

607.17th NW St, Hickory, NC 28601

[https://app.parceled.co/TabStack/Property?
parcelId=947fc0630ab9065bc8081fc726454aba](https://app.parceled.co/TabStack/Property?parcelId=947fc0630ab9065bc8081fc726454aba)

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Catawba county GIS

<https://gis.catawbacountync.gov/>

[https://gis.catawbacountync.gov/nomap/assessment_report.php?
card=1&key=373108896721&utm_source=chatgpt.com](https://gis.catawbacountync.gov/nomap/assessment_report.php?card=1&key=373108896721&utm_source=chatgpt.com)

NC One Map - GIS statewide North Cary

<https://nconemap.maps.arcgis.com/apps/webappviewer/index.html>

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Below is a comprehensive order of research for LLCs in Hickory, NC, including department names, search methods, and contact information where applicable:

**1. North Carolina Secretary of State**

****Purpose:****

- Verify LLC formation, amendments, registered agents, annual reports, and status.

****Search Method:****

- **Open Access Online:**

- ****Business Entity Search:**** www.sosnc.gov/online_services/search
 - Use this to find LLCs, check their status, and view public records related to formation and amendments.

****Contact Information:****

- ****Main Office:****

- **Address:** 2 South Salisbury Street, Raleigh, NC 27601
- **Phone:** (919) 807-2225
- **For Specific Inquiries:**
 - **Business Registration Division:** (919) 807-2225 (Option 2)

2. Catawba County Register of Deeds

Purpose:

- Research property transactions, deeds, mortgages, and liens associated with LLCs.

Search Method:

- **Open Access Online:**
 - **Catawba County Online Records:** [www.catawbacountync.gov/depts/regdeeds] (www.catawbacountync.gov/depts/regdeeds)
 - Provides access to land records; might require an account for full access.

Contact Information:

- **Office:**
 - **Address:** 100-A South West Blvd., Newton, NC 28658
 - **Phone:** (828) 465-8401
- **For Assistance with Records:**
 - **Fax:** (828) 465-1758
 - **Email:** rod@catawbacountync.gov

3. North Carolina Department of Revenue

Purpose:

- Investigate tax filings, liens, and compliance issues for LLCs.

Search Method:

- **Limited Online Access:**
 - General information is available on [www.ncdor.gov](www.ncdor.gov), but detailed records might require direct contact.

Contact Information:

- **Main Office:**
 - **Address:** 501 North Wilmington Street, Raleigh, NC 27604
 - **Phone:** (877) 252-3052 (General Information Line)
- **For Specific Tax Records:**
 - **Business Tax Support:** (877) 252-3052

4. Hickory City and Catawba County Planning/Zoning Departments

Purpose:

- Check for zoning compliance, permits, and local ordinances that might affect LLC operations, particularly in real estate.

****Search Method:****

- ****Limited Online Access:****
 - ****Hickory GIS Mapping:**** gis.hickorync.gov for basic zoning information.
 - ****Catawba County Planning:**** www.catawbacountync.gov/depts/plng for broader county data.

****Contact Information:****

- ****City of Hickory Planning:****
 - ****Address:**** 76 North Center Street, Hickory, NC 28601
 - ****Phone:**** (828) 323-7416
- ****Catawba County Planning:****
 - ****Address:**** 25 Government Drive, Newton, NC 28658
 - ****Phone:**** (828) 465-8380

**5. NC Licensing Boards**

****Purpose:****

- For LLCs involved in regulated professions, check licensing status of professionals.

****Search Method:****

- ****Open Access Online:****
 - Depends on the profession, e.g., NC State Bar for attorneys at www.ncbar.gov

****Contact Information:****

- ****NC State Bar:****
 - ****Address:**** 217 E. Edenton Street, Raleigh, NC 27601
 - ****Phone:**** (919) 828-4620

**6. Court Records**

****Purpose:****

- Investigate any litigation involving the LLC or its members.

****Search Method:****

- ****Open Access Online:****
 - ****North Carolina Judicial Branch:**** www.ncappellatecourts.org for appellate cases.
 - ****Catawba County Clerk of Superior Court:**** Might have online dockets or require in-person access.

****Contact Information:****

- ****Catawba County Clerk:****
 - ****Address:**** 100-B South West Boulevard, Newton, NC 28658

- **Phone:** (828) 465-1573 for general inquiries.

Research Strategy:

- **Start with the NC Secretary of State's database** for foundational information on LLC existence and status.
- **Cross-reference with Catawba County Register of Deeds** for property transactions linked to LLCs.
- **Check NC Department of Revenue** for any tax-related issues or liens.
- **Engage with local zoning/planning** for any real estate development or property use concerns.
- **Professional licensing boards** for member qualifications if applicable.
- **Court records** for any legal disputes or to assess the legal health of the LLC.

Note: For sensitive or detailed information not accessible online, you might need to visit in person or submit formal requests. Always respect privacy laws and use public records judiciously.

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Here's an exhaustive and thorough legal synopsis concerning LLCs in Hickory, NC, with detailed insights into various aspects:

Formation and Legal Structure

Formation Process:

- **Articles of Organization:** Formation begins with filing Articles of Organization with the NC Secretary of State. This document must include:
 - **Name:** Must include "LLC" or similar, be distinguishable from existing names, and adhere to naming restrictions (e.g., not using "bank" without authorization).
 - **Registered Agent:** Must have a physical address in NC for service of process.
 - **Principal Office Address:** Can be anywhere but must be specified.
 - **Purpose:** Can be general or specific.
 - **Duration:** LLC can be formed for a specific term or perpetually.
- **Filing Fees:** \$125 for initial filing.

Operating Agreement:

- **Content:** Though not legally required, the operating agreement should cover:
 - **Management structure:** Member-managed vs. manager-managed.
 - **Capital contributions and distributions.**
 - **Voting rights and decision-making processes.**
 - **Provisions for membership changes, dissolution, or liquidation.**

- **Importance:** Crucial for internal governance, dispute resolution, and maintaining the legal separation between personal and business activities.

Types of LLCs:

- **Single-Member LLCs:** Operate as pass-through entities for tax purposes, treated as sole proprietorships for federal tax but still provide liability protection.
- **Multi-Member LLCs:** Default partnership taxation, but members can elect S Corp status for tax advantages.
- **Professional LLCs (PLLCs):** For professionals like lawyers or doctors, where all members must be licensed in the same profession.

Taxation and Financial Implications

Tax Structure:

- **Default:** Pass-through taxation where profits/losses are reported on personal tax returns.
- **Elections:**
 - **S Corp Election:** Allows for salary and dividend distribution, potentially saving on self-employment taxes.
 - **C Corp Election:** Less common for LLCs due to double taxation but might be strategic for certain business plans.

Tax Obligations:

- **State Taxes:** NC has a flat corporate tax rate of 2.5% if elected as a corporation; otherwise, members pay individual income tax at 4.75%.
- **Annual Reports:** Due by April 15 each year with a \$200 filing fee. Ensures the LLC remains in good standing.

Deductions and Credits:

- **Real Estate:** Special considerations for depreciation, mortgage interest, and maintenance expenses. Potential for 1031 exchanges if properties are held within LLCs for investment purposes.

Real Estate Transactions and LLCs in Hickory

Advantages in Real Estate:

- **Liability Protection:** Safeguards personal assets from lawsuits related to property ownership or management.
- **Privacy:** Property deeds reflect the LLC name, not individual owners.
- **Estate Planning:** Facilitates transfer of property interests without probate.

Notable Transactions:

- **JTB of Hickory LLC:**
 - **Bought:** 296 31st St SW from DAB of Hickory LLC in 2018.
 - **Sold:** Same property in 2023 for \$430,000.
- **DAB of Hickory LLC:** Seller to JTB, no further public details on ongoing operations.

Challenges:

- **Lender Requirements:** Some lenders prefer property in single-asset LLCs for clear title and foreclosure processes.
- **Insurance:** Each property might need its own policy, increasing costs.
- **Cost of Formation and Maintenance:** Higher than direct ownership, including annual fees and potential for legal/tax consultancy costs.

Legal and Compliance Considerations

Annual Compliance:

- **Reporting:** Annual reports to maintain good standing status.
- **Licenses and Permits:** Depending on business activities, might require special licenses (e.g., real estate brokerage, rental management).

Professional Conduct:

- **Attorneys Involved:** If members are attorneys, particularly in "Attorneys Only" transactions, they must navigate:
 - **Conflict of Interest:** Disclosure and management to prevent conflicts.
 - **Ethical Obligations:** Ensuring impartiality when acting in dual capacities.
 - **Professional Liability:** Increased exposure if title work is mishandled.

Litigation and Dispute Resolution:

- **Court Involvement:** Check for any current or past litigation to understand the LLC's legal health.
- **Arbitration/Mediation Clauses:** Often included in operating agreements or contracts to manage disputes outside court.

Piercing the Corporate Veil:

- **Risk Factors:**
 - **Commingling of Funds:** Mixing personal and business finances.
 - **Under-capitalization:** Operating with insufficient capital to cover foreseeable liabilities.
 - **Failure to Follow Formalities:** Not maintaining separate records or adhering to the operating agreement.

Research and Verification Methodology

- **Public Records Access:**
 - **NC Secretary of State:** For LLC formation documents, amendments, and annual report compliance.
 - **Catawba County Records:** Deeds, mortgages, and property tax records.
- **Legal Databases:** PACER, LexisNexis, or Westlaw for legal history.
- **Professional Registries:** For validation of professionals involved like attorneys or realtors.
- **Tax Authority:** NC Department of Revenue for tax compliance and liens.

Conclusion

This exhaustive synopsis offers a comprehensive view on LLCs in Hickory, NC, particularly regarding their use in real estate, tax implications, and legal compliance. Each aspect requires meticulous attention to detail to ensure the LLC operates within the legal framework, offering maximum protection to its members while capitalizing on tax benefits and operational flexibility. Further research would involve direct interaction with state and local government databases for the most current and detailed information.

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From the screenshot, it appears that the **grantor on June 6, 2018, is JTB of Hickory LLC**. The grantor is typically the entity or individual who transferred the property or its rights to another party. In this case, it would mean that JTB of Hickory LLC conveyed the property to the subsequent owner or grantee.

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JTB of Hickory LLC is a limited liability company based in Hickory, North Carolina. The company owns property at 3211 7th Street Drive NE, Hickory, NC 28601-9272.

On June 7, 2018, JTB of Hickory LLC purchased the property at 296 31st St SW, Hickory, NC 28602, from DAB of Hickory LLC.

As of September 29, 2023, JTB of Hickory LLC sold the property at 296 31st St SW, Hickory, NC, for \$430,000.

Regarding any connection between JTB of Hickory LLC and attorney Luther Rollins, the available public records do not indicate any direct association between them.

If **Luther J. Rollins Jr.** is an attorney and the transaction lists “**Attorneys Only**” for the title, the implications could be:

1. **Self-Representation in the Transaction:**

As an attorney, Luther Rollins may have directly managed or facilitated the title and closing process for the property transaction. This could suggest he avoided using a third-party title company, leveraging his legal expertise to save costs or maintain control over the process.

2. **Potential Conflict of Interest:**

If Luther Rollins was both a party to the transaction (as a grantor or grantee) and handled the title or closing as an attorney, this raises questions about impartiality. While not inherently improper, it would require full disclosure and adherence to

ethical standards to ensure fairness and transparency.

3. Specialized Legal Circumstances:

The involvement of an attorney directly in the title work could indicate unique legal complexities, such as disputes, encumbrances, or nuanced agreements, that required an attorney's expertise.

4. Professional Liability and Oversight:

If Rollins managed the title as an attorney, he would assume a higher level of professional liability, as errors or omissions could lead to legal consequences. This ensures he was likely thorough in his review and documentation.

5. Strategic Decision:

Handling the title and closing as an attorney could signify a strategic decision to limit external parties' involvement, especially in cases involving sensitive or confidential

matters related to the property or parties involved.

This scenario suggests that Rollins used his professional skills to directly oversee the transaction, potentially blending his roles as both an attorney and a participant in the property dealings. If there are disputes or challenges with the transaction, his dual role could be scrutinized under ethical or legal standards.

FILED Apr 07, 2020
AT 11:49:00 AM
BOOK 03564
START PAGE 0568
END PAGE 0570
INSTRUMENT # 06419
EXCISE TAX \$140.00

Excise Tax \$140.00	Return after recording to →	The Williams Law Firm, Attorneys at Law, PLLC PO BOX 3739, Hickory, NC 28603
Tax Map ID #	Prepared by	
PIN ID # 603673	M. Elizabeth Williams	

BRIEF DESCRIPTION FOR INDEX →

STATE OF NORTH CAROLINA
COUNTY OF Catawba

DATE
April 6, 2020

GENERAL WARRANTY DEED

JTB of Hickory, LLC A North Carolina Limited Liability Company Whose mailing address is: 3211 7th St Dr NE Hickory, NC 28601	Luther J. Rollins, Jr. and wife, Mary O. Polk Whose Mailing Address is: 420 18 th Ave Lane NW Hickory, NC 28601
"Grantor"	"Grantee"

Enter in appropriate block for each Grantor and Grantee: title vesting name, mailing address, and, if appropriate, character of entity, (e.g., corporation, partnership, trust, unincorporated association, etc.)

NOTE: When reference herein is made to the GRANTOR and/or the GRANTEE, the singular shall include the plural, the neuter shall include the masculine as well as the feminine.

WITNESSETH

FOR VALUABLE CONSIDERATION RECEIVED, receipt of which is hereby acknowledged, the GRANTOR hereby has bargained sold and conveyed in fee simple unto the GRANTEE all that certain lot or parcel of land the City of Hickory, HICKORY Township Catawba County more particularly described as follows:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A"
ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD this realty and all privileges and appurtenances thereto belonging unto the GRANTEE its heirs, successors and/or assigns 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 the title is marketable and free and clear of all encumbrances, and that GRANTOR will forever warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Any restrictions and/or easements affecting the subject realty.

Any matters an accurate survey of the subject realty would have revealed.

2020 Ad Valorem taxes.



Seller(s) to
CHECK



SELLER'S "RESIDENCE" DISCLOSURE

If checked,
the property described herein includes the primary residence
of at least one of the Grantor(s) pursuant to N.C. Gen. Stat. 105-317.2.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing.

JTB of Hickory, LLC

By: John Timothy Bowman, Member
John Timothy Bowman, Member

BY: _____

Title: _____

USE BLACK INK ONLY

(Seal)

(Seal)

<p>(Official Seal)</p>	<p>STATE OF NORTH CAROLINA COUNTY OF CATAWBA</p> <p>I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing document for the purpose stated therein:</p> <p>John Timothy Bowman, Member of JTB of Hickory, LLC</p> <p><u>M. Elizabeth Williams</u> Date: <u>4/6/2020</u></p> <p>Notary Public Printed Name: M. Elizabeth Williams My Commission Expires: April 11, 2024</p>
<p> </p>	<p> </p>

EXHIBIT "A"
LEGAL DESCRIPTION FOR
Luther J. Rollins, Jr. and wife, Mary O. Polk

Being all of Lot 1 as shown on that plat recorded in Plat Book 50, Page 67, Catawba County Registry.

Parcel ID: 279315724976

LRK/REID: 603673

Along with an easement as follows:

Grantor grants to Grantees their heirs and assigns, an appurtenant easement for ingress, egress and regress across the above-described property which shall run with that land identified as all of Lot 1 as shown on that plat recorded in Plat Book 50 at Page 67, Catawba County Registry; said appurtenant easement being more fully described as follows: BEGINNING at an iron located in the northern margin of the right of way for 6th Avenue, NW, the southeast corner of Lot 2 of a plat recorded in Plat Book 50 at Page 67, Catawba County Registry; thence N 02° 59' 46" E 90.41 feet to an iron pin; thence N 86° 54' 51" W 4.00 feet; thence S 02° 59' 46" W 90.41 feet; thence S 81° 35' 59" E 4.00 feet to the BEGINNING.

FILED Catawba County

on Jun 07, 2018 at 02:51:00 pm

Excise Tax \$0.00 (AT)

INST. #09445

DONNA HICKS SPENCER,
Register of Deeds

BOOK 03456 PAGE 1341-1346

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Recording Time, Book and Page:

Tax Map Nos. 036N 06006A, 032N 02008,
029N 01008, 168H 01026A, 037N 04003, 137H 01008,
180H 04007,

Parcel Identifier No: 374009077306, 374118208831, 374117008830,
373120905497, 372213138260, 374006391326, 279209166742,
279209067833, 279315723978, 279315724976

Mail after recording to: ✓ Daniel R. Green Jr., 1331 N. Center Street, Hickory, NC 28601

This instrument was prepared by: Daniel R. Green Jr.

THIS DEED made this 7th day of June, 2018, by and between

GRANTOR

DAB OF HICKORY, LLC, a NC limited liability company

Mailing Address: 1729 N. Center Street, Hickory, NC 28601

GRANTEE

JTB OF HICKORY, LLC, a NC limited liability company

Property Address: 1105-1107 N. College Avenue, Newton, NC 28658; 2000-2002 N. Thomas Avenue, Newton, NC 28658; 2006 N. Shipp Avenue, Newton, NC 28658; 1926 N. Ash Avenue, Newton, NC 28658; 2572 9th Avenue SE, Hickory, NC 28602; 1600-1602 N. Rankin Avenue, Newton, NC 28658; 632 28th Street SW, Hickory, NC 28602; 296 31st Street SW, Hickory, NC 28602; 1710-1714 6th Avenue NW, Hickory, NC 28601; 607 17th Street NW, Hickory, NC 28601

Mailing Address: 3211 7th Street Drive NE, Hickory, NC 28601

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 and more particularly described as follows:

See Attached Exhibit "A".

The attorney preparing this deed has not conducted a title search or closing, and therefore, makes no formal opinion as to the status of title of said property.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2366, Page 1094, Book 2463, Page 1122, Book 2468, Page 749, Book 2501, Page 1959, Book 2509, Page 778, Book 2567, Page 1956, Book 2876, Page 1677, Book 2555, Page 1587, and Book 2206, Page 516, Catawba County Registry.

1342

A map showing the above described property is recorded in Plat Book 51, Page 40, Book 58, Page 15, Book 2, Page 70, Book 58, Page 92, Book 1, Page 348, and Book 50, Page 67, and referenced within this instrument.

Does the above described property include the primary residence of Grantor (yes/no) ? **No**

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:

Easements, restrictions, and rights of way of record affecting the property;

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 officer(s), the day and year first above written.

DAB OF HICKORY, LLC,

(Entity Name)

(SEAL)

By:

James D. Dietz, Jr.
Title: Member/Manager

(SEAL)

By:

John T. Bowman
Title: Member/Manager

(SEAL)

NORTH CAROLINA, CATAWBA COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: James D. Dietz, Jr., Member/Manager of DAB of Hickory, LLC. Witness my hand and official stamp or seal, this the 7th day of June, 2018.

My Commission Expires:

8/1/22

Notary Public

Print Notary Name:

Daniel R. Green, Jr.



Exhibit "A"

PARCEL 1:

BEING all of Lot 7 as recorded in Plat Book 51, Page 40, Catawba County Registry.

Parcel Address: 1105-1107 N. College Avenue, Newton, NC 28658

Parcel ID: 374009077306

LRK(REID): 902608

PARCEL 2:

Being all of Lot 2 as shown on that plat recorded in Plat Book 58, Page 15, Catawba County Registry.

Parcel Address: 2000-2002 N. Thomas Avenue, Newton, NC 28658

Parcel ID: 374118208831

LRK(REID): 27856

Tax Map: 036N 06006A

PARCEL 3:

BEGINNING at an iron stake on the West side of a street known as North Ashe Avenue, being one block West of North Main Avenue, in the Town of Newton, and formerly known as First Street, corner of Lee Setzer; and running with the edge of said Avenue, South 1° East 75 feet to an iron stake in the line of lot conveyed on August 4, 1944, to Harold C. Propst and wife; thence with Propst line, South 88° 20' West 119.7 feet to an iron stake on the line of the Evans lot; thence with his line, North 4° 45' West 66.4 feet to an iron stake, said line passing between and including Garage No. 1 and 2 on this lot; thence with the line of Lee Setzer, North 83° 45' East 124.5 feet to the Beginning.

Parcel Address: 2006 N. Shipp Avenue, Newton, NC 28658

Parcel ID: 374117008830

LRK(REID): 26997

Tax Map: 032N 02008

PARCEL 4:

Being all of Lot 1 as shown on that plat recorded in Plat Book 58, Page 92, Catawba County Registry.

Parcel Address: 1926 N. Ash Avenue, Newton, NC 28658

Parcel ID: 373120905497

LRK(REID): 26234

Tax Map: 029N 01008

Note that 38th Street is now 28th Street SW.

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Parcel Address: 632 28th Street SW, Hickory, NC 28602

Parcel ID: 279209166742

LRK(REID): 49154

Tax Map: 137H 01008

PARCEL 8:

BEGINNING at an iron stake in the western margin of 31st Street SW, James H. Massie's southeast corner and runs thence with Massie's southern line, South 40° 08' West 171.4 feet to an iron stake; thence South 71° 10' East 80.5 feet to an iron stake; thence North 40° 08' East 142.15 feet to an iron stake in the western margin of 31st Street SW; thence with said margin of said street North 49° 52' West 75 feet to the BEGINNING and being all of Lot No. 9 of the Cecil Reese property as surveyed and platted by Rex F. Miller in March, 1954.

For partial chain of title, see Estate File 01 E 557 in the Clerk of Superior Court of Catawba County and Book 509, Page 577 and Book 2555, Page 1587, Catawba County Registry.

Parcel Address: 296 31st Street SW, Hickory, NC 28602

Parcel ID: 279209067833

LRK(REID): 59953

Tax Map: 180H 04007

PARCEL 9:

Being all of Lot 2 as shown on that plat recorded in Plat Book 50, Page 67, Catawba County Registry.

Parcel Address: 1710-1714 6th Avenue NW, Hickory, NC 28601

Parcel ID: 279315723978

LRK(REID): 603674

PARCEL 10:

Being all of Lot 1 as shown on that plat recorded in Plat Book 50, Page 67, Catawba County Registry.

Parcel Address: 607 17th Street NW, Hickory, NC 28601

Parcel ID: 279315724976

LRK(REID): 603673

