

Bailey building

Three units two rent for \$400 each owner pays all utilities tenant pays to have units cleaned.

Gas heat / CA (ca new 2019)

Entrance 6x28 w/1/2 bath

1st floor HWD floor

Dan Bailey 15x13

Reception 15x15 full bath

Reception 16x11

Deck on rear and handicap entrance

Suite 2

Office 11x12

Office 13x15

Suite 3

Office 12x12

Office 14x15

2nd floor

Heat pump

15x57

Attic eave floored storage

Water \$95

Internet \$125

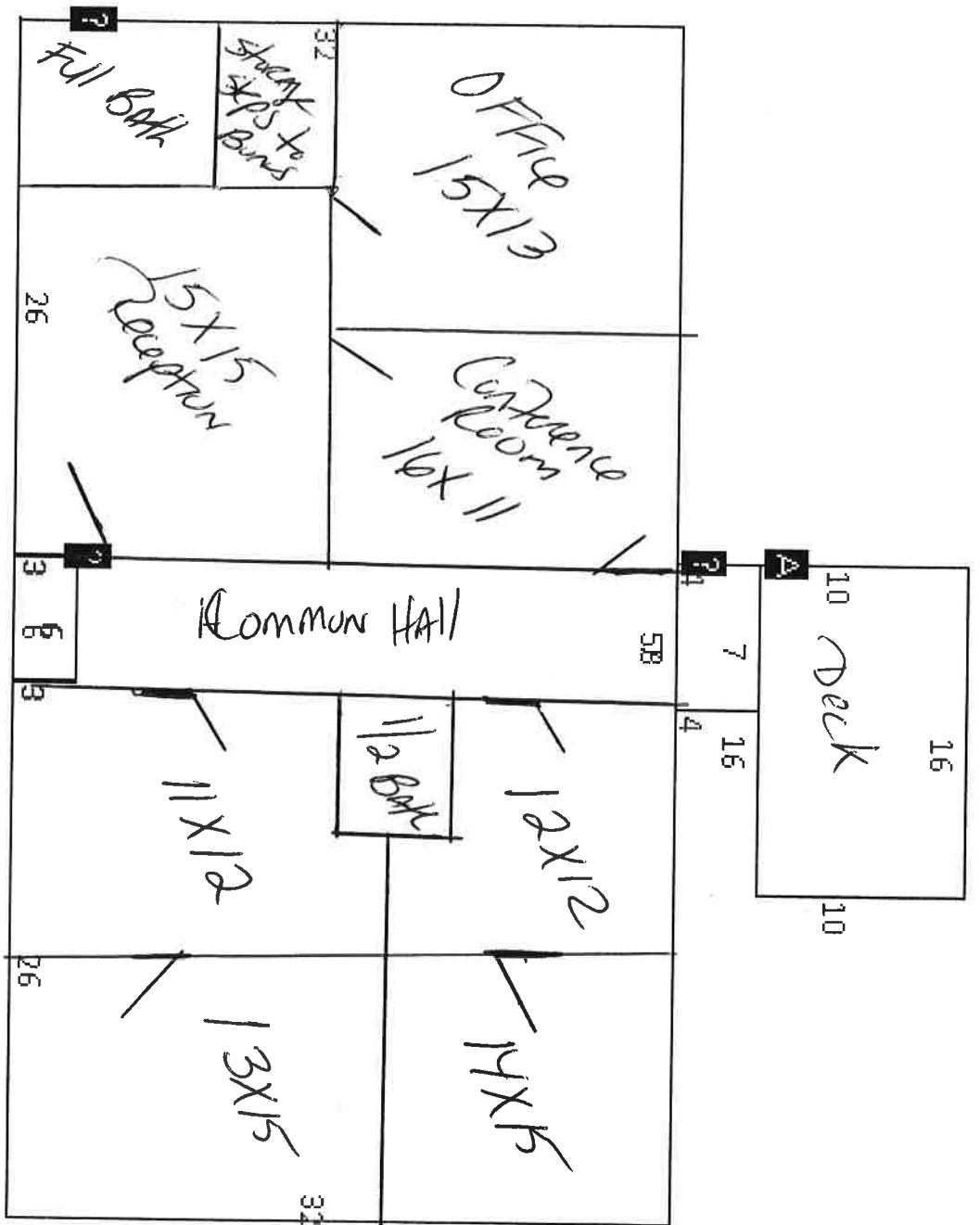
Duke \$125

Gas \$65

Teresa Knowles, Broker

The Knowles Team

336-613-8835



① Drawing for layout only not to scale

Zone II

MAP "I"
ASHCROFT
SIMPSONVILLE TOWNSHIP
ROCKINGHAM COUNTY, N.C.

DEED REFERENCE: 778-2042, 779-798
PLAT REFERENCE: 19-46

SURVEY IN APRIL OF 1986 BY MICHAEL S. NIXON RLS 2567

SCALE: 1 INCH = 100 FEET

I, MICHAEL S. NIXON, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE BY ME, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:18,841.44; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH SECTION 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 22ND DAY OF SEPT, 1986.

P.O. Box 607
Reidsville, N.C.
Phone: 919/342-4947

REGISTERED LAND SURVEYOR 2567

NORTH CAROLINA ROCKINGHAM COUNTY

I, DORCAS G. WIDKIFF, A NOTARY PUBLIC OF THE AFORESAID COUNTY AND STATE, CERTIFY THAT MICHAEL S. NIXON, A REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THIS 24TH DAY OF JUNE, 1986.

My Commission Expires: 3/20/91

Dorcas G. Widkiff
Notary Public

THE FOREGOING CERTIFICATE OF DORCAS G. WIDKIFF, NOTARY PUBLIC OF ROCKINGHAM COUNTY, STATE OF NORTH CAROLINA, WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN BOOK 48 PAGE 4 THIS THE 18 DAY OF JULY, 1986 AT 3:32 O'CLOCK P.M.

IRENE PRUITT, REGISTER OF DEEDS
Deputy, ASST. REGISTER OF DEEDS

Edward V. Wilkins (owner)
1018 Sherwood Dr., Reidsville, N.C.
Phone: 919/342-0207

Joseph B. King (owner)
719 Country Club Dr., Reidsville, N.C.
Phone: 919/349-2818

J.B. North, Jr. (owner)
916 Pennington Cr., Reidsville, N.C.
Phone: 919/349-4993

William E. Minshall (owner)
6027 W. Bassett Ave., Greensboro, N.C.
Phone: 919/379-0515

Curve Data			
	①	②	③
I	68.00-00	56.20-10	30.10-10
R	357.03°	337.03°	451.849
T	227.33°	180.47°	121.781
D	17.00	17.00	12.40.49
ARC	400.00	331.38°	237.92°
CND	576.73	318.20	235.18°

CERTIFICATE OF OWNERSHIP AND DEDICATION:
I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT I HEREBY AGREE TO DEDICATE THE SAME TO THE CITY OF REIDSVILLE AND THAT I HEREBY AGREE TO DEDICATE THE SAME TO THE CITY OF REIDSVILLE AND THAT I HEREBY AGREE TO DEDICATE THE SAME TO THE CITY OF REIDSVILLE.

7/1/86
DATE: Joseph B. King
OWNER
7/1/86
DATE: Edward V. Wilkins
OWNER
7/1/86
DATE: James M. Minshall
OWNER

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS:
I, HEREBY CERTIFY THAT ALL STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS AND STANDARDS IN THE "ASHCROFT" SUBDIVISION THAT GUARANTEES THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN ACCEPTABLE MANNER.

7/16/86
DATE: W. E. Gorton
CITY MANAGER

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD:
I, HEREBY CERTIFY THAT THE PLANNING BOARD HAS REVIEWED THE FINAL PLAT FOR THE "ASHCROFT" SUBDIVISION.

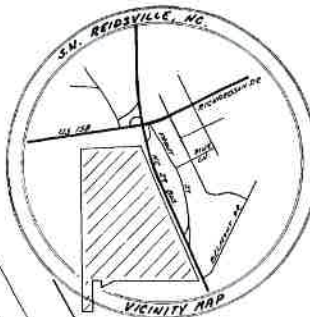
7-10-86
DATE: James A. Martin
CHAIRMAN, REIDSVILLE BOARD

CERTIFICATE OF APPROVAL FOR RECORDING:
I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR REIDSVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE CITY COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ROCKINGHAM COUNTY.

7-16-86
DATE: Ann J. Bradshaw
CITY CLERK, REIDSVILLE, N.C.

B-H Minimum Setbacks	
Front yard	15'
Side yard	15'
Rear yard	20'

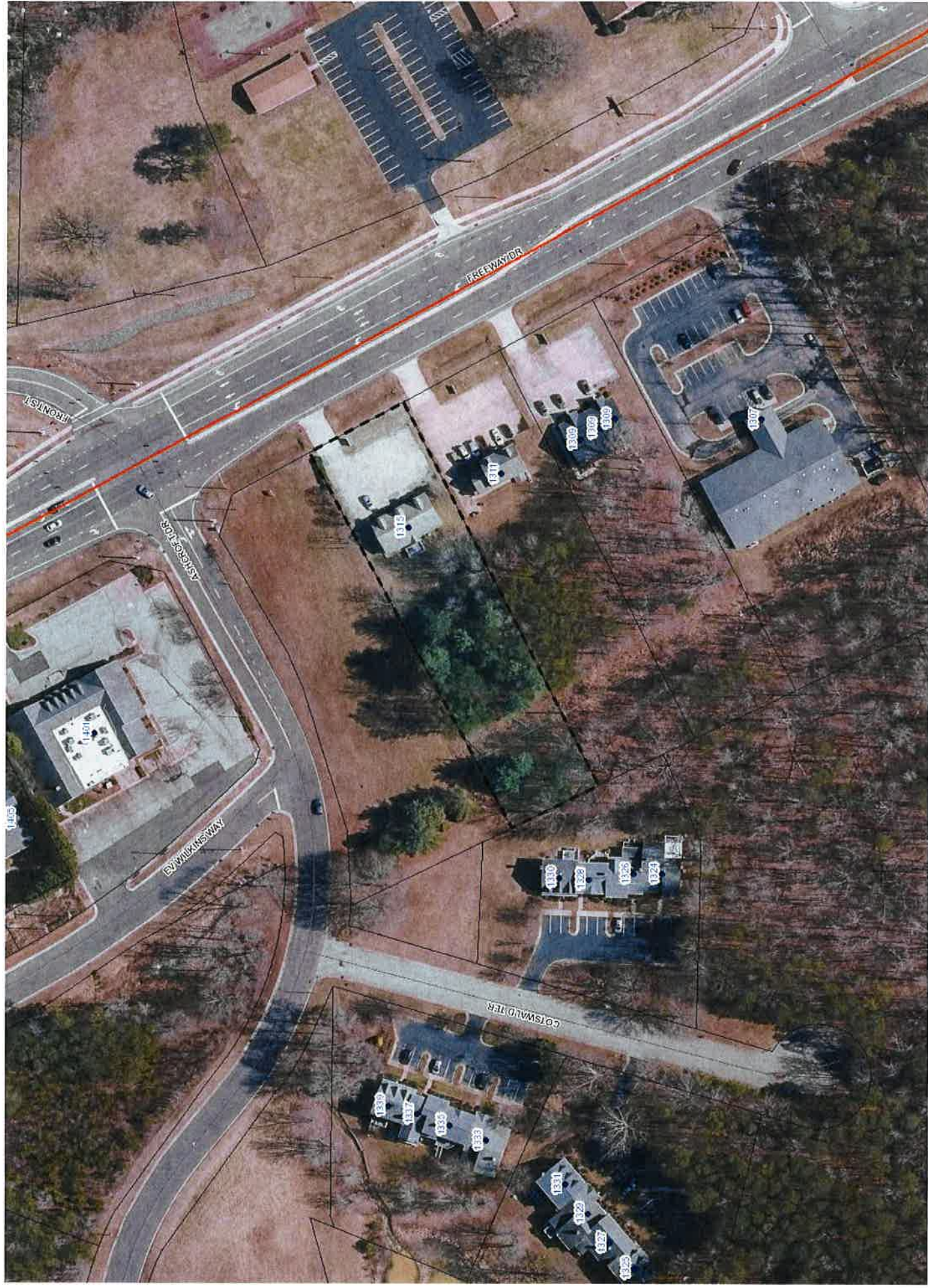
B-N Minimum Setbacks	
Front yard	10'
Side yard	0'
Rear yard	10'



SITE DATA	
TOTAL ACREAGE:	17.784
PARCELS CREATED:	11
LINEAR FEET IN STREET:	840

LEGEND:
- New 1/2" Pls.
- Existing 1/2" Pls.
- Cont. Box.

Book 24
Page 2





STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<u> </u> 1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buyer Initials			
<u> </u> 2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials			
<u> </u> 3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials			
<u> </u> 4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buyer Initials			
<u> </u> 5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Buyer Initials			
<u> </u> 6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input type="checkbox"/>	
Buyer Initials			

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: **1315 Freeway Dr, Reidsville, NC 27320-7104**

Owner's Name(s): **Daniel K Bailey**

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Daniel K Bailey **Daniel K Bailey** Date 6/5/2020
DocuSigned by: SC6F37F27ADB433

Owner Signature: _____ Date _____

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____

Purchaser Signature: _____ Date _____

REC 4.25

1/1/15