



Initial Application Date: 1/5/24

Application # _____
CU# _____

COUNTY OF HARNETT RESIDENTIAL LAND USE APPLICATION

Central Permitting 420 McKinney Pkwy, Lillington, NC 27546 Phone: (910) 893-7525 ext:1 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: CSJD LTD LLC Mailing Address: 205 Pineview Dr,
City: Erwin State: NC Zip: 28339 Contact No: 919-894-9714 Email: csdorman123@gmail.com

APPLICANT*: Carolyn Dorman Mailing Address: 205 Pineview Dr, Erwin, NC 28339
City: Erwin State: NC Zip: 28339 Contact No: 919-894-9714 Email: csdorman123@gmail.com
*Please fill out applicant information if different than landowner

ADDRESS: 8289 NC 27, Coats, NC 27521 PIN: 1601-81-3045.000
Zoning: RA-30 Flood: Minimal Watershed: _____ Deed Book / Page: 04202-0927

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

PROPOSED USE: Rental Property

SFD: (Size _____ x _____) # Bedrooms: 8 # Baths: 6 Basement(w/wo bath): _____ Garage: _____ Deck: _____ Crawl Space: Slab: _____ Slab: _____
TOTAL HTD SQ FT _____ GARAGE SQ FT _____ (Is the bonus room finished? yes no w/ a closet? yes no (if yes add in with # bedrooms)

1) main house 4099 sq ft 2) House to left 796 sq ft 3) House to left 777 sq ft

Modular: (Size _____ x _____) # Bedrooms _____ # Baths _____ Basement (w/wo bath) _____ Garage: _____ Site Built Deck: _____ On Frame _____ Off Frame _____
TOTAL HTD SQ FT _____ (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: _____ TOTAL HTD SQ FT _____

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

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

TOTAL HTD SQ FT 5672 GARAGE _____

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.

Carolyn Dorman
Signature of Owner or Owner's Agent

1/5/24
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

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/28/2023 12:19:38 PM NC Rev Stamp: \$160.00
Book: 4201 Page: 2501 - 2502 (2) Fee: \$26.00
Instrument Number: 2023012439

HARNETT COUNTY TAX ID #
071610 0023

07-28-2023 BY: SM

**Prepared by - Return to William G. Alexander, Attorney, W.G. Alexander & Associates
PLLC, 3717 Benson Drive, Raleigh, NC 27609. (919) 256-7000. No title examination was
conducted by the preparer unless the same is shown by his signed opinion.**

EXCISE TAX \$160.00

Parcel ID: 071610 0023

**NORTH CAROLINA
HARNETT COUNTY**

DEED

DATE: July 28, 2023

GRANTOR: Deborah K. Hoskins, widow

ADDRESS: 205 Pineview Drive, Erwin, NC 28339

GRANTEE: CSJD LTD, LLC, a NC limited liability company

ADDRESS: 205 Pineview Drive, Erwin, NC 28339

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:

WHEREAS, Derek S. Hoskins acquired interest in the property described herein in the instrument recorded at Deed Book 1078, Page 473, Harnett County Registry.

WHEREAS, Derek S. Hoskins died on June 7, 2019. He died intestate. At the time of his death, Derek S. Hoskins was married to Deborah K. Hoskins, the Grantor. Derek S. Hoskins had no lineal descendants. For more information, see Estate File 22-E-311, Harnett County Clerk of Superior Court.

WHEREAS, Deborah K. Hoskins and the Estate of Derek S. Hoskins entered into a contract of purchase and sale with Grantee to acquire the property described herein on March 14, 2022. Said Contract states that all payments on the purchase of the property described herein shall be made to the Grantor. Said Contract was recorded with the Harnett County Register of Deeds at Deed Book 4132, Page 335.

WHEREAS, Grantor and Grantee acknowledge that the purchase price of real property to be conveyed is Eighty Thousand Dollars (\$80,000.00), and that payments equaling Eight Thousand Five Hundred Dollars (\$8,500.00) have been delivered to the Grantor by the Grantee, leaving a remaining balance amount of Seventy-One Thousand, Five Hundred Dollars (\$71,500.00); and

THAT Grantor, in consideration of Eighty Thousand Dollars (\$80,000.00) in cash paid by grantee to grantor, receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, all of Grantor's right, title, and interest in that certain lot or parcel of land located in Grove Township, Harnett County, North Carolina, and more particularly described as follows:

BEGINNING at a found nail corner with B.V. Godwin located in the centerline of N.C. Hwy. 27 (100' R/W), said corner being located 0.20 mile West of the centerline intersection of N.C. Hwy. 27 and N.C.S.R. 1703 ("Red Hill Church Road", 60' R/W); thence the BEGINNING point and continuing as the centerline of N.C. Hwy. 27 North 58 degrees 39 minutes 12 seconds

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
07/31/2023 09:35:31 AM NC Rev Stamp: \$40.00
Book: 4201 Page: 2915 - 2916 (2) Fee: \$26.00
Instrument Number: 2023012512

HARNETT COUNTY TAX ID #
071610 0023

07-31-2023 BY: MMC

**Prepared by - Return to William G. Alexander, Attorney, W.G. Alexander & Associates
PLLC, 3717 Benson Drive, Raleigh, NC 27609. (919) 256-7000. No title examination was
conducted by the preparer unless the same is shown by his signed opinion.**

EXCISE TAX \$40.00

Parcel ID: 071610 0023

**NORTH CAROLINA
HARNETT COUNTY**

DEED

DATE: July 31, 2023

GRANTOR: CSJD LTD, LLC, a NC limited liability company

ADDRESS: 205 Pineview Drive, Erwin, NC 28339

GRANTEE: Deborah K. Hoskins

ADDRESS: 205 Pineview Drive, Erwin, NC 28339

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:

WHEREAS CSJD LTD, LLC is a North Carolina Limited Liability Company. Carolyn S. Dorman is the sole member and the sole manager of the aforesaid LLC and is authorized to transfer the property herein.

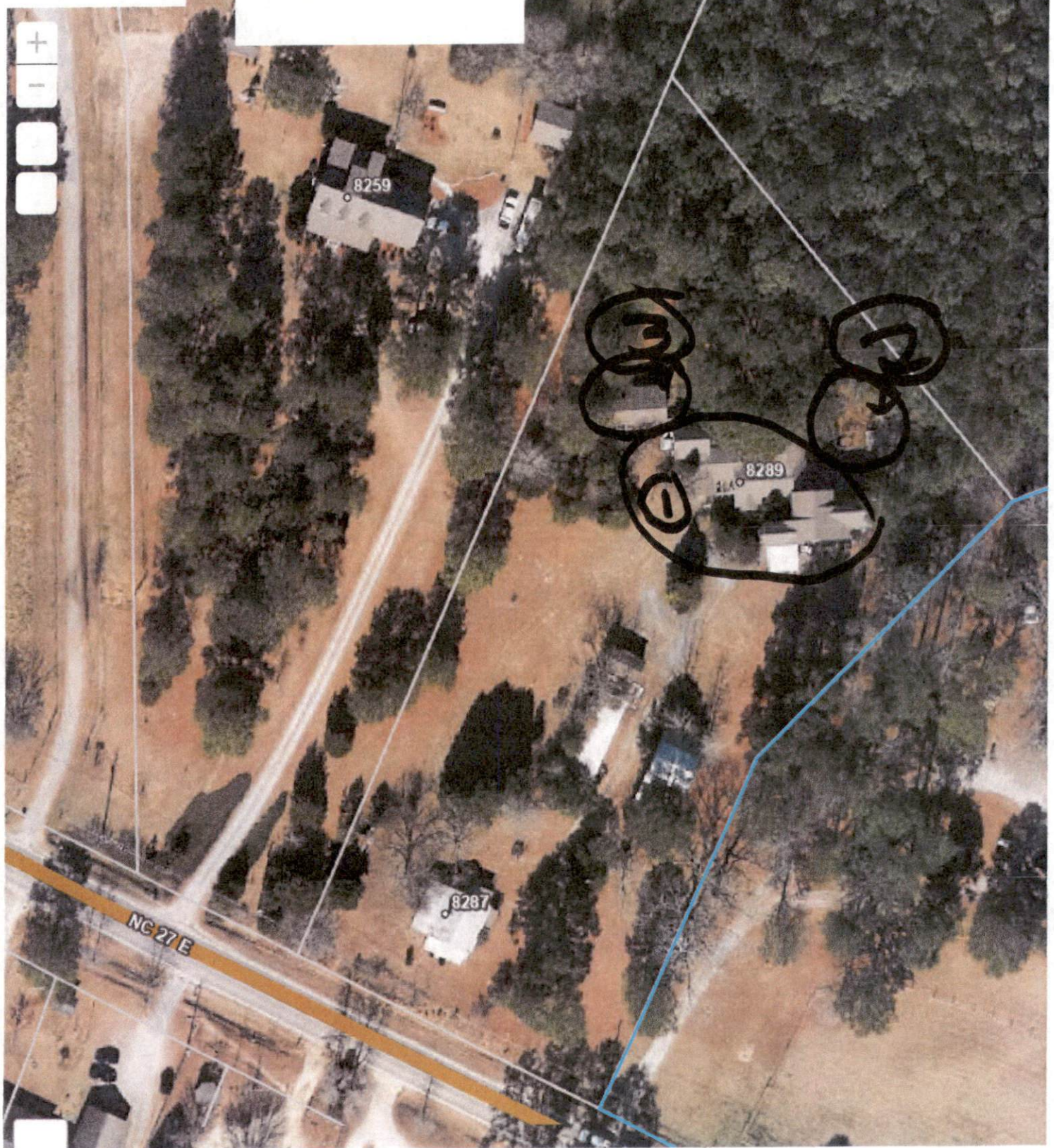
WHEREAS, Grantor and Grantee acknowledge that the real property to be conveyed has a tax value totaling Three Hundred One Thousand, Five Hundred Sixty-Three Dollars (\$301,563.00) with no current outstanding mortgage balance, leaving an equity amount of Three Hundred One Thousand, Five Hundred Sixty-Three Dollars (\$301,563.00); and

THAT Grantor, in consideration of a Two Hundred Twenty-One Thousand, Five Hundred Sixty-Three Dollars (\$221,563.00) "Gift Back," and Twenty Thousand Dollars (\$20,000.00) in cash paid by Grantee to Grantor, receipt of which is hereby acknowledged, for total consideration in the amount of Two Hundred Forty-One Thousand, Five Hundred Sixty-Three Dollars (\$241,563.00) hereby grant, bargain, sell and convey unto Grantee, her heirs and assigns, an **Eighty and two-tenths percent (80.2%) interest** (as a Tenant in Common with the Grantor) of Grantor's right, title, and interest in that certain lot or parcel of land located in Grove Township, Harnett County, North Carolina, and more particularly described as follows:

BEGINNING at a found nail corner with B.V. Godwin located in the centerline of N.C. Hwy. 27 (100' R/W), said corner being located 0.20 mile West of the centerline intersection of N.C. Hwy. 27 and N.C.S.R. 1703 ("Red Hill Church Road", 60' R/W); thence the **BEGINNING** point and continuing as the centerline of N.C. Hwy. 27 North 58 degrees 39 minutes 12 seconds West 197.74 feet to a found nail corner with Donald and Glenda Johnson, being Tract No. 2 as shown on plat recorded in Map Book 11, Page 8, Harnett County Registry; thence leaving the centerline of N.C. Hwy. 247 and as the Eastern line of Donald and Glenda Johnson North 29 degrees 10 minutes 48 seconds East 560.73 feet to a found iron stake corner with Tract No. 3 of aforesaid recorded plat; thence South 33 degrees 09 minutes 42 seconds East



8289 NC 27 E COATS, NC X Q
Show search results for 8289 N...



0 50 100ft
-78.601363 35.401443 Degrees

For Town of Coats