

③
226
2300
2320

BK: RB 6065
PG: 1485-1488



RECORDED: 2017018640
06-12-2017 NEW HANOVER COUNTY, NC
11:01:51 AM TAMMY THEUSCH BEASLEY
BY: STEPHANIE PEREZ REGISTER OF DEEDS
DEPUTY

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$2300.00

Parcel Ids: R04817-015-002-000
This instrument was prepared by:
The Butler Firm, PLLC -
Revenue Stamps: \$2,300.00
711 Princess Street, 2nd Floor
Wilmington, NC 28401

GENERAL WARRANTY DEED

Brief Description for the Index: Parts of Lots 2, 3, and 4, Block 193, City of Wilmington

The property herein conveyed is not the primary residence of the Grantor

THIS DEED, made and entered into this 9th day of June, 2017, by and between:

Cape Fear Formal Wear, Inc., a North Carolina Corporation, hereinafter called GRANTOR, whose mailing address is 218 N. 3rd Street, Wilmington, NC 28401, and

Port City Hospitality, LLC, a North Carolina limited liability company, hereinafter called GRANTEE, whose mailing address is 7210 Saddlerack Street, Knoxville, TN 37914.

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 Grantor for a valuable consideration paid by Grantee, the receipt and adequacy of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in New Hanover County, North Carolina, and more particularly described as follows:

See attached Exhibit "A" for a more particular description. Also known as 218 N. 3rd Street, Wilmington, NC 28401..

To have and to hold the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple forever.

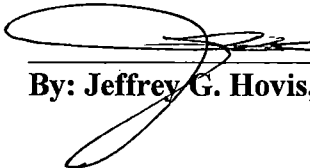
Prepared & returned to Deb Butler

And the Grantor covenants with the Grantee that Grantor is seized in fee of the above described property in fee simple; that Grantor 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 and demands of any and all persons whomsoever, except for the following exceptions:

2017 ad valorem taxes, land use regulations, and easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

Cape Fear Formal Wear, Inc.

 SEAL
By: **Jeffrey G. Hovis, President**

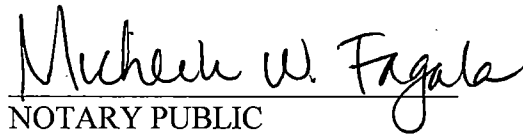
 SEAL
By: **Jeanne Yedlicka Hovis, Secretary**

Acknowledgements

STATE OF North Carolina
COUNTY OF New Hanover

I, Michelle W. Fagala, the undersigned Notary Public of the County and State aforesaid, certify that **Jeffrey G. Hovis, President and Jeanne Yedlicka Hovis, Secretary of Cape Fear Formal Wear, Inc.**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial stamp or seal this 9th day of June, 2017.

My Commission Expires: 10/20/2021


NOTARY PUBLIC

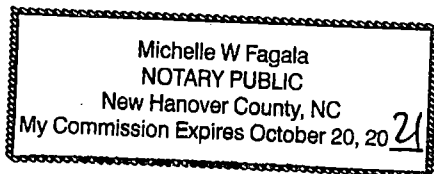


Exhibit "A"
218 North 3rd Street, Wilmington, NC

Beginning at an iron pipe in the eastern line of North Third Street, said beginning being located South 5 degrees 37 minutes East 78.6 feet from the intersection of the eastern line of North Third Street and the southern line of Grace Street, running thence from said beginning North 84 degrees 23 minutes East 121.0 feet to a existing iron pipe in the western edge of a brick wall; running thence South 5 degrees 37 minutes East 66 07 feet to a iron pipe, running thence North 84 degrees 23 minutes East 27 50 feet to a cross in a block wall, running thence South 5 degrees 37 minutes East 66 00 feet to a iron pipe, running thence South 84 degrees 23 minutes West 148 5 feet to a cross in a block wall in the eastern line of North Third Street; running thence along the eastern line of North Third Street North 5 degrees 37 minutes West 132.07 feet to the point of beginning, containing 0.4085 acres and being a portion of Lots 2, 3, and 4, Block 193, according to the Official Plan of the City of Wilmington.

TAMMY THEUSCH
BEASLEY
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 06/12/2017 11:01:51 AM
Book: RB 6065 Page: 1485-1488
4 PGS \$2,326.00
Real Property \$26.00
Excise Tax \$2,300.00
Recorder: STEPHANIE PEREZ
Document No: 2017018640

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.