

CEEH 1809-0006

Complaint # 2420

## SANITATION COMPLAINT

\*\*\*\*\*

Date 9-19-18 Phone# (910) (919) 586-1950

Name of Complainant Joseph Byrd [ ] ANONYMOUS

[ ] Sewer [ ] Solid Waste [ ☒ ] Other Septic line on easement

Nature of Complaint Caller states neighbor @ 7950 has septic line on a restricted easement.

J. Byrd - lives @ 8030 NC 42. Holly Springs - see info.

See info, GIS, Deed for 7950 NC 42, property owner  
Paula Arciga - Deed Ref. - Easement - 1396-493-494  
Directions to site of Complaint off Hwy NC 42 7 ↑

not sure, but  
found it and  
it is attached  
pgs

Owner of property site

Paula Arciga

Address and/or phone #

7950 NC 42 - Holly Springs NC

### \*\*\*\*\* Inspection Information

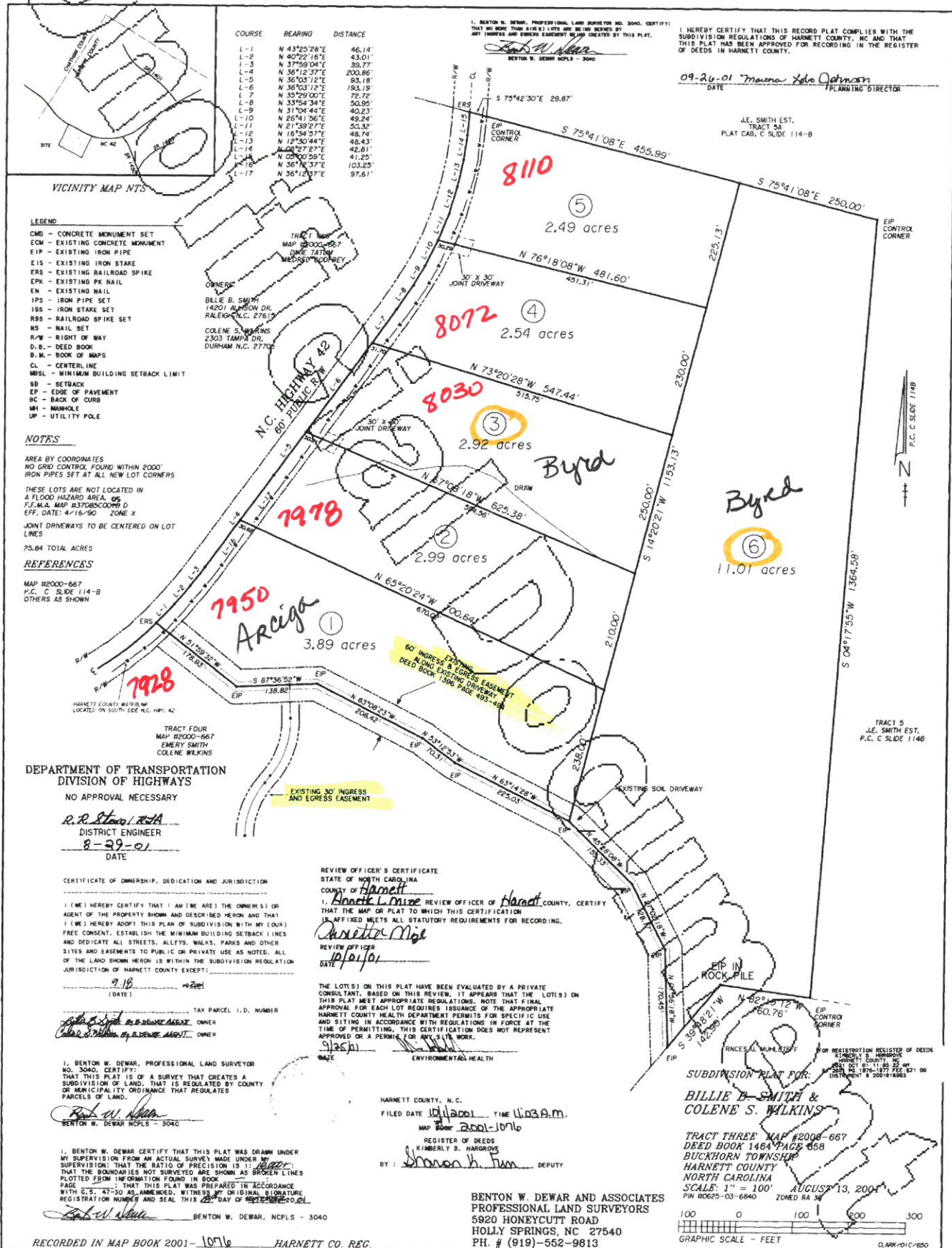
DATE \_\_\_\_\_ TIME \_\_\_\_\_ PERFORMED BY \_\_\_\_\_

PROBLEM(S) FOUND \_\_\_\_\_

### Correction of Problem

DATE \_\_\_\_\_

COMMENTS \_\_\_\_\_





Paula Arciga  
7950 NC 42

Print this page

**Property Description:**

LT#1 BILLIE SMITH &amp; COLENE2001-1076

**Harnett County GIS**

PID: 050615 0001 03

PIN: 0625-03-3575.000

REID: 0056073

Subdivision:

Taxable Acreage: 3.890 AC ac

Caclulated Acreage: 3.58 ac

Account Number: 1400006468

Owners: ARCIGA PAULA

Owner Address : 1004 CRYSTALWATER DR FUQUAY VARINA, NC 27526-5226

Property Address: 7950 NC 42 HOLLY SPRINGS, NC 27540

City, State, Zip: HOLLY SPRINGS, NC, 27540

Building Count: 1

Township Code: 05

Fire Code:

Parcel Building Value: \$124740

Parcel Outbuilding Value : \$0

Parcel Land Value : \$40230

Parcel Special Land Value : \$0

Total Value : \$164970

Parcel Deferred Value : \$0

Total Assessed Value : \$164970

Neighborhood: 00500

Actual Year Built: 2002

TotalAcutalAreaHeated: 1904 Sq/Ft

Sale Month and Year: 5 / 2002

Sale Price: \$134000

Deed Book &amp; Page: 1620-0466

Deed Date: 2002/05/09

Plat Book &amp; Page: 2000-0667

Instrument Type: WD

Vacant or Improved:

QualifiedCode: Y

Transfer or Split:

Prior Building Value: \$126380

Prior Outbuilding Value : \$0

Prior Land Value : \$43120

Prior Special Land Value : \$0

Prior Deferred Value : \$0

Prior Assessed Value : \$169500



OR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY, NC  
2002 MAY 09 11:41:50 AM  
BK:1620 PG:466-469 FEE:\$20.00  
NC REVENUE STAMP:\$268.00  
INSTRUMENT # 2002008769

Excise Tax 268.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 05-0615-0001-03  
Verified by County on the day of  
by

Mail after recording to R. L. BARNES

This instrument was prepared by Ray McLean, Attorney (NO SEARCH, NO CLOSING)  
Brief description for the Index Lot 1

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8 day of May 2002, by and between  
GRANTOR GRANTEE

Don G. Lane  
and wife,  
Phyllis B. Lane  
P.O. Box 38  
Fuquay-Varina, NC 27526

Paula Arciga  
916 Cricket Knoll Rd  
Fuquay Varina NC  
27526

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, all that certain lot or parcel of land situated in the City of Township,

Harnett County, North Carolina and more particularly described as follows:

Lot 997  
BEING all of Tract 1 as shown in Map Number 2001, page 1076 of the Harnett County Registry.

HARNETT COUNTY TAX ID #  
05-0615-0001-03  
5/9/02 BY LRR

The property hereinabove described was acquired by Grantor by instrument recorded in .....  
Book 1556, pages 411-414 of the Harnett County Registry.

A map showing the above-described property is recorded in Plat Book ..... 2001 ..... page ..... 1076.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Property is subject to Restrictions as shown on Exhibit A attached.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By:

President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

Don G. Lane

Phyllis B. Lane



NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that  
Don G. Lane and wife, Phyllis B. Lane Grantor,  
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my  
hand and official stamp or seal, this 8th day of MAY, 2002.

My commission expires: 11-6-2006 William C. Smith Notary Public

NORTH CAROLINA, Wake County.

I, a Notary Public of the County and State aforesaid, certify that  
personally came before me this day and acknowledged that he is Secretary of  
a North Carolina corporation, and that by authority duly  
given and as the act of the corporation, the foregoing instrument was signed in its name by its  
President, sealed with its corporate seal and attested by as its Secretary.  
Witness my hand and official stamp or seal, this day of

My commission expires: Notary Public

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR COUNTY

By Deputy/Assistant - Register of Deeds

Exhibit A

1. Only stick built and modular homes are allowed.
2. All lots must be kept neat, orderly and free of debris.
3. Residential use only.
4. Doublewide manufactured homes are allowed with Sellers consent if setup to FHA code.
5. All footing must be pored footings.



00000664

Prepared by and Hold for:  
W. Mark Cumalander, P.A.  
(without benefit of title examination)

NORTH CAROLINA

HARNETT COUNTY

HARNETT COUNTY NC  
Book 1396  
Pages 0493-0494

FILED 2 PAGE(S)  
01/16/2000 1:50 PM  
KIMBERLY S. HARGROVE  
Register Of Deeds  
By. Deputy/Asst.

ACCESS AGREEMENT

This Agreement is made and entered into this the 10th day of January, 2000 by and between A. Gertrude Smith, by Colene S. Wilkins, her attorney-in-fact, (hereinafter referred to as "Smith"), and Frances J. Muhlsteff, (hereinafter referred to as "Muhlsteff").

WITNESSETH:

WHEREAS, Smith is the owner of two tracts consisting of approximately 103.303 acres, more or less, and 19.40 acres, more or less, located near or abutting NC Highway 42 in or near Fuquay-Varina, North Carolina, the same lands being more particularly shown as Parcels 1-A and 2 in Book of Maps cc-c, Page 114-B, Harnett County Registry; and,

WHEREAS, Muhlsteff is the owner of lands located directly southeast of Smith's land and adjoins Smith's land; and,

WHEREAS, all parties agree that it would be for their mutual benefit to establish a mode of access from NC Highway 42 to Muhlsteff's lands for the common use of Muhlsteff's lands and Smith's land.

NOW, THEREFORE, for and in consideration of the sum of \$10.00, paid to Smith, the sufficiency and receipt of which is hereby acknowledged, Smith does bargain and sell and by these presents does bargain and sell to Muhlsteff the right, for the period hereinbelow stated, to use the access area as a means of access to her tract for ingress, egress, regress and the installation of above or below ground utilities; said access area being along the existing farm path leading from Highway 42 and traversing in a southeasterly direction to the Southern portion of Smith's tract and leading to the northern boundary line of Muhlsteff's tract and being sixty feet wide and approximately 750 feet in length.

After such time as Muhlsteff develops her property, each party hereto covenants and warrants with the other that they will share equally in the expense for the upkeep, maintenance and repair of said access area as the same becomes necessary.

Each party hereto covenants and agrees that this access will be changed and altered by mutual agreement between the parties wherein the actual boundaries of said

access area will be determined after an accurate survey is commissioned. Thereafter, the parties will memorialize their agreement in the form of a deed of easement which shall be perpetual and binding upon the heirs and successors of the parties thereto.

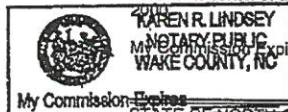
To have and to hold the rights hereby granted to the respective parties; it being agreed that the rights hereby granted are for the common use of, are appurtenant to and run with lands described.

IN TESTIMONY WHEREOF, the parties have hereunto set their hands and seal, the day first above written.

*A. Gertrude Smith*  
by *Colene S. Wilkins* (SEAL) *Frances J. Muhlsteff* (SEAL)  
A. Gertrude Smith, by Colene S. Wilkins, Frances J. Muhlsteff  
her attorney-in-fact.

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, the undersigned, a notary public, do hereby certify that Colene S. Wilkins, attorney-in-fact for A. Gertrude Smith, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of A. Gertrude Smith and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Harnett County in Book 1316, Page 358 on the 14 day of December, 1998 and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said Colene S. Wilkins acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said A. Gertrude Smith. Witness my hand and notary seal, this the 10th day of January, 2000.



STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, a notary public of the County of Wake, North Carolina, certify that Frances J. Muhlsteff personally appeared before me this day, and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of January, 2000.



WAKE COUNTY, NC  
My Commission Expires: 01-28-02

The foregoing certificate of Karen R. Lindsey, Notary of Wake Co. is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown above.

Kimberly S. Hargrove REGISTER OF DEEDS FOR Harnett COUNTY  
By: *Chandra M. Hargrove* Deputy/Assistant Register of Deeds.

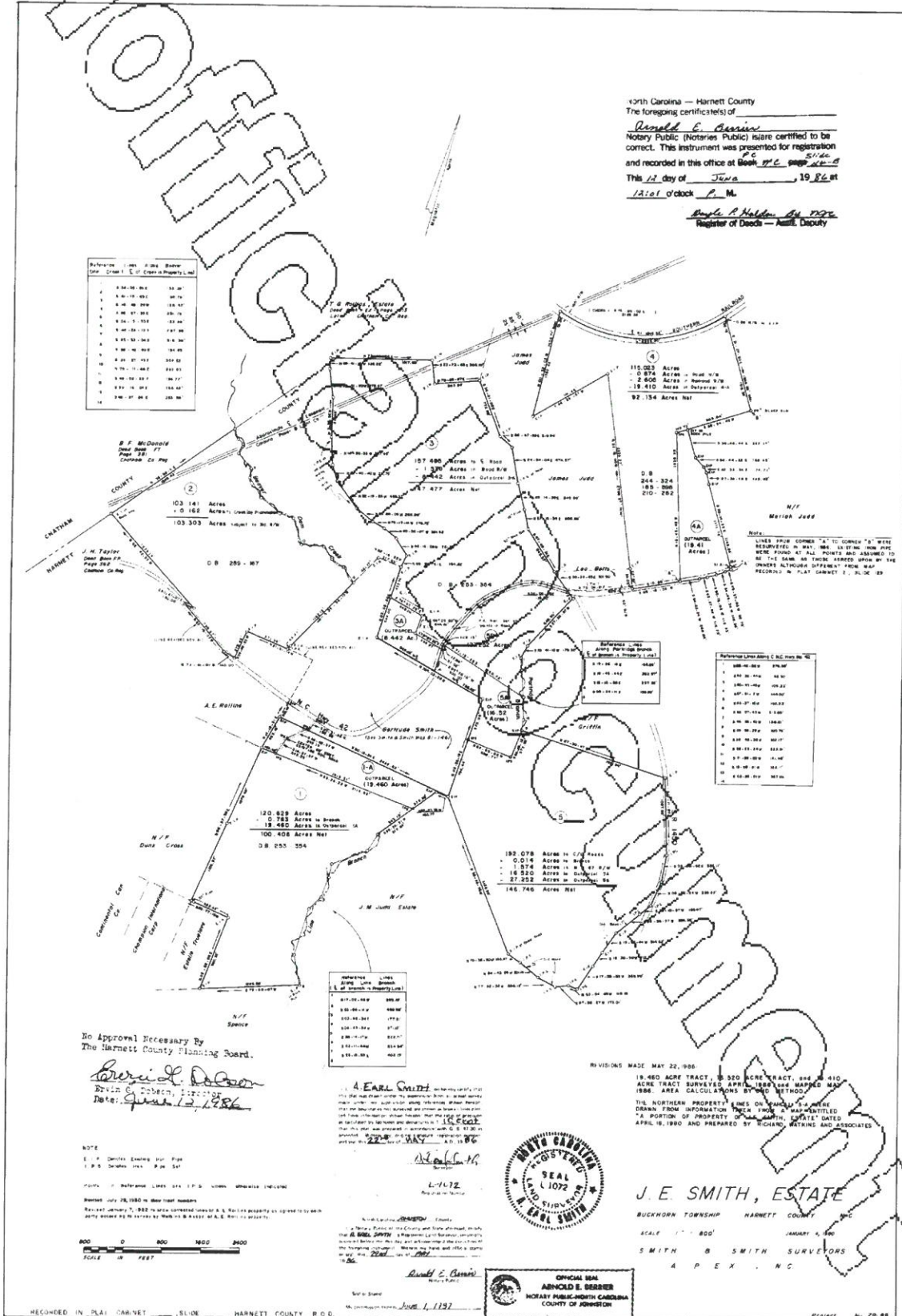
HARNETT COUNTY, NORTH CAROLINA  
FILED DATE 1-14-2000 TIME 1:50 p.m.  
BOOK 1396 PAGE 493-494  
REGISTER OF DEEDS  
KIMBERLY S. HARGROVE



Ctc  
Slide 114-B

PC.C Slide 114-B

PC # C Slide 114-B



[Print this page](#)

## Property Description:

LOT#3 BILLIE SMITH &amp; COLENE MAP#2001-1076

Harnett County GIS

PID: 050615 0001 06

PIN: 0625-03-4992.000

REID: 0056075

Subdivision:

Taxable Acreage: 2.920 AC ac

Calculated Acreage: 2.82 ac

Account Number: 1500024332

Owners: BYRD JOSEPH PRESTON &amp; BYRD JULIE MARIE

Owner Address : 582 COTTON BROOK DR FUQUAY VARINA, NC 27526

Property Address: 8030 NC 42 HOLLY SPRINGS, NC 27540

City, State, Zip: HOLLY SPRINGS, NC, 27540

Building Count: 0

Township Code: 05

Fire Code:

Parcel Building Value: \$0

Parcel Outbuilding Value : \$0

Parcel Land Value : \$20440

Parcel Special Land Value : \$0

Total Value : \$20440

Parcel Deferred Value : \$0

Total Assessed Value : \$20440

Neighborhood: 00500

Actual Year Built:

Total Actual Area Heated: Sq/Ft

Sale Month and Year: 8 / 2017

Sale Price: \$83500

Deed Book &amp; Page: 3534-0017

Deed Date: 2017/08/18

Plat Book &amp; Page: 2001-1076

Instrument Type: WD

Vacant or Improved:

Qualified Code: A

Transfer or Split: T

Prior Building Value: \$0

Prior Outbuilding Value : \$0

Prior Land Value : \$23360

Prior Special Land Value : \$0

Prior Deferred Value : \$0

Prior Assessed Value : \$23360





For Registration Kimberly S. Hargrove  
 Register of Deeds  
 Harnett County, NC  
 Electronically Recorded  
 2017 Aug 18 12:15 PM NC Rev Stamp: \$ 167.00  
 Book: 3534 Page: 17 - 18 Fee: \$ 26.00  
 Instrument Number: 2017012448

HARNETT COUNTY TAX ID#  
 050618 0001 06-8-09

08-18-2017 BY MT

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$167.00

Parcel Identifier No. 0625-03-4992.000 and 0625-03-9751.000

Verified by Harnett County on the day of, 2017

By: \_\_\_\_\_

Mail/Box to: **Grantee**

This instrument was prepared by: Senter, Stephenson & Johnson, P.A. [WITHOUT TAX ADVICE]

Brief description for the Index: Lot 3 and 6 Billie Smith; 2001-1076

THIS DEED made this 18<sup>th</sup> day of August, 2017, by and between

**GRANTOR**

**GRANTEE**

**Donnie G. Lane (a/k/a Don G. Lane) and wife,  
 Phyllis B. Lane**

**Joseph Preston Byrd and wife,  
 Julie Marie Byrd**

P.O. Box 2230  
 Angier, NC 27501

582 Cotton Brook Drive  
 Fuquay-Varina, NC 27526

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, all that certain lot or parcel of land situated in Buckhorn Township, Harnett County, North Carolina and more particularly described as follows:

**BEING all of Lots 3 and 6 as shown in Map Number 2001, page 1076, Harnett County Registry, reference to which is hereby made for greater certainty of description.**

The property herein above described was acquired by Grantor by instrument recorded in Book 1356, page 441, Harnett County Registry.



All or a portion of the property herein conveyed ☐ includes or ☒ does not include the primary residence of a Grantor.

A map of the above-described property is recorded in Book of Maps 2001, Page 1076, Harnett County Registry.

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:

1. General service and utility easements, restrictions, and rights-of-way of record;
2. Restrictive Covenants recorded in Book 1556, Page 411; and
3. 2017 Ad Valorem taxes, not yet due and payable.

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

By: [Signature] (SEAL)  
Donnie G. Lane

By: [Signature] (SEAL)  
Phyllis B. Lane

State of North Carolina  
County of Wake

I certify that Donnie G. Lane and Phyllis B. Lane each personally appeared before me this day and acknowledged the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 18 day of August, 2017.



Printed name of notary: Mary W. Magoon

My Commission Expires: 12-17-2019