

TOPSAIL RD

SPEAR ST

ALEXANDER ST

67
T071 02 028

T071 02 027

39
T071 02 026

T071 02 025

75'
100'
88
T071 02 041
100'
75'

T071 02 040

104

76

64
T071 02 043

T071 02 042
50

T071 02 051

T071 02 052

127

23

152

ALEXANDER ST

Tyrrell County Reval

| ACCOUNT | DEED BOOK/PAGE | MAP TILE |
|-----------|----------------|----------|
| 103642 | 238 343 | 8811 |
| LISTED BY | REVIEWED BY | NSHD |
| 1/1/2025 | 1/1/2025 | 0 |

| TOPOLOGY | STREET | UTILITY | SW SITES | % INTEREST | SUBDIVISIONS |
|-------------|--------|--------------------|----------------|------------|-----------------------------|
| LEVEL | GRAVEL | PUBWATER SEPTIC | RES 1 COM 0 | 100% | COLUMBIA OUTSIDE OF TOWN |
| 911 ADDRESS | 88 | ALEXANDER ST | | | |



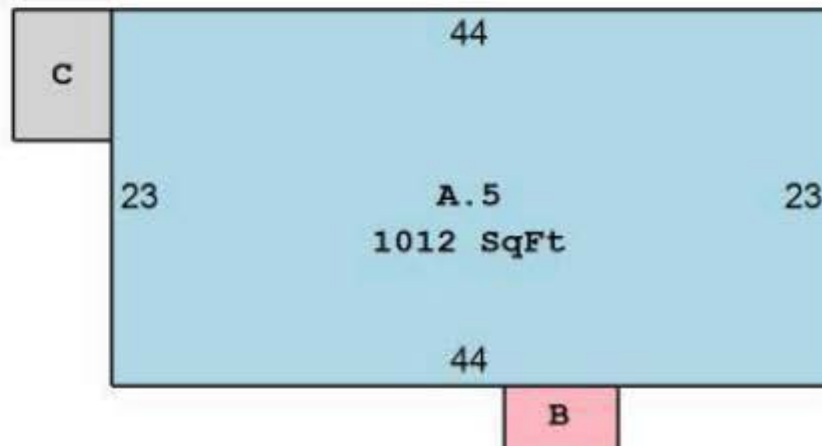
| RECORD | CARD | MAP |
|---|--------|-------------|
| 3359 | 1 of 1 | T071 02 041 |
| RECORD OF OWNERSHIP | | |
| SAWYER DEBBIE KAY | | |
| PO BOX 752 COLUMBIA NC 27925 | | |
| NOTES | | |
| 88 ALEXANDER ST LOT 40 | | |
| DEED TO AFFIX 11/3/15 238/341 ALEXANDER ST | | |

| \$/Acre | LAND DESCRIPTION AND VALUE | | TRACT: 0 | FRFT: 1 | AFCT: 9 |
|---------------|----------------------------|-------------------|----------|-------------|-----------------|
| LAND CLASS | SIZE | BASERATE | ADJUST | ADJUST RATE | * UNITS = VALUE |
| 1W BLDGSITE | 75 100 | \$214 | | \$175 | 75 \$13,161 |
| TOTAL ACRES 0 | | TOTAL LAND VALUE: | | \$13,161 | |

| LAND USE DESCRIPTION AND VALUES | | | | |
|---------------------------------|------|----------------------------------|-----------------------|----------------|
| LAND CLASS | SIZE | LAND USE | SOIL TYPE | RATE USE VALUE |
| 1 BLDGSITE | | NO NO NO NO NO NO | | \$13,161 |
| TOTAL DEFERRED VALUE: | | \$0 | TOTAL LAND USE VALUE: | |

| \$/Heated Sq Ft \$54.48 | BUILDING SECTIONS | | | | \$/Total Sq Ft \$50.67 |
|---|-------------------|-----------|-----------------------|-------|-------------------------|
| SECTION | SQFT | STHT | GRADE AREA | RPCN | DEP OBS (F/E) VALUE |
| 5 D/T WIDE | 1,012 | 1.00 | C+10 | 1,012 | \$101,635 0.39 \$39,638 |
| 83 STOOP | 28 | 1.00 | C+10 | 28 | \$819 0.39 \$319 |
| 89 WOODDECK | 48 | 1.00 | C+10 | 48 | \$1,912 0.39 \$746 |
| OTHER BUILDING ATTRIBUTES (BATHS, FIREPLACES, ETC.) | | | | | \$1,268 |
| PERCENT COMPLETE | | | | | 100% |
| REPLACEMENT COST NEW: | | \$105,634 | FINAL BUILDING VALUE: | | \$41,971 |

| OUT BUILDINGS | | | | | |
|------------------------|--------------|---------------------------|------|---------|---------------|
| STRUCTURE | LENGTH*WIDTH | BASERATE | COND | ADJRATE | UNITS VALUE 2 |
| | * | | | | |
| | * | | | | |
| | * | | | | |
| | * | | | | |
| | * | | | | |
| | * | | | | |
| REVISIT DATE: 1/1/2032 | | TOTAL OUT BUILDING VALUE: | | \$0 | |



| | | |
|------|------|------------------|
| A 5 | 1.00 | SD23R44U23L44. |
| B 83 | 1.00 | R24D23SD4R7U4L7. |
| C 89 | 1.00 | D8SL6U8R6D8. |

| BUILDING ATTRIBUTES | | | | | | | |
|---------------------|------------|------------|----------|-----------------------|---------------|-------------|---------|
| BLDG TYPE | BLDG STYLE | YEAR BLT | EFF YEAR | CONDITION | HEATED SQFT | TOTAL SQFT | |
| DWELLING | DOUBLEWI | 1991 | | G DW | 1012 | 1088 | |
| FOUNDATION | | EXT FINISH | | ROOF TYPE | ROOF MATERIAL | WALL FINISH | |
| CONTWALL BRICK | | ALUM VYN | | GABLE | ASPHSHNG | DRY WALL | |
| FLOORS | HEAT/AIR | HEAT FUEL | | ADDITIONAL FEATURES | | | |
| CPT&VINY | CNTRLA/C | GAS | | FINISHED ATTIC % | | 0 | |
| | | | | FINISHED BASEMENT % | | 0 | |
| | | | | UNFINISHED BASEMENT % | | 0 | |
| SALE DATE | | QUALIFIED | | BATHS | 2 | FIREPLACES | 0 |
| 015-11-03 00:00:00 | | Y | | HALF BATHS | 0 | CHIMNEYS | 0 |
| SALE AMOUNT | | 50000 | | FIXTURES | 0 | VALUE: | \$1,268 |

| SALE DATE | QUALIFIED | NSHD | 1000 | PARCEL TOTALS | TAXABLE VALUE |
|----------------------|-----------|-----------|----------|----------------|---------------|
| 015-11-03 00:00:00 | Y | | | | |
| SALE AMOUNT | | 50000 | | | |
| \$17,528 | 75.1% | LAND | \$13,161 | ASSESSED VALUE | \$55,132 |
| \$28,500 | 147.3% | BLDGS | \$41,971 | LESS DEFERRED | |
| \$200 | 0.0000 | OUT BLDGS | \$0 | | |
| \$46,228 | 119.3% | PARCEL | \$55,132 | | |
| LAST SAVED 7/30/2025 | | | | \$55,132 | |

COLUMBIA

REVENUE STAMPS PAID \$ 100.00This document presented and filed:
11/03/2015 02:47:57 PMGENE P. REYNOLDS, Tyrrell COUNTY, NC
Excise Tax: \$100.00

PREPARED BY:

David C. Gadd
HORNTHAL, RILEY, ELLIS & MALAND, LLP
Attorneys At Law
P. O. Box 510
Columbia, NC 27925

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
The property herein conveyed is not the primary residence of the Grantor.

NORTH CAROLINA

TYRRELL COUNTY

THIS **DEED**, made and entered into this the 3rd day of November, 2015, by **ALMA DEAN C. COOPER and husband, DURWOOD M. COOPER**, hereinafter called Grantor, to **DEBBIE KAY SAWYER**, of P. O. Box 752, Columbia, NC 27925, hereinafter called Grantee;

WITNESSETH:

THAT said Grantor, for and in consideration of the sum of Ten & No/100 (\$10.00) Dollars and other good and valuable considerations to them paid by Grantee, the receipt of which is hereby acknowledged have bargained and sold, and by these presents do grant, bargain, sell and convey to said Grantee, her heirs and assigns, in fee simple, a certain tract or parcel of land in Columbia Township, Tyrrell County, North Carolina, and more particularly described and bounded as follows, to-wit:

Lot No. 40 as shown on a map of Edgewater Estates, a map of which, prepared by L. T. Livermon, Jr., Registered Surveyor, from a survey made by him on August 15, 1964, is of record in the Office of the Register of Deeds of Tyrrell County in Map Book 1, Page 105, which map is referred to and made a part hereof for purposes of description, together with a right of joint use of the "Recreation area" as shown on said map.

There is also conveyed hereby a non-exclusive easement and right of way for use in common with others over, across and through Alexander Street, Beach Road, Spear Street, Marina Drive and Topsail Road and over, across and through a private road which extends from the south terminus of Beach Road to N. C. Secondary Road No. 1209 for the purpose of ingress to and egress from said lot.

For further description reference is made to that certain deed dated November 18, 1988, from The East Carolina Bank to Alma Dean C. Cooper and of record in Book 158, Page 976, in the Office of the Register of Deeds of Tyrrell County.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said Grantee, her heirs and assigns, in fee simple, to her only use and behoof forever.

AND the said Grantor, for themselves and their heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that they are seized of said premises in fee and have perfect right to convey in fee simple, that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

Title to the property hereinabove described is subject to the following exceptions:

1. Noncompliance with local, county, state or federal government laws, ordinances, or regulations relative to zoning, subdivision, environmental matters or nontoxic and toxic wastes, occupancy, use, construction or the development of the subject property.
2. Ad valorem taxes due the County of Tyrrell, if any.
3. Rights of others, if any, to drain by and through ditches and canals located adjacent to or upon lands herein conveyed.

IN TESTIMONY WHEREOF, the said Grantor have hereunto set their hands and seals, the day and year first above written.

Alma Dean C. Cooper (SEAL)
Alma Dean C. Cooper

Durwood M. Cooper (SEAL)
Durwood M. Cooper

STATE OF NORTH CAROLINA

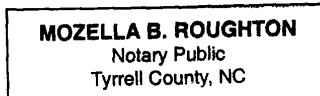
COUNTY OF TYRRELL

I, Mozella B. Roughton, Notary Public for said county and state, do hereby certify that Alma Dean C. Cooper and husband, Durwood M. Cooper, this day personally appeared before me and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal, this the 3rd day of November, 2015.

Mozella B. Roughton
Notary Public

My Commission Expires: 10-24-16



EDGEWATER ESTATES

OWNED BY

A.W. ALEXANDER, JR. & L.J. SPEAR

COLUMBIA TOWNSHIP - TYRRELL COUNTY
NORTH CAROLINA

SCALE 1" = 100'
0 25 50 FEET



SECTION 3
TOWNSHIP 3 N
RANGE 12 E

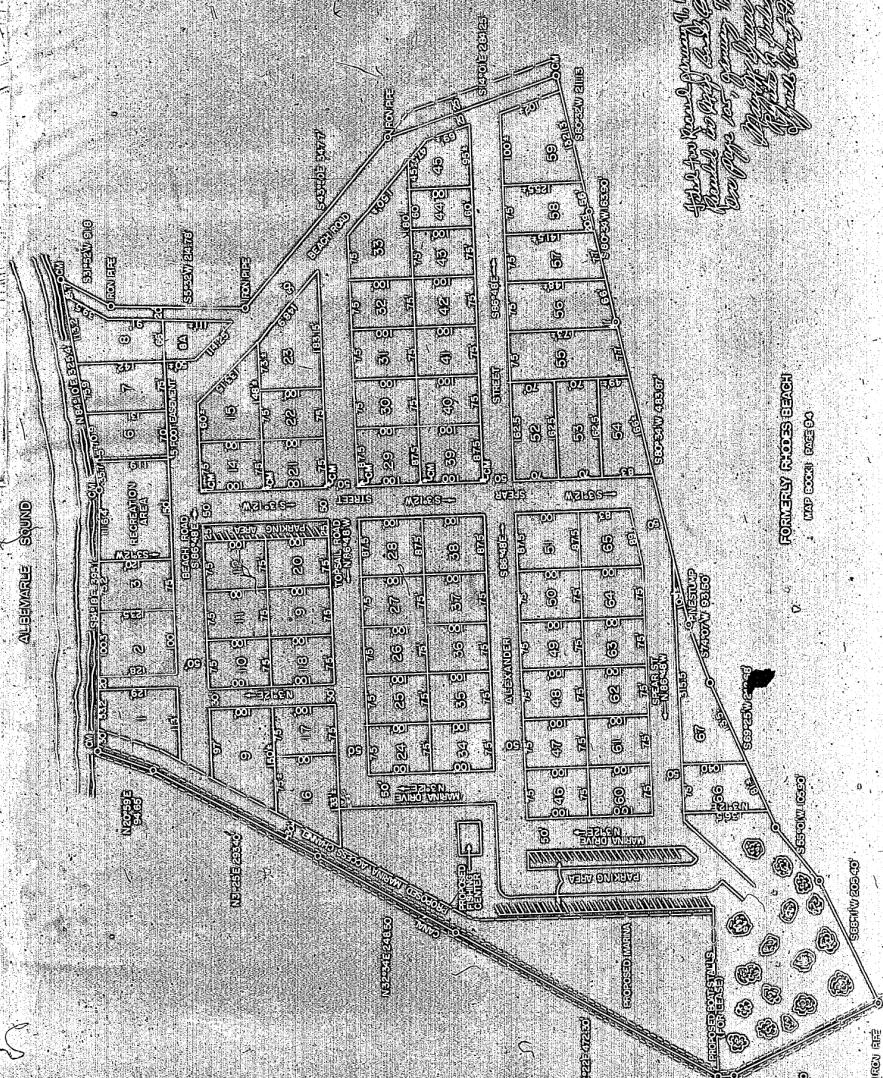


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FORMERLY NOTES BEACH
MAP BEEN ONE 00

