Overview

Parcel Number Tax Year 0068980

2025 -

Class Physical Address

Acreage

R - RESIDENTIAL

CRAWFORD DAIRY RD NC 56.4280

TIAL

Deferred Assessed Value Tax Rate Total Tax

Market Value

Exemption/Exclusion

429,108

0

414,438 14,670 Unavailable

Unavailable

No Tax Disbursements

No Photos or Sketches

No Billing Details

If paid in	Amount due is
August 2025	\$0.00
September 2025	\$0.00
October 2025	\$0.00
November 2025	\$0.00
December 2025	\$0.00

Pay Taxes

Tax Due amounts are for all unpaid years.

See Payment History section for year-by-year details.

Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2024	\$121.29	\$121.29	\$0.00	11/22/2024
2023	\$115.60	\$115.60	\$0.00	12/15/2023
2022	\$111.34	\$111.34	\$0.00	12/8/2022
2021	\$109.92	\$109.92	\$0.00	11/10/2021
2020	\$149.26	\$149.26	\$0.00	12/9/2020

	Zoning	
Annual Control of the Party of	Code	Classification
	R-1	RESIDENTIAL DISTRICT 1

• Legal					
Legal Description	Subdivision Name	Block	Lot	Plat Book	Plat Page
The service of the Communication of the service and the communication of	J1-23 ABERN			a to Marie Samuellan and the Samuellan and the	

No Exclusions

• Owner Information

OWNER CHATHAM LAND & TIMBER MGMT

LLC, BROWNING MARGARET

Mailing Address 981 OLD GRAHAM RD

PITTSBORO, NC 273125694

Page Sale Type Sale Date Sold By Sold To	Price
735 0341 WARRANTY 1/14/1997 DANEK FRANCES CHATHAM LAND & TIMBER MGMT LLC, BROYDEED ETAL MARGARET	WNING \$0

No Genealogy

Land Value		
Property Class	Valued Acres	Appraised Value
Acre - Residual	56.4280	429,108

No CAMA

Market	Value		
Year	Market Land	Market Building	Market Total
2025	429,108	0	429,108
2024	380,313	0	380,313
2023	380,313	0	380,313

BK 832 PG 877 322719 683 BK 832 PG 877 322 11 683

Sember Osed.
BK 76 9 FC 789
BK 816 PG 832
Agreement

BK 735 Pg 341

03814

Prepared by and Return to:

David R. Frankstone, Attorney-at-Law, Higgins, Frankstone, Graves & Morris, P.A., 870 Airport Road, Chapel Hill, NC 27514

BOOK 735 PAGE 341

## **GENERAL WARRANTY DEED**



THIS DEED, made this Tay day of \_\_\_\_\_\_\_\_, 1997, by and between THOMAS A. DANEK and wife, FRANCES M. DANEK, JULIA L. DANEK, RICHARD B. DANEK and MARTHA B. DANEK, hereinafter referred to as "Grantors"; and CHATHAM LAND AND TIMBER MANAGEMENT LLC, the address of which is 981 Old Graham Road, Pittsboro, NC 27312, hereinafter referred to as "Grantee";

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all of their interests (except as to Tract 14; see description of that tract) in that certain tract or parcel of land situate, lying and being in Chatham County, North Carolina, and more particularly described as follows:

For a legal description of the parcels conveyed by this deed, see Exhibit "A" which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD this tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple forever.

And the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

## GENERAL WARRANTY DEED

Title to the property described above is subject to ad valorem taxes for the current year and easements and restrictive covenants of record, if any,

The designation Grantor and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

THOMAS A.DANEK, Grantor (SEAL)

FRANCES M. DANEK, Grantor (SEAL)

JULIA L. DANEK, Grantor (SEAL)

RICHARD B. DANEK, Grantor (SEAL)

MARTHA B. DANEK, Grantor (SEAL)

#### GENERAL WARRANTY DEED

STATE OF NORTH CAROLINA

COUNTY OF Chathan

I, MOCKES, a Notary Public of the county and state aforesaid, certify that THOMAS A. DANEK and wife, FRANCES M. DANEK, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal, this the 12 day of noten bee,

(NOTARIAL SEAL)

My commission expires: 11242001.

STATE OF NORTH CAROLINA
COUNTY OF Characa

I, Sa Morris, a Notary Public of the county and state aforesaid, certify that, JULIA L. DANEK Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal, this the bt day of November,

(NOTARIAL SEAL)

My commission expires: 11 2-4 3-00.

STATE OF NORTH CAROLINA

## BOOK 735 PAGE 344 GENERAL WARRANTY DEED

COUNTY OF	Clathan
-----------	---------

execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal, this the 12th day of November,

(NOTARIAL SEAL)
My commission expires: 11242001.

STATE OF NORTH CAROLINA COUNTY OF OXMIGE

I, Linda L. Wines, a Notary Public of the county and state aforesaid, certify that MARTHA B. DANEK, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal, this the \_\_\_\_\_\_ day of \_\_\_\_\_\_ day of \_\_\_\_\_\_ day. 1997.

(NOTARIAL SEAL)

My commission expires: 4-12-99

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# EXHIBIT A DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

## TRACT 1- HICKORY MOUNTAIN LAND

Located in Hickory Mountain Township and being (1) the parcels labeled "First Tract" and "Second Tract" in the deed from R. B. Moore and wife, Louise S. Moore recorded at Deed Book 420 Page 628, Chatham County Registry, and (2) the parcel described in the deed from R. B. Moore and wife, Louise S. Moore recorded at Deed Book 405, Page 766, Chatham County registry. The total acreage is approximately 250 acres. The descriptions in these deeds are incorporated by reference herein.

Name of Owner	Undivided Interest (%)
Ownership of Tract	,
Frances Danek	100%
Interests Conveyed and Transferr Management, LLC	ed to Chatham Land and
Frances Danek	100%
Interests not conveyed	
	None

#### **EXHIBIT A**

# DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

## **TRACT 2- JOHNSON LAND**

This parcel is located in Baldwin Township and contains 86 acres, more or less. This is the same property as is described in the deed recorded at Book 290, Page 560, Chatham County Registry. The legal description of the property contained in the deed referred to immediately above is hereby incorporated by reference herein. Lillie Johnson, who had reserved a life estate in part of this property, is no longer living. This tract was inherited by its current owners from R. B. Moore who died in 1988, and William Lawrence Moore, who died in 1994. Current ownership interests are as follows:

Name of Owner	Undivided Interest (%)
Ownership of Tract	
Frances Danek	42.5%
Margaret Browning	25.625%
Julia Danek	10.625%
Richard Danek	10.625%
Martha Danek	7.5%
R. B. Moore Trust	3.125%
Interests Conveyed and Transferr Management, LLC	ed to Chatham Land and
Frances Danek	42.5%
Iulia Danek	10.625%
Richard Danek	10.625%
Martha Danek	7.5%
Interests not conveyed	
Margaret Browning	25,625%
R. B. Moore Trust	3.125%

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Page 2 of 16

#### **EXHIBIT A**

# DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

## TRACT 3- U.S. 15-501 20 ACRE TRACT

Lying and being in Baldwin Township and containing 20 acres, more or less, bounded on the West by the Miles Branch Subdivision, on the South by land now or formerly owned by R. O. Abernathy (see Deed Book JT, Page 138, Chatham County Registry), bounded on the Southeast by U. S. 15-501, and bounded on the East and North by land owned by the heirs of R. B. Moore and W. Lawrence Moore (Tract 2 in this deed; see Deed Book 290, Page 560). The current ownership interests are as follows:

Name of Owner	Undivided Interest (%)	
Ownership of Tract		
Frances Danek	42.5%	
Margaret Browning	25.625%	
Julia Danek	10.625%	
Richard Danek	10.625%	
Martha Danek	7.5%	
R. B. Moore Trust	3.125%	
Interests Conveyed and Transfer Management, LLC	red to Chatham Land and	
Frances Danek	42.5%	
Julia Danek	10.625%	
Richard Danek	10.625%	
Martha Danek	7.5%	
Interests not conveyed		
Margaret Browning	25.625%	

# BOOK 735 PAGE 348 EXHIBIT A

# DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

## Tract 4 - Seymour-Cole Property

This parcel is located in New Hope township and contains 87.5 acres, more or less. This property was inherited by the current owners from R. B. Moore and W. Lawrence Moore who purchased it as two tracts in the deeds recorded at Book JM, Page 560 and Book LY, Page 540, Chatham county Registry. The legal descriptions of the property contained in the deeds referred to immediately above are hereby incorporated by reference herein.

Name of Owner	Undivided Interest (%)
Ownership of Tract	
Frances Danek	45%
Margaret Browning	21.25%
Julia Danek	11.25%
Richard Danek	11.25%
Martha Danek	5%
R. B. Moore Trust	6.25%
Interests Conveyed and Tran Management, LLC	sferred to Chatham Land and
Frances Danek	45%
Julia Danek	11.25%
Richard Danek	11.25%
Martha Danek	5%
Interests not conveyed	
	101.0504
Margaret Browning	21.25%

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# EXHIBIT A DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

#### TRACT 5 - ABERNATHY LAND

This parcel is located in Baldwin Township and contains approximately 64.3 acres. This property is described as "FIRST TRACT" and "SECOND TRACT" in the deed recorded at Deed Book LF, Page 185, Chatham County Registry. The legal description of the property contained in the deed referred to immediately above is hereby incorporated by reference herein. This parcel was inherited by its current owners from R. B. Moore and W. Lawrence Moore. The current ownership interests are as follows:

Name of Owner	Undivided Interest (%)
Ownership of Tract	
Frances Danek	45%
Margaret Browning	21.25%
Julia Danek	11.25%
Richard Danek	11.25%
Martha Danek	5%
R. B. Moore Trust	6.25%
Interests Conveyed and Trans Management, LLC	sferred to Chatham Land and
Frances Danek	45%
Iulia Danek	11.25%
Richard Danek	11.25%
Martha Danek	5%
interests not conveyed	<del></del>
Margaret Browning	21.25%

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#### **EXHIBIT A**

# DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

## TRACT 6 - FIRE TOWER LAND

This parcel is located in Center Township and contains 77.32 acres, more or less. This parcel is described in the deed recorded at Deed Book KG, Page 194, Chatham County Registry. The legal description of the property contained in the deed referred to immediately above is hereby incorporated by reference herein. This property was inherited by the current owners from R. B. Moore and W. Lawrence Moore. The current ownership interests are as follows:

Name of Owner	Undivided Interest (%)
Ownership of Tract	
Frances Danek	45%
Margaret Browning	21.25%
Julia Danek	11.25%
Richard Danek	11.25%
Martha Danek	5%
R. B. Moore Trust	6.25%
Interests Conveyed and Transfe Management, LLC	erred to Chatham Land and
Frances Danek	45%
Julia Danek	11.25%
Richard Danek	11.25%
Martha Danek	5%
Interests not conveyed	
Margaret Browning	21.25%
R. B. Moore Trust	6.25%

# BOOK 735 PAGE 351 EXHIBIT A

# DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

## TRACT 7 - SILER CITY LAND

This parcel is located in Matthews Township and containing 12.2 acres, more or less. The parcel is described in the deed recorded at Deed Book 257, Page 165. The legal description of the property contained in the deed referred to immediately above is hereby incorporated by reference herein. The property was inherited by the current owners from R. B. Moore and W. Lawrence Moore. The current ownership interests are as follows:

Name of Owner	Undivided Interest (%)
Ownership of Tract	
Frances Danek	45%
Margaret Browning	21.25%
Julia Danek	11.25%
Richard Danek	11.25%
Martha Danek	5%
R. B. Moore Trust	6.25%
Interests Conveyed and Tran Management, LLC	sferred to Chatham Land and
Frances Danek	45%
Julia Danek	11.25%
Richard Danek	11.25%
Richard Danek Martha Danek	11.25%
Martha Danek	

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# EXHIBIT A DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

## TRACT 8 - WILLIAMS LOT

This parcel contains 4.6 acres, more or less, and is described as follows: Beginning at a point, the Northwest corner of land owned now or formerly by Henry Charles Veit, thence North 88° 15' West 386 feet to a point, thence North 1° 10' East 450 feet to a point, thence South 75° 31' East 105 feet to a point, thence North 49° 19' East 115.5 feet to a point, thence South 62° 47' 195 feet to a point, thence South 52° 32' 297 feet to a point, thence South 43° 35' West 335 feet to the point and place of beginning. This Property was inherited by the current owners from R. B. Moore and W. Lawrence Moore. The current ownership interests are as follows:

Name of Owner	Undivided Interest (%)
Ownership of Tract	
Frances Danek	45%
Margaret Browning	21.25%
Julia Danek	11.25%
Richard Danek	11.25%
Martha Danek	5%
R. B. Moore Trust	6.25%
Interests Conveyed and Trans Management, LLC	ferred to Chatham Land and
Frances Danek	45%
Julia Danek	11.25%
Richard Danek	11.25%
Martha Danek	5%
Interests not conveyed	
Margaret Browning	21.25%

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Page 8 of 16

#### **EXHIBIT A**

# DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

## TRACT 9 - STROWD MOUNTAIN

This parcel contains 32.038 acres, more or less, and is located in Baldwin Township. This parcel is described in the deed recorded at Deed Book 595, Page 787, Chatham County Registry. The legal description of the property contained in the deed referred to immediately above is hereby incorporated by reference herein. Current ownership interests are as follows:

Name of Owner	Undivided Interest (%)
Ownership of Tract	
Frances Danek	100%
Interests Conveyed and Tra Management, LLC	insferred to Chatham Land and
Frances Danek	100%
Frances Danek Interests not conveyed	100%

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#### **EXHIBIT A**

# DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

#### TRACT 10 - BLAND LAND

This parcel contains 19.19 acres, more or less, and is described as follows:

Located in Center Township, Chatham County, North Carolina, bounded by the lands of William Moffitt Bland on the South and West; the lands of Betty C. Freeman, et al, on the North; Walker Farrell on the east, and being the land described in TRACT ONE of a deed from Edgar-Pace Moore and wife, Nancy Moore, and Lina B. Moore, to R. B. Moore and W. L. Moore, dated August, 1979, and recorded in Book 427, page 146, Chatham County Registry, SAVE AND EXCEPT that 14.85 acres conveyed to the North Carolina Department of Transportation in 1997 for the purpose of constructing the Highway 64 Bypass around the Town of Pittsboro.

This parcel was inherited by the current owners from R. B. Moore and W. Lawrence Moore. The current ownership interests are as follows:

Undivided Interest (%)
45%
21.25%
11.25%
11.25%
5%
6.25%
ed to Chatham Land and
45%
11.25%
11.25%
5%

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# BOOK 735 PAGE 355 EXHIBIT A DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

Name of Owner	Undivided Interest (%)
Margaret Browning	21.25%
R. B. Moore Trust	6.25%

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# BOOK 735 PAGE 356 EXHIBIT A

# DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

## TRACT 11 - FOUSHEE LAND

This parcel contains 100 acres, more or less, and being the same land conveyed by Edward Dock Cotten, Executor of the Estate of William Foushee, to Edgar Pace Moore, Cara B. Moore, and Lina B. Moore by deed recorded at Deed Book 290, Page 359. The legal description of the property contained in the deed referred to immediately above is hereby incorporated by reference herein. The current ownership interests are as follows:

Name of Owner	Undivided Interest (%)
Ownership of Tract	
Edgar Pace Moore	83.33% or five-sixths
Frances Danek	8.33% or one-twelfth
Margaret Browning	2.08% or 1/48th
Richard Danek	2.08% or 1/48th
Julia Danek	2.08% or 1/48th
R. B. Moore Trust	2.08% or 1/48th
Interests Conveyed and Tran Management, LLC	nsferred to Chatham Land and
Frances Danek	8.33%
Richard Danek	2.08%
Julia Danek	2.08%
Interests not conveyed	
Edgar Pace Moore	83.33%
	2.08%
Margaret Browning	2.0070

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#### **EXHIBIT A**

# DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

#### TRACT 12 - EUBANKS LAND

This parcel is located in Baldwin township and contains 85 acres, more or less. For a description of this tract, see the deed from W. L. Moore to Edgar Pace Moore and wife, Nancy Moore, Deed Book 546, Page 541, Chatham County Registry. The legal description of the property contained in the deed referred to immediately above is hereby incorporated by reference herein. Current ownership interests are as follows:

Name of Owner	Undivided Interest (%)
Ownership of Tract	
Edgar Pace Moore	50%
Frances Danek	25%
Margaret Browning	6.25%
Richard Danek	6.25%
Julia Danek	6.25%
R. B. Moore Trust	6.25%
Interests Conveyed and Transfe Management, LLC	erred to Chatham Land and
Frances Danek	25%
Richard Danek	6.25%
Julia Danek	6.25%
Interests not conveyed	
Edgar Pace Moore	50%
Margaret Browning	6.25%
R. B. Moore Trust	

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#### **EXHIBIT A**

# DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

# TRACT 13 - MEREDITH COLLEGE LAND

This parcel contains 100 acres, more or less, and is described as follows: Located on both sides of the Hamlet's Chapel Road in Baldwin Township, Chatham County, North Carolina, and containing 100 acres, more or less, being the same property described in Article VII, Paragraph F, of the Will of William Lawrence Moore, said Will being on file with the Chatham County Clerk of Superior Court, file number 95-E-12. The legal description of the property contained in the will referred to immediately above is hereby incorporated by reference herein. Property was inherited by current owners from R. B. Moore and W. Lawrence Moore. Current ownership interests are as follows:

Name of Owner	Undivided Interest (%)
Ownership of Tract	(,,,
Frances Danek	45%
Margaret Browning	21.25%
Julia Danek	11.25%
Richard Danek	11.25%
Martha Danek	5%
R. B. Moore Trust	6.25%
Interests Conveyed and Transfe Management, LLC	erred to Chatham Land and
Frances Danek	45%
Julia Danek	11.25%
Richard Danek	11.25%
Martha Danek	5%
Interests not conveyed	
Margaret Browning	21.25%
R. B. Moore Trust	6.25%

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#### **EXHIBIT A**

# DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

# TRACT 14 - BURNETT LAND, OR OLD PLACE

This parcel contains 402 acres, more or less and is lobated in Baldwin township. This tract was inherited from Lawrence Moore, who inherited it from his sister, Lina B. Moore. The property was given to Lina B. Moore by her mother, Cara B. Moore. A deed conveying a one-half interest in the tract from Cara B. Moore to Lina B. Moore is recorded at Deed Book 379, Page 621, Chatham County Registry. This tract is devised in Article IV of the Will of Lawrence Moore, Chatham County Clerk of Superior Court, file number 95-E-12. The legal description of the property contained in the will and deed referred to immediately above is hereby incorporated by reference herein. Current ownership interests are as follows:

Name of Owner	Undivided Interest (%)
Ownership of Tract	
Frances Danek	20%
Margaret Browning	20%
Julia Danek	10%
Richard Danek	10%
Martha Danek	10%
Jane Moore Nash Greg Moore Marilyn M. Koenig	10% 10% 10%
Interests Conveyed and Tra Management, LLC	nsferred to Chatham Land and
Frances Danek	20%
Julia Danek	10%
Richard Danek	10%
Martha Danek	10%
Interests not conveyed	
Margaret Browning	20%

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#### **EXHIBIT A**

# DEED TO CHATHAM LAND AND TIMBER MANAGEMENT, LLC LEGAL DESCRIPTIONS

Name of Owner	Undivided Interest (%)
Jane Moore Nash	10%
Greg Moore	10%
Marilyn M. Koenig	10%

GRANTORS RETAIN ALL RIGHTS TO THE TIMBER LOCATED ON THIS TRACT 14 FOR A PERIOD OF TEN YEARS FROM THE DATE OF THIS DEED.

November 7, 1997

NORTH CAROLINA, CHATHAM COUNTY	
The foregoing Certificate(s) of LISA MORRIS	S & LINDA L. WINES
Public is (are) certified to be correct. This instru P.M., on November 14	ment was presented for registration at 12:36, Notary(les)  1997, and recorded in Book 735 Page 341
reba G. Thomas, Register of deeds for Chatham County	By Assistant - Register of Peace

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