE JACKSON

122 GEORGE PERRY LEE RD DUNN NC 28334

1500013523

AVERASBORO RESC ADVALOREM TAX (100), AVERASBORO SCH ADVALOREM TAX (100), COUNTY WIDE ADVALOREM TAX (100), DUNN/AVERASBORO FIRE ADVALOREM TAX (100), SOLID WASTE FEE SOLID WASTE (2)

Reval Year: 2017
Tax Year: 2020
LT#2 LETTIE H LEE 1.73ACSMAP#2010-31

Appraised by 14 on 01/01/2017 00201 AVERASBORO DUNN AREA

Return/Appeal Parcel: **02-1527--0070**
Notes:
UNIQ ID 2010/31 230019
ID NO: 1527-71-7282.000

CARD NO. 1 of 1
1.730 AC SRC= Inspection
TW-02 CI-FR-EX- AT- LAST ACTION 20170302

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE						
Foundation - 3		USE	MOD	Eff. Area	BASE RATE	RCN	EYB	AYB	Standard	0.42000	CREDENCE TO MARKET					
Continuous Footing	5.00	50	01	1,907	105	70.35	134158	1975	1945	% GOOD	58.0					
Sub Floor System - 5		TYPE: RURAL HOME SITE SINGLE FAMILY RESIDENTIAL									DEPR. BUILDING VALUE - CARD	77,810				
Wood	10.00	STYLE: 1 - 1.0 Story									DEPR. OB/XF VALUE - CARD	300				
Exterior Walls - 10											MARKET LAND VALUE - CARD	26,000				
Aluminum/Vinyl Siding	30.00										TOTAL MARKET VALUE - CARD	104,110				
Roofing Structure - 03											TOTAL APPRAISED VALUE - CARD	104,110				
Gable	8.00										TOTAL APPRAISED VALUE - PARCEL	104,110				
Roofing Cover - 12											TOTAL PRESENT USE VALUE - PARCEL	0				
Metal	5.00										TOTAL VALUE DEFERRED - PARCEL	0				
Interior Wall Construction - 5											TOTAL TAXABLE VALUE - PARCEL \$	104,110				
Drywall/Sheetrock	20.00										PRIOR					
Interior Floor Cover - 14											BUILDING VALUE	60,900				
Carpet	7.00										OBXF VALUE	300				
Interior Floor Cover - 09											LAND VALUE	28,000				
Pine or Soft Woods	0.00										PRESENT USE VALUE	0				
Heating Fuel - 03											DEFERRED VALUE	0				
Gas	1.00										TOTAL VALUE	89,200				
Heating Type - 04											PERMIT					
Forced Hot Air/FHA - Ducted	4.00										CODE	DATE	NOTE	NUMBER	AMOUNT	
Air Conditioning Type - 03											ROUT: WTRSHD:					
Central	4.00										SALES DATA					
Bedrooms/Bathrooms/Half-Bathrooms											OFF. RECORD	DATE	DEED TYPE	Q/UV/I	INDICATE SALES PRICE	
3/1/0	8.000										BOOK	PAGE	MOYR			
Bedrooms											03248	0558	9	2014	SW E I	0
BAS - 3 FUS - 0 LL - 0											00275	0344	9	1940	WD D I	0
Bathrooms											HEATED AREA 1,768					
BAS - 1 FUS - 0 LL - 0											NOTES					
Half-Bathrooms											RM/DD6/01 M1527 RED26					
BAS - 0 FUS - 0 LL - 0											2923					
Office																
BAS - 0 FUS - 0 LL - 0	0															
TOTAL POINT VALUE	102.000															
BUILDING ADJUSTMENTS																
Market	3	Factor 3	1.0500													
Quality	3	Average	1.0000													
Size	Size	Size	0.9800													
TOTAL ADJUSTMENT FACTOR	1.030															
TOTAL QUALITY INDEX	105															

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,768	100	124379	01	STORAGE		0	0	1	300.00	100		2001	2001	S5		100	300	
FCP	294	025	5206	TOTAL OB/XF VALUE															
FOP	120	035	2955																
PTO	468	005	1618																
FIREPLACE	1 - None	0																	
SUBAREA TOTALS	2,650	134,158																	

BUILDING DIMENSIONS BAS=W24PTO=W15N26E18S12FCP=E21S14W21N14\$S14W3\$S17W22S28E13S4E18FOP=S3W5N3E5\$N4E15FOP=S7W15N7E15\$N45\$.

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		
HOME PAVD	5010	R-20	0	0	1.0000	0	1.0000	TOPO LEVEL		20,000.00	1.000	AC	1.000	20,000.00	20000	0			
AGRI I PV	5111	R-20	0	0	1.0000	0	1.0000			6,000.00	0.730	AC	1.000	6,000.00	6000	0			
TOTAL MARKET LAND DATA												1.730						26,000	
TOTAL PRESENT USE DATA																			

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2014 SEP 25 11:30:22 AM
BK: 3248 PG: 558-563
FEE: \$26.00
INSTRUMENT # 2014012955

TWESTER



COVER SHEET

TYPE OF DOCUMENT

SPECIAL WARRANTY DEED

**RECORDED IN HARNETT COUNTY
KIMBERLY S HARGROVE
REGISTER OF DEEDS**

HARNETT COUNTY TAX ID#

021527.0070

9.25.14 BY CW

REVENUE: -0-

THIS INSTRUMENT PREPARED BY WILLIAM P. HOBSON, ATTORNEY, & P. TILGHMAN POPE, ATTORNEY, POST OFFICE BOX 928, DUNN, NORTH CAROLINA 28335

WITHOUT TITLE SEARCH
PARCEL NO.: 0215270070
REID NO.: 0019189

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

SPECIAL WARRANTY DEED

THIS DEED, made this 18th day of September 2014, by and between, **Rebecca L. Edmunds, Executrix of the Estate of Lettie Hobson Lee**, 4508 Rosecrest Road, Roanoke, Virginia 24018, hereinafter referred to as Grantor; **Bonnie Jackson Lee**, being one and the same person named in the Last Will and Testament of Lettie Hobson Lee as "**Bonnie Lee**," 122 George Perry Lee Road, Dunn, North Carolina 28334, hereinafter referred to as Grantee One; and the **Contingent Remaindermen**, hereinafter referred to as Grantees Two;

WITNESSETH:

WHEREAS, Lettie Hobson Lee, sometimes hereinafter referred to as Testatrix, died on May 19, 2013 as a resident of Harnett County, North Carolina; and

WHEREAS, Rebecca L. Edmunds was duly qualified as the Executrix of the Estate of Lettie Hobson Lee with the Harnett County Clerk of Superior Court on June 17, 2013 (see Harnett County Estate File No. 13-E-353); and

WHEREAS, the time for filing claims against the Estate of Lettie Hobson Lee has expired and there are not any pending or unpaid claims against said Estate; and

WHEREAS, Article III, Paragraph A of the Testatrix's Last Will and Testament provides in part: "~~I devise and bequeath, in fee simple, all my right, title, and interest in and to my Jonesboro/I-95 Property to my Personal Representative . . .~~"; and

WHEREAS, all of the property conveyed herein is referred to in the Testatrix's Last Will and Testament as "~~George's Share~~"; and

WHEREAS, all of ~~George's Share~~ is included in the *Jonesboro/I-95 Property*, which said property was devised to the Testatrix's Personal Representative; and

WHEREAS, Article III, Paragraph A, 2. (a) of the Testatrix's Last Will and Testament provides in part: "~~If my daughter-in-law, Bonnie Lee, survives me, I direct my Personal Representative to convey, by Special Warranty Deed, a life estate interest in and to George's Share, including all improvements thereon, to my said daughter-in-law, and said Special Warranty Deed shall convey, in fee simple, all remainder interest in and to George's Share, including all improvements thereon, to the issue of my son, George Perry Lee, who are living at Bonnie's death, per stirpes; provided said Special Warranty Deed shall also provide (i) that if no issue of my said son is then (at Bonnie's death) living, said remainder interest shall pass, in fee simple, to my then living issue, per stirpes, and shall further provide (ii) that if no issue of mine is then living, said remainder interest shall pass, in fee simple, to Grove Presbyterian Church, Dunn, North Carolina for such uses and purposes as its governing board deems appropriate.~~"; and

WHEREAS, Bonnie Lee survived Lettie Hobson Lee; and

WHEREAS, Testatrix's son George Perry Lee died on May 16, 1994, having predeceased the Testatrix; and

WHEREAS, the issue of George Perry Lee, who are living as of the execution of this Special Warranty Deed, are listed on *Exhibit A*, attached hereto; and

WHEREAS, the issue of the Testatrix, who are living as of the execution of this Special Warranty Deed, are listed on *Exhibit A*, attached hereto; and

WHEREAS, the Testatrix's Personal Representative and Executrix are the same as the Grantor herein (the terms "Personal Representative" and "Executrix," as used in this deed, being interchangeable); and

WHEREAS, when the term "Grantees" is used herein, said term shall include both "Grantee One" and "Grantees Two";

NOW, THEREFORE, the Grantor, pursuant to the directions, powers, and authority contained in the Testatrix's Last Will and Testament, and in consideration of the devises contained in said Last Will and Testament and other good and valuable considerations to it in hand paid by the Grantees (the receipt whereof is hereby acknowledged), has given, granted, bargained, and conveyed; and by these presents does give, grant, bargain, convey and confirm unto the Grantees, their heirs and/or successors and assigns all that certain tract or parcel of land lying and being located in Averbosbro Township, Harnett County, North Carolina, which property is described in Testatrix's Last Will and Testament as

"George's Share," and more particularly described as follows:

That certain **Lot 2**, containing **1.73 acres**, more or less, as shown on that map and survey entitled, "*Recombination & Minor Division Map For: Lettie H. Lee and Harvey E. Strickland*", dated November 25, 2009, prepared by Streamline Land Surveying, Inc. and recorded in Map Number 2010-31, Harnett County Registry, to which map reference is hereby made for a more full and complete description of said parcel of land.

For further reference see Deed recorded in Book 275 at Page 344, Harnett County Registry; and Estate of Lettie Hobson Lee, File #13 E 353, Harnett County Clerk of Superior Court.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantees forever, **but with the title to and interest in said Grantees to be limited and described as follows:**

To Grantee One (Bonnie Jackson Lee, designated in the Testatrix's Last Will and Testament as "*Bonnie Lee*"): title to and all rights in the use of the property during her lifetime.

To Grantees Two (Contingent Remaindermen): Upon the death of Grantee One, all remainder interest in and to George's Share, including all improvements thereon, shall immediately vest, in fee simple, in the issue of the Testatrix's son, George Perry Lee, who are living at Grantee One's death, per stirpes; provided (i) that if no issue of George Perry Lee is then (at Grantee One's death) living, said remainder interest shall pass, in fee simple, to the Testatrix's then (at Grantee One's death) living issue, per stirpes; and provided further (ii) that if no issue of the Testatrix is then (at Grantee One's death) living, said remainder interest shall pass, in fee simple, to Grove Presbyterian Church, Dunn, North Carolina, for such uses and purposes as its governing board deems appropriate.

THE GRANTOR covenants with the Grantees that Grantor has done nothing to impair such title as Grantor received and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor (except for the exceptions hereinafter stated) and not further. Title to the property hereinabove described is subject to the following exceptions:

1. Easements, restrictions and rights-of-way of record; and
2. Ad valorem taxes of the current year.

The designation Grantor and Grantees 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.

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

Rebecca L. Edmunds (SEAL)
 Rebecca L. Edmunds, Executrix of the Estate of
 Lettie Hobson Lee

STATE OF Virginia

COUNTY OF Roanoke

I, TREVOR HALL, a Notary Public, do hereby certify that **Rebecca L. Edmunds, Executrix Estate of Lettie Hobson Lee**, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal this 18th day of September, 2014.

(Notary Seal)



Trevor W Hall
Notary Public

TREVOR W. HALL
Notary's Printed Name

My Commission Expires: Nov. 30, 2018

UNOFFICIAL DOCUMENT

EXHIBIT A¹

Issue of George Perry Lee (deceased) (ALL of whom are issue of Lettie Hobson Lee)²

Todd Barton Lee - George's son; Lettie's grandson

Kristen Lee - George's granddaughter; Lettie's great-granddaughter

Tammy Hope Lee Giddens - George's daughter; Lettie's granddaughter

Hannah Giddens - George's granddaughter; Lettie's great-granddaughter

Zach Giddens - George's grandson; Lettie's great-grandson

Rebecca Lee Edmunds and her Issue (ALL of whom are issue of Lettie Hobson Lee)³

Rebecca Lee Edmunds - Lettie's daughter

Caron Edmunds Hobson - Rebecca's daughter; Lettie's granddaughter

William McDuffy Hobson II - Rebecca's grandson; Lettie's great-grandson

Maggie Catherine Hobson - Rebecca's granddaughter; Lettie's great-granddaughter

John Barton Edmunds - Rebecca's son; Lettie's grandson

Morgan Adair Edmunds - Rebecca's granddaughter; Lettie's great-granddaughter

John Aston Edmunds - Rebecca's grandson; Lettie's great-grandson

Reagan Victoria Edmunds - Rebecca's granddaughter; Lettie's great-granddaughter

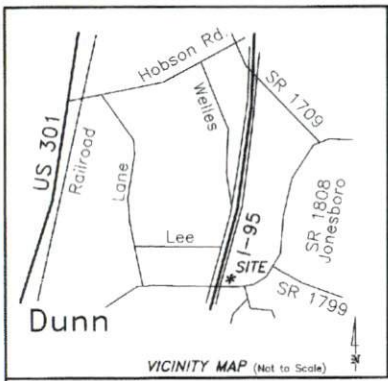
Joseph Keith Edmunds - Rebecca's son; Lettie's grandson

Chase Alexander Edmunds - Rebecca's grandson; Lettie's great-grandson

¹ Lettie Hobson Lee had two children: George Perry Lee (who predeceased her) and Rebecca Lee Edmunds (living as of the date of the execution of this deed).

² Living as of the date of the execution of this deed.

³ Living as of the date of the execution of this deed.



- LEGEND:**
- Subject Boundary Lines Surveyed
 - Subject Boundary Lines (NOT Surveyed)
 - Lines Not Surveyed
 - Old Property Line
 - Centerline
 - Right of Way Lines
 - Overhead Electric Lines
 - Building Setback Lines
 - EP/EIS Existing Iron Pipe or Stake
 - ECM Existing Concrete Monument
 - EPK Existing P.K. Nail
 - ECIP Existing Crimped Iron Pipe
 - EIS Existing Lighted Stake
 - ISS Iron Stake Set
 - Δ Calculated Point
 - RPS Railroad Spike
 - PKS P.K. Nail Set
 - CSS Cotton Spindle Set
 - PP/P Power Pole / Light Pole
 - NAD 27 North American Datum of 1927
 - NAD 83 North American Datum of 1983
 - N.C.G.S. North Carolina Geodetic Survey
 - sT United States Survey Foot
 - MIN Parcel Identifier Number
 - TP Telephone Pedestal
 - WH Manhole
 - Trans. Electric Transformer
 - WM Water Meter
 - Emt. Easement
 - R/W Right-of-Way
 - C/L Centerline
 - P.C. Plat Cabinet
 - D.B. Dead Book
 - M.B. Map Book
 - B.M. Book of Maps
 - FH Fire Hydrant
 - Ac. Acres
 - Sq.Ft. Square Feet
 - MBL Minimum Building Line
 - Street Light

NOTES:

- Iron Stakes set of all property corners unless noted otherwise.
- All owners and parcel information taken from County GIS.
- All distances/dimensions are horizontal ground distances unless otherwise indicated.
- Areas determined by coordinate method.
- P.K. Nails set of all points in asphalt road surfaces, unless noted otherwise.

FEMA FLOOD HAZARD STATEMENT
 Lots shown on this plat are not located within the FEMA 100 year Flood Hazard Area as shown on FEMA map No. SEE BELOW
 Effective date: October 3, 2005
 City of Dunn: 370264 1527 J
 Harnett County: 370328 1527 J

North Carolina
 Harnett County

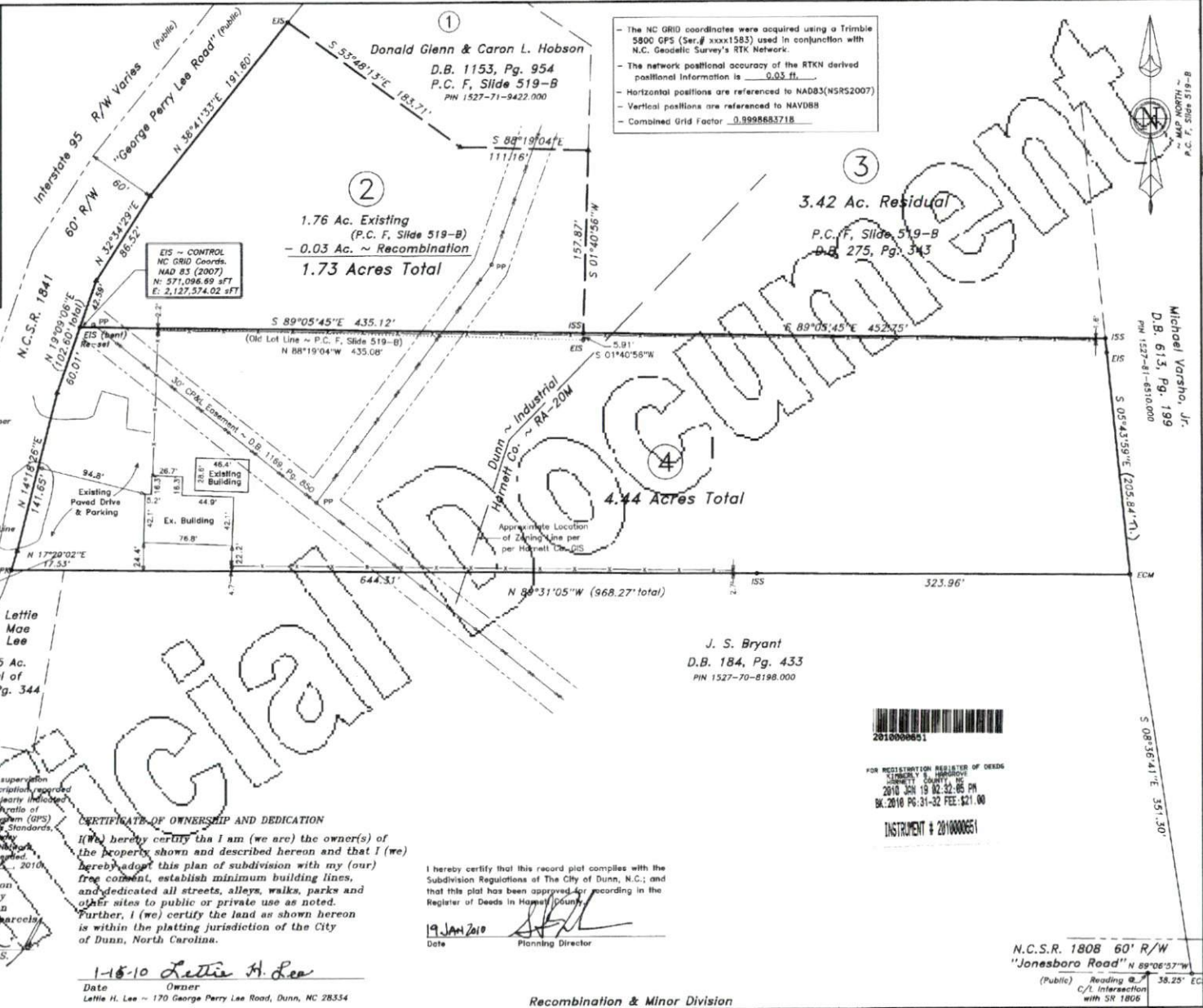
I, Robert E. Godwin, Jr. certify that this plat was drawn under my supervision from an actual survey performed under my supervision (per description approved in Book 275, page 143); that the boundaries not surveyed are clearly indicated as drawn from information found in references as shown; that the ratio of precision as calculated is 1:10,000+; that the Global Positioning System (GPS) observations were performed to the Geospatial Positioning Accuracy Standards, Part 2: Standards for Geodetic Networks of the 2-centimeter accuracy classification (95% confidence) using the NC Geodetic Survey RTK Network. That this plat was prepared in accordance with G.S. 22-30 as amended. Witness my original signature and seal this 14th day of January, 2010.

I hereby certify that this survey creates a subdivision within the area of the City of Dunn, N.C. which has no ordinance that regulates parcels of land.

Robert E. Godwin, Jr., P.E.S.

NOTE: Other underground utilities may exist that were not located by this survey.

HARNETT COUNTY, N.C.
 FILED DATE: JAN 14 2010 TIME: 2:32 PM
 MAP NUMBER: 2010-31
 REGISTER OF DEEDS
 AMBERLY S. HARGROVE
 (Deputy) Register Of Deeds
 Harnett County Map Number 2010-31



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines, and dedicate all streets, alleys, walks, parks and other sites to public or private use as noted. Further, I (we) certify the land as shown hereon is within the platting jurisdiction of the City of Dunn, North Carolina.

1-15-10 Lettie H. Lee
 Date
 Lettie H. Lee - 170 George Perry Lee Road, Dunn, NC 28534

State of North Carolina
 County of Harnett
 Shelia K. Bennett, Review Officer of Harnett Co., certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Shelia K. Bennett, 1-19-10
 Review Officer Date

Revisions:
1-14-2010: Dunn Planning Review Comments

Map For: Lettie H. Lee and Harvey E. Strickland	
TOWNSHIP: Averbosboro	COUNTY: Harnett
STATE: NORTH CAROLINA	Town of Dunn ETJ
ZONE: SEE MAP Parcel Number: portion of 1527-71-9199.000	

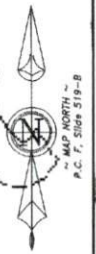
STREAMLINE LAND SURVEYING, Inc. NC FIRM C-1898 870 NC 55 W. Coats, N.C. 27521 Phone: 910-897-7715 Fax: 910-897-7284			
DATE: 11-25-2009	SURVEYED BY: R.E.G.	FIELD BOOK SEE FILE	
SCALE: 1" = 60'	DRAWN BY: M.G.G.	DRAWING FILE NO.	
FILE: DATA\1527\091125ST	091125ST		

The NC GRID coordinates were acquired using a Trimble 5800 GPS (Ser.# xxx1583) used in conjunction with N.C. Geodetic Survey's RTK Network.
 The network positional accuracy of the RTK derived positional information is 0.03 ft.
 Horizontal positions are referenced to NAD83(NRSR2007)
 Vertical positions are referenced to NAVD88
 Combined Grid Factor 0.9998883718



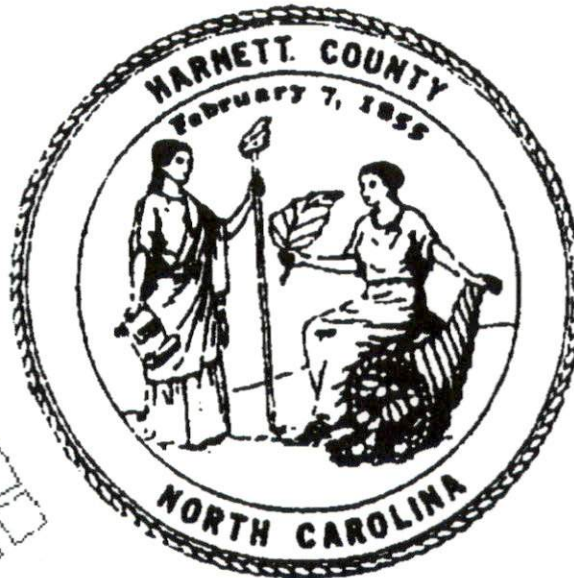
FOR REGISTRATION REGISTER OF DEEDS
 HARNETT COUNTY
 2010 JAN 19 10:52:05 PM
 BK. 2010 PG. 31-32 FEE: \$21.00
 INSTRUMENT # 2010000651

N.C.S.R. 1808 60' R/W
 "Jonesboro Road" N 89°06'37"W
 (Public) Reading @ 38.25' ECM
 C/L Intersection with SK 1808



Michael Variano, Jr.
 D.B. 613, Pg. 199
 PIN 1527-81-0510000

S. 08°36'41"E. 351.30'



KIMBERLY S. HARGROVE
REGISTER OF DEEDS, HARNETT
305 W CORNELIUS HARNETT BLVD
SUITE 200
LILLINGTON, NC 27546

Filed For Registration: 01/19/2010 02:32:05 PM

Book: PLAT 2010 Page: 31-32

Document No.: 2010000651

MAP 2 PGS \$21.00

Recorder: MARY ANNE WOOD

State of North Carolina, County of Harnett

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

DO NOT DISCARD



2010000651



Ashley Horton

Acquisition / Relocation Agent

ashley@americanacquisition.com

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