

NCSU Libraries Reserve Room Cover Sheet

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Course ARE 309

Instructor Fetshans

ENVIRONMENTAL SITE ASSESSMENT EXAMPLE

The following example is for use only in ARE 306 for pedagogical purposes.

INSTRUCTIONS

1. Read the handout on environmental liability.
2. Select a commercial or farm property in your home county upon which you can conduct an environmental site assessment. Those who wish to use a property in Wake County must have the permission of the instructor.
3. Trace the chain of title. Attach a copy of the record from the tax assessor's office, a copy of one or more deeds, and a copy of the survey (if available).
4. Prepare a 2-3 page report that includes the following:
 - 1) A description of the property.
 - 2) A historical review of the property, including a discussion of the chain of title.
 - 3) A summary of the visual inspection of the property.
 - 4) A summary of an interview conducted with either an owner, lessee, or neighbor of the property.
 - 5) Discussion of possible environmental problems with the property and recommendations for further action.
5. Attached are a tax record, and a deed for a local property. Also included is a copy of a will that transferred the property.

REAL ESTATE ID: 0073283 CARD #: 01 OF: 01 YEAR 1996 TAMAP07
0051210

OWNA: THARRINGTON, JAMES HAROLD INDIVIDUAL CARD BUILDING VALUE
BLDV: 59,340
DESL: PT LTS 472-473-373-375 TOTAL RECYCLE UNITS:
LOCA: 3300 HILLSBOROUGH ST

MAPN: D008 -D0033-0006 SPEC DISTRICTS: 1 2 3 B
PIN#: 0794.14 43 7178 CONDO 000

VCS#: 02100 TNSH: RALEIGH TOTAL VALUE ON PARCEL
CORP: RALEIGH ACRE: .43 BLDV: 59,340
P CLASS: COMMERCL FIRE: LANV: 150,700
TYPE: SALE/SER DEAM:
B CLASS: INDIVIDUAL ZONING: NB ETJ: RA 210,040

NARRATIVE: 94 A1 LIST BURNED & REBUILT IN 1992/RAD
ADD BLDG BACK HERE F94 PER OWNER REQUEST-DELETE LEASEHOLD ON
ID0063711/DCO

AVAILABLE DISPLAYS MAILING ADDRESS
L - LAND DATA PO BOX 1042
- BUILDING DATA RALEIGH, NC 27602-1042
S - PERIMETER SKETCH
O - OWNERSHIP HISTORY

REQUEST? ???? 0073283 01 01 96
REAL ESTATE ID: 0073283 CARD #: 01 OF: 01 YEAR 96 TAMAP24
* BUILDING CHARACTERISTICS DISPLAY * TAXA24

TYPE AND USE:	SALE/SER	SPECIAL WRITE-IN CODE:	
STORY HEIGHT:	1 STORY	GRADE:	29.61
DESIGN/STYLE:	CONVNTL	NDR. COND. PERCENT:	055
BASEMENT:	NO BSMT	OBSOLENCE 1:	00
EXTERIOR WALL:	BRICK	OBSOLENCE 2:	00
COMMON WALL:		ACCRUED CONDITION:	55
ROOF TYPE:	GABLE	YEAR BUILT:	1952
ROOF/FLOOR SYST:	WD JOIST	ADDITIONS:	
FLOOR FINISH:	CEM FIN	MODERNIZED:	1992
INTERIOR FINISH:		EFFECTIVE YEAR:	1967
INTERIOR FINISH 1:		UTILITIES:	A
INTERIOR FINISH 2:		NO. OF UNITS:	
HEATING SYSTEM:	FORC AIR	NO. OF ROOMS:	
AIR CONDITIONING:	30 SEP		
PLUMBING FIXTURES:	ADEQUATE	BUILDING VALUE:	44,380
BUILT-IN1:		OUTBUILDING VALUE:	14,960
BUILT-IN2:			
BUILT-IN3:		ADD/DEDUCT TOTAL :	
BUILT-IN4:			
BUILT-IN5:			

FF2=OUTBUILDING SCREEN; CLEAR=PREVIOUS SCREEN
** CURRENT DATA ** OUTBUILDING DATA TAXA11
TAMAP11

A: 17000
B:
C:
D:
-:
:

SF ASPHPAV 0011 1986 80 DEPR DEPR

14,960

14,960

OPERATOR ALLOWED INQUIRY ONLY

PF1=LISTING; PF3=LAND; PF4=SKETCH; PF6=NARR, CLEAR=PREV SCREEN; PF24=MASTER SCR
PF12=PRICE

STY	DES	CODE	INC	AREA
M	1 S BR			2,143
A	1 S STG	0200		160

B
C
D
E
F
G
H

GROS.	BLDG	AR	INC	AREA	STY	DES	PRICE
			2,303	17 11			66
** CURRENT DATA **							
+19-3+7+11+3+66-29-74.6#+12>+5+							
12.S				119		1S BR	291
							74

UPDATE RECORD: N (N=NO; Y=YES)
OPERATOR ALLOWED INQUIRY ONLY

* OWNERSHIP HISTORY DISPLAY SCREEN *
REAL ESTATE ID: 0073283

TAMAP31
TAXA31

OWNER NAME	% OWNED	BOOK	PAGE	YR	ACQ DAT
CURRENT: THARRINGTON, JAMES HAROLD	ALL	0213	-E-	94	01/26/8
01 BACK: THARRINGTON, ALMA M	ALL	3907	609	86	12/31/8
REVENUE STAMPS 38.00					
02 BACK: THARRINGTON, ALMA M	GROUP				
DEED TYPE ENTIRETY					
02 BACK: WILLIAMSON, GWENDOYLN A	ABOVE				
03 BACK: THARRINGTON, J E & ALMA M	GROUP	1020	472	49	07/09/4
DEED TYPE T-COMM					
3 BACK: WILLIAMSON, H W & GWENDOYLN A	ABOVE				
04 BACK: WAKE OIL CO INC					00
DEED TYPE ERROR					

*** END-OF-FILE ***

FILED
1989 FEB 10 PM 4:46
WAKE COUNTY, N.C.
BY _____ WAKE COUNTY

LAST WILL OF ALMA MASSEY THARRINGTON

I, Alma Massey Tharrington of Wake County, North Carolina, hereby revoke all wills and codicils heretofore made by me and declare and constitute this instrument as my last will in the following form:

ARTICLE I

I direct my Executors, hereinafter named, to pay all my just debts, my funeral expenses, including the cost of a suitable monument or marker at my grave, and the costs of administration of my estate out of the assets of my estate as soon as practicable after my death.

In the event that any property or interest in property passing under this will or by operation of law or otherwise by reason of my death shall be encumbered by a mortgage or lien or shall be pledged to secure any obligation, whether the property or interest in property so encumbered or pledged shall be owned by me jointly or as a tenant by the entirety or individually, it is my intention and I hereby direct that such indebtedness shall not be charged to or paid from my estate, but that the devisee, legatee, joint owner, surviving tenant by the entirety or beneficiary shall take such property or interest in property subject to all encumbrances existing at the time of my death.

ARTICLE II

I direct that all estate and inheritance taxes and other taxes and duties in the general nature thereof, together with any interest or penalty thereon, which shall become payable upon or by reason of my death with respect to any property owned by me at the time of my death or taxable as a part of or as if a part of my estate, whether passing by or under the terms of this will or any codicil to it hereafter executed by me or in any manner

outside of this will, or with respect to the proceeds of any policy or policies of insurance on my life, to whomsoever payable, or with respect to any other property included in my gross estate for the purpose of such taxes, shall be paid by my Executors out of the principal of my residuary estate, and I direct that no part of any of such taxes be charged against or collected from the person receiving or in possession of the property taxed or receiving the benefit thereof, it being my intention that all such persons, legatees, devisees, surviving tenant by the entirety, appointees and beneficiaries receive full benefits without any diminution on account of such taxes.

ARTICLE III

I give and bequeath to my husband, James Eaton Tharrington, if he shall survive me, all my personal effects, and all tangible personal property including furniture, furnishings, household goods, appliances, silverware, china and ornaments located in my residence and automobiles owned by me at the time of my death, but excluding cash on hand or deposit, securities, choses in action or other intangible properties.

If my said husband shall predecease me, I bequeath the above-described property to my son, James Harold Tharrington.

If my said son shall not survive me, the bequest of the above-described property shall lapse and such property shall become part of my residuary estate hereinafter disposed of.

ARTICLE IV

All the rest, residue and remainder of the property which I may own at the time of my death, real and personal, tangible and intangible, of whatever nature and wherever located, including all property which I may acquire or have any interest in or become entitled to after the execution of this will, and including all lapsed legacies and devises, I devise and bequeath to my husband, James Eaton Tharrington, in fee.

If my said husband shall not survive me, then I devise and bequeath my said residuary estate in fee to my son, James Harold Tharrington.

If at the time of my death, I am not survived by my said husband or by my said son, then, and in that event, I devise and bequeath my residuary estate, including all lapsed devises and bequests, in equal shares to the children of my son, James Harold Tharrington, whether natural or adopted and whether living at the time of the execution of this will or hereafter born to or adopted by my said son (hereinafter referred to as my grandchildren), with the child of any such deceased grandchild representing and taking their deceased parent's share per stirpes. The property shall be divided with such quality and appropriateness as my Executors, in their sole discretion, shall determine, and the decision of my Executors with respect to such division shall be conclusive and binding. In the division of said remainder of my residuary estate into equal shares, if any of my grandchildren or the children of a deceased grandchild, shall be under 25 years of age, I direct that the share apportioned to each such grandchild or child of a deceased grandchild shall be held in trust by my Executors for the benefit of such grandchild or children and the net income derived from the trust for such grandchild or children and all or any part of the principal thereof shall be paid to or applied for the benefit of such grandchild or children in such manner and at such intervals and in such amounts as my Executors in their sole discretion shall from time to time deem requisite or desirable in providing for the suitable support and education of such grandchild or children until he or she shall attain the age of 25 years, and upon the attainment of the age of 25 by such grandchild or children, the principal and accumulated income then constituting such grandchild or children's separate share shall be delivered and conveyed to the grandchild or children, discharged of the trust. If any such grandchild

or children shall die prior to the termination of his or her trust pursuant to the foregoing provisions, the principal and accumulated income constituting the trust for such grandchild or children at the time of his or her death shall thereupon vest in and be delivered and conveyed to such grandchild's or children's surviving issue per stirpes, or if such grandchild or children shall leave no issue surviving, the principal and accumulated income shall inure in equal shares to the benefit of such grandchild's or children's brothers and sisters.

ARTICLE V

Anything herein contained to the contrary notwithstanding, no trust (other than a trust of a vested interest) created hereunder shall continue beyond 21 years after the death of the last to die of those beneficiaries who were living at the time of my death; and upon the expiration of such period all trusts shall terminate and the assets thereof shall be distributed outright to such persons as are then entitled to the income therefrom and in the same proportions.

ARTICLE VI

If my husband, James Eaton Tharrington, and I shall die under such circumstances that there is not sufficient evidence to determine the order of our deaths, then all bequests, devises and provisions made herein to or for his benefit shall be void and my estate shall be administered and distributed in all respects as though my said husband had not survived me.

ARTICLE VII

I hereby grant to my Executors (including any substitute or successor personal representative) the continuing absolute, discretionary power to deal with any property, real or personal, held in my estate or in any trust, as freely as I might in the handling of my own affairs. Such power may be

exercised independently and without prior or subsequent approval of any court or judicial authority, and no person dealing with the Executors shall be required to inquire into the propriety of any of their actions. Without in any way limiting the generality of the foregoing, I hereby grant to my Executors all of the powers set forth in North Carolina General Statute, Section 32-27, and these powers are hereby incorporated by reference and made a part of this instrument and such powers are intended to be in addition to and not in substitution of the powers conferred by law.

ARTICLE VIII

I specifically authorize and empower my Executors to execute and to file a joint income tax return with my husband, James Eaton Tharrington, for the year in which my death occurs and for any years prior thereto. I also authorize and empower my Executors to execute and file joint gift tax returns with my husband if any gift tax return is required of either of us for the year in which my death occurs or for any year prior thereto. My Executors shall incur no personal liability for any action taken by them in good faith in accordance with either of the foregoing authorizations.

ARTICLE IX

I appoint my son, James Harold Tharrington, and my husband, James Eaton Tharrington, to be Executors of this my last will. I direct that my Executors shall not be required to furnish any bond or other security for the faithful performance of their duties as such Executors in any jurisdiction whatsoever, or if any bond be required, they shall not be required to furnish any surety thereunder.

I direct that said Executors, as compensation for their services hereunder, shall be entitled to retain a reasonable and customary commission for the performance of such services; provided, however, that such

compensation shall not exceed the maximum commissions then allowable
by law for such services.

IN WITNESS WHEREOF, I sign, seal, publish and declare this
instrument to be my last will this 27th day of February, 1966, at
Raleigh, Wake County, North Carolina.

Alma Massey Tharrington (SEAL)
Alma Massey Tharrington

The foregoing instrument, consisting of this and 5 preceding
typewritten pages, was signed, sealed, published and declared by Alma
Massey Tharrington, the testatrix, to be her last will, and we, at her
request and in her presence have hereunto subscribed our names as
witnesses, this the 27th day of February, 1966, at Raleigh, Wake
County, North Carolina.

Mrs. Ruchel E. Tharrington residing at Youngsville
North Carolina

Mrs. Bessie J. Roberts residing at Youngsville
North Carolina

J. K. Tharrington residing at Youngsville
N.C.

BOOK 3907 PAGE 610

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1020, Page 472, Wake County Registry

A map showing the above described property is recorded in Plat Book page 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:

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) Gwendolyn A. Williamson (SEAL) BY: Gwendolyn A. Williamson (SEAL) President ATTEST: Secretary (Corporate Seal)

USE BLACK INK ONLY

SEAL-STAMP Wake NORTH CAROLINA, County. I, a Notary Public of the County and State aforesaid, certify that Gwendolyn A. Williamson Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp of seal, this 21st day of December, 1986. My commission expires May 6, 1991. Sandra W. Fisher Notary Public

SEAL-STAMP NORTH CAROLINA, 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, seated with its corporate seal and attested by its Secretary. Witness my hand and official stamp of seal, this day of Notary Public My commission expires Notary Public

The foregoing Certificate of Secretary Sandra W. Fisher

It is so 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. KENNETH C. WILKINS

REGISTER OF DEEDS WAKE COUNTY

Notary Public



RECORDED
DEC 31 2 42 PM '86
REGISTERED
WAKE COUNTY, NC

Excise Tax 38⁰⁰

Recording Time, Book and Page

Tax Lot No. D008-00033-0006 Parcel Identifier No. 0073283
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to J. Harold Tharrington, Post Office Box 1042,
Raleigh, NC 27602

This instrument was prepared by _____

Brief description for the Index
3300 Hillsborough Street

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of December, 1986, by and between

GRANTOR

GRANTEE

Gwendolyn A. Williamson (widow)
1210 Brooks Avenue
Raleigh, NC 27607

Alma M. Tharrington (widow)
Post Office Box 1042
Raleigh, NC 27602

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 Raleigh, Wake County, North Carolina and more particularly described as follows:

Beginning at a point on the Northern Boundary line of Hillsboro Street, said point being 140 feet in a westerly direction from the Northwest corner of Henderson and Hillsboro Streets intersection, thence North 23 degrees 00 minutes East 123.5 feet to a stake, thence South 67 degrees 00 minutes East 133.3 feet to a stake, thence South 23 degrees 00 minutes West 161.1 feet to a stake at the Northwest corner of Henderson and Hillsboro Streets, thence along the Northern boundary line of Hillsboro Street 140 feet in a westerly direction to the point of beginning, according to map of same made by George Crocker, Engineer dated May 15, 1947.

This is a conveyance of all of the Grantor's one-half undivided interest in the above property to the Grantee, thereby vesting full and absolute ownership of the entire property in the Grantee.