

TitleSearch.com

50 State Coverage - Serving the Real Estate Industry since 1995

PROPERTY AND OWNERSHIP INFORMATION

Current Owner's Name	FARMERS IMPLEMENT COMPANY INC.	Order #	21959
Property Address	MAIN N. ST.	Completed Date	12/30/2009
City/State	CANDOR, NC.	Effective Date	12/29/2009
APN/Parcel/PIN	7576-15-72-2980	County	MONTGOMERY

DEED/VESTING INFORMATION

Grantee(s)	H. PAGE & EXIA B. MCAULEY / OTIS & IRENE W. POOLE	Deed Date	01/19/1948
Grantor/Prior Owner	FARMERS IMPLEMENT COMPANY INC.	Recorded Date	01/19/1948
Consideration Amount	\$100	Instrument Book/Page	97/174
Sale Price	NOT REPORTED	Deed Type	DEED

Notes:

TAX INFORMATION

Year	Property Tax Status	Due Date	Amount
2009	UNPAID		\$1,490.93
Notes:		Land Value	\$5720.00
		Building/Improvements	\$52,089.00
		TOTAL ASSESSED VALUE	\$57,800.00

OPEN MORTGAGE/DEED OF TRUST INFORMATION

Mortgagor	NO OPEN MORTGAGES FOUND	Date Signed	
Mortgagee		Date Recorded	
Trustee		Instrument Book/Page	
Mortgage Type		Original Amount	
Assignment Related Doc		Related Doc Book/Page	
Related Doc Date		Related Doc Recorded	

Mortgagor		Date Signed	
Mortgagee		Date Recorded	
Trustee		Instrument Book/Page	
Mortgage Type		Original Amount	
Assignment Related Doc		Related Doc Book/Page	
Related Doc Date		Related Doc Recorded	

RELATED JUDGMENTS, UCC AND LIENS AGAINST OWNER

Instrument #	Description	Date Recorded	Amount
07-M-10	FEDERAL TAX LIEN	01/23/07	\$19,441.06
07-M-243	FEDERAL TAX LIEN	08/29/2007	\$30,450.22

EASEMENTS AND RESTRICTIONS FOR CURRENT OWNER AGAINST PROPERTY

Matters affecting the above real estate which do not directly appear among the land records, or are not indexed to the exact listed names and legal descriptions above are not included in this report. This is not a commitment for insurance nor is it an opinion on marketability of title. Subject to terms and conditions at TitleSearch.com

TitleSearch.com

50 State Coverage - Serving the Real Estate Industry since 1995

Instrument #	Description	Date Recorded
	NONE FOUND OF RECORD	

Matters affecting the above real estate which do not directly appear among the land records, or are not indexed to the exact listed names and legal descriptions above are not included in this report. This is not a commitment for insurance nor is it an opinion on marketability of title. Subject to terms and conditions at TitleSearch.com



TitleSearch.com

50 State Coverage - Serving the Real Estate Industry since 1995

ADDITIONAL DEED INFORMATION

Grantee(s)	_____	Deed Date	_____
Grantor/Prior Owner	_____	Recorded Date	_____
Consideration Amount	_____	Instrument Book/Page	_____
Sale Price	_____	Deed Type	_____
Notes:			

Grantee(s)	_____	Deed Date	_____
Grantor/Prior Owner	_____	Recorded Date	_____
Consideration Amount	_____	Instrument Book/Page	_____
Sale Price	_____	Deed Type	_____
Notes:			

ADDITIONAL MORTGAGE/DEED OF TRUST INFORMATION

Mortgagor	_____	Date Signed	_____
Mortgagee	_____	Date Recorded	_____
Trustee	_____	Instrument Book/Page	_____
Mortgage Type	_____	Original Amount	_____
Assignment Related Doc	_____	Related Doc Book/Page	_____
Related Doc Date	_____	Related Doc Recorded	_____

Mortgagor	_____	Date Signed	_____
Mortgagee	_____	Date Recorded	_____
Trustee	_____	Instrument Book/Page	_____
Mortgage Type	_____	Original Amount	_____
Assignment Related Doc	_____	Related Doc Book/Page	_____
Related Doc Date	_____	Related Doc Recorded	_____

ADDITIONAL COMMENTS/INFORMATION

Matters affecting the above real estate which do not directly appear among the land records, or are not indexed to the exact listed names and legal descriptions above are not included in this report. This is not a commitment for insurance nor is it an opinion on marketability of title. Subject to terms and conditions at TitleSearch.com

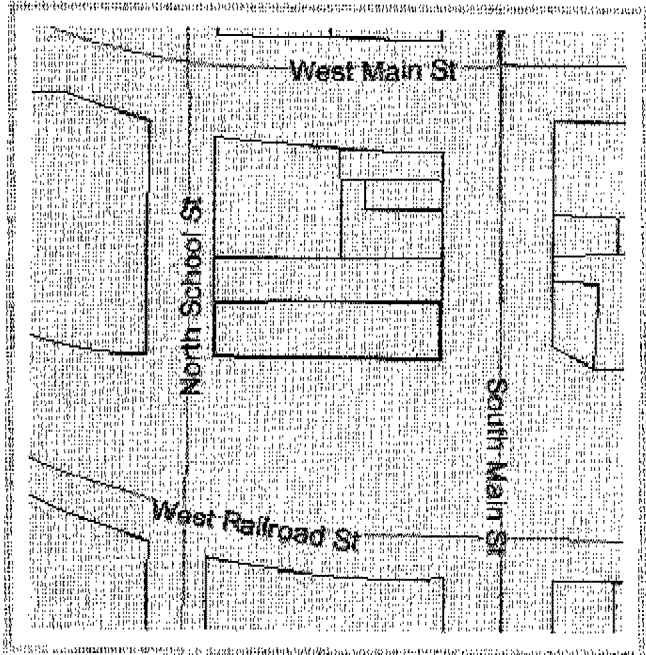


Montgomery County, North Carolina

Parcels: Record Details

Parcel No: 7576 15 72 2980
Name: FARMERS IMPLEMENT COMPANY
Acct: 0012373
Account: 0012373
Address_1:
Address_2: PO BOX 717
Address_3: CANDOR, NC 27229
House_num: 0
Roadname: MAIN N
Desc 1:
Desc 2: FARMERS IMPLEMENT COMPANY
Deed_book: 97
Deed_page: 174
Sale_month:
Sale Year:
Sale Price: 0
Building Value: 52089
Land Value: 5720
Other Value:
Total Tax Value: 57800
Year Built: 1946
Appraisal_: 07
Acres:

\$1,490.93 - Disc



Disclaimer:

The information contained on this site is furnished by government and private industry sources and is believed to be accurate but accuracy is not guaranteed. Mapping Information is a representation of various data sources and is not a substitute for information that would result from an accurate land survey. The information contained hereon does not replace information that may be obtained by consulting the information's official source. In no event shall Montgomery County, NC or the consultants of Montgomery County, NC be liable for any damages, direct or consequential, from the use of the information contained on this site.

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

174

John Sikes (SEAL)	Edna Farlow (SEAL)
Myrtle Farlow Sikes (SEAL)	Eugene Farlow (SEAL)
Janie Farlow (SEAL)	Strauda Farlow (SEAL)
Ina B. Farlow (SEAL)	Elsie Farlow (SEAL)
Ruben Farlow (SEAL)	Ottie Farlow (SEAL)
J. M. Farlow (SEAL)	Mrs. Amos Farlow (SEAL)
Lizzie Farlow (SEAL)	Ruth Cox (SEAL)
Amos Farlow (SEAL)	Amos Farlow (SEAL)

(Revenue Stamp - 55¢ J.S. - 1/19/48)

State of Virginia, Goochland County,

I, H. H. Ferrell, of said County, do hereby certify that John Sikes and his wife, Myrtle Farlow Sikes, grantors, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance, and that said Myrtle Farlow Sikes, being by me privately examined, separately and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto. Let the said deed and this certificate be registered. Witness my hand and notarial seal, this 1 day of Feby, A.D., 1947.

My commission expires Jan. 8, 1949

H. H. Ferrell (N.P. SEAL)
Notary Public

Washington, D. C.

I, Gene M. MacWilliams of said District of Columbia, do hereby certify that Ruben Farlow, grantor, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance. Witness my hand and notarial seal, this 5th day of March, A.D., 1947.

My commission expires 4/15/47

Gene M. MacWilliams (N.P. SEAL)

State of North Carolina, Randolph County.

I, Bruce K. Russell, of said County, do hereby certify that J. M. Farlow and his wife, Lizzie L. Farlow, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 7th day of March, A. D., 1947.

My commission expires March 14, 1948.

Bruce K. Russell (N.P. SEAL)

State of North Carolina, Randolph County.

I, Bruce K. Russell, of said County, do hereby certify that Charlie Farlow and his wife, Edna Farlow, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 7th day of March, A. D., 1947.

My commission expires March 14, 1948.

Bruce K. Russell (N.P. SEAL)

State of North Carolina, Randolph County.

I, E. T. Yow of said County, do hereby certify that Janie Farlow and his wife, Ina Farlow, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 7 day of March, A. D., 1947.

My commission expires March 18, 1948.

E. T. Yow (N.P. SEAL)

State of North Carolina, Randolph County.

I, E. T. Yow of said county, do hereby certify that Amos Farlow and his wife, Asia Farlow, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 7 day of March, A.D., 1947.

My commission expires March 18, 1948.

E. T. Yow (N.P. SEAL)

State of North Carolina, Randolph County.

I, E. T. Yow of said County, do hereby certify that Eugene Farlow and his wife, Strauda Farlow, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 7 day of March, A.D., 1947.

My commission expires March 18, 1948.

E. T. Yow (N.P. SEAL)

State of North Carolina, Randolph County.

I, E. T. Yow, of said County, do hereby certify that Ruth Cox, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 7 day of March, A. D., 1947.

My commission expires March 18, 1948.

E. T. Yow (N. P. SEAL)

State of North Carolina, Montgomery County.

The foregoing certificates of Henry Huskins Ferrell, Goochland County, Va., Bruce K. Russell, Randolph County, N. C., and E. T. Yow, a Notary Public of Randolph County, State of North Carolina, is adjudged to be correct. Let the instrument, with the certificates, be registered.

Jane Floyd, Deputy
Clerk Superior Court

Filed for registration at 9 o'clock A. M., Jan. 19, 1948, and recorded and verified Jan. 19, 1948. Recorded in Book 97, page 173.

[Signature]
Register of Deeds

State of North Carolina,
County of Montgomery.

This Deed, Made and entered into this the 1st day of January, 1948, by and between H. Page McAulley, and wife, Edna B. McAulley and Otis Poole and wife, Irene W. Poole, all of Montgomery County, State of North Carolina, parties of the first part, and Farmers' Implement Company, Inc., a North Carolina corporation with its principal office in the Town of Candor, Montgomery County, North Carolina, party of the second part,

WITNESSETH:
That for and in consideration of the sum of One Hundred and no/100 (\$100.00) Dollars and other considerations to them in hand paid, the receipt of which is hereby acknowledged, said parties of the first part have given, granted, bargained and sold, and do by these presents, give, grant, bargain, sell and convey unto it said party of the second part and its successors and assigns, the following tracts or parcels of land, lying and being in Biscoe Township, in said County and state, bounded and described as follows, to-wit:
Fronting on Main Street in the Town of Candor, and adjoining the Sutton lot and Clark lot on the North and a street on the West;

First Lot: Being the J. C. Currie Store and Warehouse lot, beginning at an iron stake on the West edge of Main Street, the Southeast corner of Block #18 in the Town of Candor and runs thence with the South line of Block #18 N. 175 feet to a stake in the West edge of street; thence with the East edge of street North 87 1/2 feet to a stake, a corner of the Clark lot; thence with the line of the Clark lot and the Sutton lot East 175 feet to a stake in the West edge of Main Street, a corner of the Sutton lot; thence with the West edge of Main Street S. 87 1/2 feet to the beginning, (bearings as given in deed given in 1890).

Being the same lot or parcel of land conveyed by A. B. McCaskill and wife, to J. C. Currie by deed dated April 12th, 1890 and recorded in Montgomery County Registry in Book 74 at page 10.

Second Lot: Beginning at an iron stake on the West edge of Main Street, the Southeast corner of Block #18, and the beginning corner of a first lot above described and runs thence with Main Street South to the A. F. Page line; thence with the A. F. Page line W. 175 feet to a stake in the East edge of street; thence N. with the East edge of Street to the Southwest corner of the lot hereinabove described; thence with the line of the lot hereinabove described East 17 5 feet to the beginning.

The second lot herein described is conveyed subject to such rights therein as may be owned by Norfolk Southern Railway Company for railway purposes and subject to such rights therein as may be owned by the Town of Candor for street purposes. It is the intention of the parties of the first part to convey only such interests as they may have in the second lot by virtue of that deed dated January 1st, 1946 from W. L. Currie, et al to McDuffie Clark, et al, and that deed to J. C. Currie from A. B. McCaskill dated April 2, 1919, registered in Montgomery County Registry in Book 69 at page 469.

The above two lots being the identical tracts of land described in deed from W. L. Currie, et al, to McDuffie Clark, et al, dated January 1st, 1946, and recorded in Montgomery County Registry in Book 93 at page 317.

There is also assigned and conveyed herewith all such interests and rights as the parties of the first part have in and to the other property of the Farmers' Implement Company, including, without excluding, other property by enumeration hereof, all stocks or goods on hand, monies, accounts receivable and equipment, good will, contracts, and choses in action of Farmers' Implement Company, but subject as to such equipment, merchandise and accounts receivable to such indebtedness, if any, as may be owned by the partnership of Farmers' Implement Company.

There is excepted from the conveyance that portion of the first lot above described conveyed by H. Page McAulay, et al to Hoyle Lowdermilk, being the North side of said lot 37 1/2 feet by 175 feet, as will appear more fully by description as shown in said deed recorded in Book 93 at page 316, Montgomery County Registry.

Being the identical tracts of land described in deed from McDuffie Clark, et ux to H. Page McAulay, et al dated August 8, 1946 and recorded in Montgomery County Registry in Book 95 at page 221.

TO HAVE AND TO HOLD said tracts of parcels of land, together with all privileges and appurtenances thereon and thereto belonging, unto it the said party of the second part and its successors and assigns, forever in fee simple.

And the said parties of the first part, for themselves and their heirs and assigns, covenant that they are seized of said premises in fee, and have good right to convey the same in fee simple; that the same are free and clear of all encumbrances, and that they will forever warrant and defend the said title to the same against the claims of all persons whomsoever.

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

(Revenue Stamps - \$22.00 - H.P.McA. - 1/19/48)

H. Page McAulay (SEAL)
Eric B. McAulay (SEAL)
Otie Poole (SEAL)
Irene W. Poole (SEAL)

State of North Carolina,
County of Montgomery.

I, T. W. Burkhead, a Notary Public in and for said County and State, do hereby certify that H. Page McAulay and wife, Eric B. McAulay, and Otie Poole and wife, Irene W. Poole, personally appeared before me this day and acknowledged the due execution of the foregoing deed. Let the same with this certificate, be registered.

Witness my hand and notarial seal, this the 5 day of Jan, 1948.

T. W. Burkhead (N.P. SEAL)

My commission expires Oct. 31, 1948.

State of North Carolina, County of Montgomery.

The foregoing certificate of T. W. Burkhead, a Notary Public of Montgomery County, N. C., is adjudged to be correct. Let the said deed, with all certificates, be registered.

Witness my hand, this 19 day of January, 1948.

Jane Floyd, Deputy
Clerk Superior Court

Montgomery County, North Carolina.

Filed for registration at 9 o'clock A.M., Jan. 19, 1948, and recorded and verified Jan. 19, 1948.
Recorded in Book 97 at page 174.

Register of Deeds

State of North Carolina,
County of Montgomery.

This deed, made and entered into this the 6th day of January 1948, by and between E. C. Wallace and wife, Beatrice Robinson Wallace of Montgomery County, State of North Carolina, parties of the first part and J. J. Russell and wife, Cornelia M. Russell of Montgomery County, State of North Carolina, parties of the second part,

WITNESSETH:

That for and in consideration of the sum of One Hundred and no/100 (\$100.00) Dollars and other considerations to them in hand paid, the receipt of which is hereby acknowledged, said parties of the first part have given, granted, bargained and sold, and do by these presents give, grant, bargain, sell and convey unto them said parties of the second part and their heirs and assigns, the following tract or parcel of land lying and being in Frye Township, in said County and State, bounded and described as follows, to-wit:

Situate on the East side of Frye Street and on the North side of Spring Street, adjoining the lands of B. S. Futrell on the East and the lands of J. H. Lemons on the North. Beginning at a stake, the Southeast corner of a lot sold to H. Lemons and wife, Jennie W. Lemons by deed dated May 6, 1946, in the line of B. S. Futrell and runs thence with the line of B. S. Futrell South 3 West 140 feet to a stake in the center of Spring Street; thence with the center line of Spring Street, North 87 West 103-1/8 feet to a stake in the center of Frye Street; thence with the center of Frye Street N. 3 East 140 feet to the Southwest corner of the Lemons lot; thence with the South line of the Lemons lot South 87 East 103-1/8 feet to the point of beginning.

Being a part of the lot allotted to Mary Smitherman in the division of the S. J. Smitherman lands, Sec Montgomery County Registry Book #65 at page 20, fifth tract of allotment #5. Being the identical tract of land described in deed from Mary S. Lanier, and husband, E. H. Lanier to E. C. Wallace, et ux, dated May 13, 1946, and recorded in Montgomery County Registry in Book 95 at page 144.

07-m-10

03-3731 FEB - 1 2007

7131

Form 648 (Y)(c)
(Rev. February 2004)

Department of the Treasury - Internal Revenue Service

Notice of Federal Tax Lien

Serial Number
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 913-6050

Serial Number
341034607

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of these taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer FARMERS IMPLEMENT CO INC , a Corporation

Residence PO BOX 339
CANDOR, NC 27229-0339

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refilled by the date given in column (e), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

R21

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
941	12/31/2002	56-0503114	04/07/2003	05/07/2013	
941	12/31/2002	56-0503114	09/12/2005	10/12/2015	5937.06
941	03/31/2004	56-0503114	05/22/2006	06/21/2016	2153.16
941	06/30/2004	56-0503114	05/29/2006	06/28/2016	2040.16
941	09/30/2004	56-0503114	05/01/2006	05/31/2016	1923.44
941	12/31/2004	56-0503114	05/15/2006	06/14/2016	1948.40
941	03/31/2005	56-0503114	05/01/2006	05/31/2016	1557.55
941	06/30/2005	56-0503114	05/08/2006	06/07/2016	1560.80
941	09/30/2005	56-0503114	04/24/2006	05/24/2016	1537.07
941	12/31/2005	56-0503114	04/24/2006	05/24/2016	783.42

Place of Filing
CLERK OF SUPERIOR COURT
MONTGOMERY COUNTY
TROY, NC 27371

Total \$ 19441.06

This notice was prepared and signed at JACKSONVILLE, FL , on this, the 23rd day of January, 2007.

Signature *R. A. Mitchell*
for PAUL A COOKE JR

Title
REVENUE OFFICER
(704) 566-5008
23-07-3717

(NOTE: Certificate of officer authorized by law to take acknowledgment is not essential to the validity of Notice of Federal Tax Lien Rev. Rul. 71-466, 1971 - 2 C.B. 409)

(1-31-07)

Part 1 - Kept By Recording Office

Form 648(Y)(c) (Rev. 2-2004)
CAT. NO 60025X

07-m-243

3866

Department of the Treasury - Internal Revenue Service

SEP 11 2007

Form 668 (Y)(c)
Rev. February 2004

Notice of Federal Tax Lien

07-15-160

Area:
SMALL BUSINESS/SELF EMPLOYED AREA #3
Lien Unit Phone: (800) 913-6050

Serial Number
387652407

For Optional Use by Recording Office

As provided by section 6321, 6322, and 6323 of the Internal Revenue Code, we are giving a notice that taxes (including interest and penalties) have been assessed against the following-named taxpayer. We have made a demand for payment of this liability, but it remains unpaid. Therefore, there is a lien in favor of the United States on all property and rights to property belonging to this taxpayer for the amount of those taxes, and additional penalties, interest, and costs that may accrue.

Name of Taxpayer FARMERS IMPLEMENT CO INC , a Corporation

Residence PO BOX 339
CANDOR, NC 27229-0339

RECORDED
MONTGOMERY COUNTY
SEP 10 10 57
2007

IMPORTANT RELEASE INFORMATION: For each assessment listed below, unless notice of the lien is refilled by the date given in column (a), this notice shall, on the day following such date, operate as a certificate of release as defined in IRC 6325(a).

Kind of Tax (a)	Tax Period Ending (b)	Identifying Number (c)	Date of Assessment (d)	Last Day for Refiling (e)	Unpaid Balance of Assessment (f)
940	12/31/2004	56-0503114	05/07/2007	06/06/2017	264.72
940	12/31/2006	56-0503114	05/07/2007	06/06/2017	52.93
941	03/31/2003	56-0503114	04/23/2007	05/23/2017	7168.78
941	06/30/2003	56-0503114	04/23/2007	05/23/2017	7041.61
941	09/30/2003	56-0503114	04/23/2007	05/23/2017	6920.13
941	12/31/2003	56-0503114	04/23/2007	05/23/2017	6808.71
941	03/31/2006	56-0503114	04/16/2007	05/16/2017	2193.34

Place of Filing
 CLERK OF SUPERIOR COURT
 MONTGOMERY COUNTY
 TROY, NC 27371
 Total \$ 30450.22

This notice was prepared and signed at JACKSONVILLE, FL, on this, 29th day of August, 2007.

Signature *R. A. Mitchell*
 for PAUL A COOKE JR
 Title REVENUE OFFICER
 23-07-3717

07 m 243

INTERNAL REVENUE SERVICE - FEDERAL TAX LIEN
BILLING SUPPORT VOUCHER
September 4, 2007

Liens Filed, Released, Withdrawn and Revoked for the Period
08/29/2007 Through 09/01/2007

Voucher Number: 560063-9667 B

MONTGOMERY CLERK OF SUPERIOR COURT , NC 27371
#####

SERIAL NUMBER	TAXPAYERS NAME	IDENTIFYING NUMBER	COURT FEE	TYPE FEE
387652407	FARMERS IMPLEMENT CO INC	56-0503114	\$6.00	Filed
164686104	AGUSTIN & CONCEPCION REZA	239-53-7164	\$.00	Released
			\$6.00	

RP
MONTGOMERY
SEP 10 11 25 07

=====
***** REPORT COMPLETE *****
=====

CK 9/4/07