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490 Bls

BK: RB 6352

PG: 534-536

RECORDED:
09-04-2020

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BY: SAMANTHA SPEAKER
DEPUTY



2020035967

NEW HANOVER COUNTY, NC

TAMMY THEUSCH BEASLEY

REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$490.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 490.00

Parcel Identifier No. R04813-028-005-000 Verified by _____ County on the _____ day of _____, 20____
By: Part of R04813-028-008-002

Mail/Box to: Clark, Newton & Evans, 509 Princess St, Wilmington, NC 28401

This instrument was prepared by: Law Office of Jeffrey W. Porter, P.C., WITHOUT TITLE SEARCH

Brief description for the Index: LOT 4 & 5, BLK 235, City of Wilmington

THIS DEED made this 17 day of August, 2020, by and between

GRANTOR

GRANTEE

Downtown Life, LLC a North
Carolina Limited Liability Company
5813 Wrightsville Avenue, #151
Wilmington, NC 28403

504 North, LLC
A North Carolina Limited Liability Company
501 Canterwood Drive
Apex, NC 27539

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Wilmington, _____ Township, New Hanover County, North Carolina and more particularly described as follows:

The property commonly known as 504 N 4th Street, Wilmington, NC and more completely described as: BEING ALL of Tract 1 (3,806 square feet) as shown on the recombining Map recorded in Map Book 64, Page 17, of the New Hanover County Registry. TOGETHER with and subject to those access easements shown on Plat map, which easements are also described in Deed Book 4478, Page 512, in New Hanover County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6103 page 2833. All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 64 page 17.

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, other than the following exceptions:

- Easements and Restrictions of Record.
- Current year Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Downtown Life, LLC a North Carolina Liability Company (SEAL)
(Entity Name) Print/Type Name: _____

By: [Signature] Managing Member (SEAL)
Print/Type Name & Title: Mike Lardieri, Managing Member Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

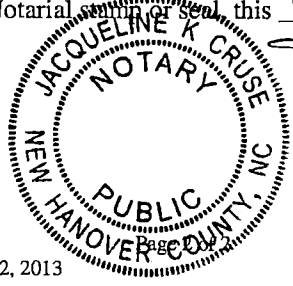
My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of New Hanover
I, the undersigned Notary Public of the County or City of New Hanover and State aforesaid, certify that Mike Lardieri personally came before me this day and acknowledged that he is the Managing Member of Downtown Life, LLC a North Carolina, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 17 day of August, 2020.

My Commission Expires: 5/13/2023 Notary Public
(Affix Seal) Jacqueline K Cruse Notary's Printed or Typed Name



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: 09/04/2020 12:54:19 PM
Book: RB 6352 Page: 534-536
3 PGS \$516.00
Real Property \$26.00
Excise Tax \$490.00
Recorder: SAMANTHA SPEAKER
Document No: 2020035967

DO NOT REMOVE!

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