

TAX FORECLOSURE

Case File #: 15-M-72

Owner(s): Heirs of Brian Larry Dodge

Sale Date: JULY 6, 2015 @ 9:00 a.m.

Sale Location: County Courthouse (Judicial Building) 2801 Caratoke Hwy, Currituck NC

Parcel Number: 107B00D00280001
Legal Description: Walnut Island - Block D, Lot 28, Section 1
Property Address: 103 N. Keller Lane, Grandy, NC 27958

Lot 28, Block D, Section 1, as shown on plat of Walnut Island recorded in the Currituck County Public Registry in Plat Book 4, Page 68.

Being the same property executed and recorded to Brian Larry Dodge recorded in Deed Book 318, Page 855, Currituck County Registry.

Tax Value: \$23,100

Estimated Annual Tax : \$224.88

Current Tax Rate: \$0.48 / \$100.00

Judgment Amount*: \$6,551.99*

*Does not include foreclosure costs, court fees & 2015 taxes
2015 taxes are \$237.94 (as of 4/15/2016)

Size = 30' x 150' +/-

Zoning: SFM

Plat: Plat Book 4 Page 46



Official Document

We hereby certify that all the owners of the property shown and described herein and that we hereby accept this plan of subdivision with all free estates, establish the maximum building lines, and indicate in every way, rights and other uses open to public or private use as herein. Further, we certify that the land shown herein is within the subdivision jurisdiction of the County Commissioners of Currituck County.

Date: Feb 5, 1973.

BAUM AND WOODHOUSE ENTERPRISES, INC.
 W. E. Baum, Jr., President
 W. E. Woodhouse, Secretary

Approved by the Board of County Commissioners, June 7, 1973.
 Approved of the subdivision shown in Block Book, Volume 4, Page 160.
 Given under my hand and official seal this 7th day of June, 1973.

Approved by the Currituck County Planning Commission 2/20, 1973, and recommended to be approved by the Board of Currituck County Commissioners.

John E. Shirine, Chairman of the Planning Commission

I hereby certify that the water supply and sewer disposal utility system installed, or proposed for installation, in the subdivision of WALNUT ISLAND Section One, fully meets the requirements of the North Carolina State Department, and one hereby approved as shown.

Date: March 4, 1973.

* SEE ATTACHMENT dated Dec. 4, 1972.

I hereby certify that the plan shown and described herein is true and correct and that the subdivision is approved by the Currituck County Planning Commission and that the subdivision has been filed in Block Book, as shown herein, in accordance with the requirements of the Currituck County subdivision regulations of 1967, as amended.

Date: February 5, 1973.

John E. Shirine, Chairman

State of Virginia
 City of Virginia Beach, Va.
 I, John E. Shirine, a Notary Public of aforesaid State of Virginia, do hereby certify that John E. Shirine, personally appeared before me this date and acknowledged the execution of the foregoing plan.

Given under my hand and notarial seal this 5th day of February, 1973.

John E. Shirine
 Notary Public

I hereby certify that the subdivision plan shown herein has been found to comply with the subdivision regulations for Currituck County with the exception of such variances, if any, as are noted in the minutes of the County Commissioners and that it has been approved for recording in the office of the Register of Deeds.

Date: 6/7, 1973.

John E. Shirine, Chairman of the Board of County Commissioners of Currituck County, do hereby certify that Currituck County approved this plan and accepted the dedication of the easements, right of way and public parks shown herein, but reserving the responsibility to grant or withhold the same to the discretion of the governing body of Currituck County, in its public interest to be so.

Date: 6/7, 1973.

John E. Shirine, Chairman of the Board of County Commissioners

RESUBDIVISION OF WALNUT ISLAND BLOCK D - SECTION ONE CURRITUCK COUNTY - GRAND, NORTH CAROLINA Scale: 1" = 100' January, 1973

JOHN E. SHIRINE AND ASSOCIATES SURVEYORS AND ENGINEERS VIRGINIA BEACH, VIRGINIA

NOTE: All of easements along and adjacent to all side and rear lines of all lots within this subdivision is hereby reserved by the developer, for the installation and/or maintenance of utilities and drainage facilities.

0 50 100 200 300 400 500 FEET GRAPHIC SCALE

ALL TAX FORECLOSURE SALES ARE SOLD ON A "WHERE IS" AND "AS IS" BASIS. THE COUNTY MAKES NO REPRESENTATION OF WARRANTY, EXPRESS OR IMPLIED. IT IS THE BIDDER'S RESPONSIBILITY TO INVESTIGATE THE PROPERTY PRIOR TO BIDDING TO KNOW EXACTLY WHAT THEY ARE BIDDING ON. THE COUNTY WILL NOT OVERTURN A SALE OR REFUND THE PURCHASE PRICE OR DEPOSIT BECAUSE A BIDDER DID NOT KNOW WHAT THEY WERE BIDDING ON NOR BECAUSE THE PROPERTY IS NOT SUITED TO THE BIDDER'S SPECIFIC NEEDS FOR SUCH PROPERTY