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\$480.00
RJ



FOR REGISTRATION REGISTER OF DEEDS
TAMMY THEUSCH BEASLEY
NEW HANOVER COUNTY, NC
2013 NOV 22 12 10 37 PM
BK 5784 PG 154-157 FEE \$26 00
NC REV STAMP \$480 00
INSTRUMENT # 2013041046

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$ 480 00

Parcel Identifier No _____ Verified by _____ County on the _____ day of _____, 20____
By _____

Mail/Box to Jeffrey W Porter, Law Office of Jeffrey W Porter, PC , 711 Princess Street, Wilmington, NC 28401

This instrument was prepared by X Law Office of Jeffrey W Porter, PC , 711 Princess Street, Wilmington, NC 28401

Brief description for the Index _____

THIS DEED made this 22nd day of November, 2013 by and between

GRANTOR

PARK STERLING BANK
P O Box 68
Hiawassee, GA 30546

GRANTEE

RANDY SWARTZ SELF-DIRECTED IRA
OLD NORTH STATE TRUST, LLC AS CUSTODIAN
8201 N Front Street, Ste G103
Wilmington, NC 28401

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 or parcel of land situated in the City of Wilmington, _____ Township, New Hanover County, North Carolina and more particularly described as follows

806-816 N 4th Street and 5. Collier Alley, Wilmington, NC as more fully described in the attached Exhibit "A" Parcel ID RO4813-002-003-000, RO4813-002-007-000, RO4813-002-008-000, RO4813-002-009-000, RO4813-002-010-000 and RO4813-002-011-000

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5574 page 2787

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 _____ page _____

NC Bar Association Form No 3 © 1976, Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

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

By PARK STERLING BANK
(Entity Name)

Print/Type Name

Print/Type Name & Title, SVP

Print/Type Name

By [Signature]
Print/Type Name & Title, Secretary/Treasurer

Print/Type Name

By [Signature]
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 _____
(Affix Seal)

Notary Public
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 came before me this day and acknowledged that he is the SVP of PARK STERLING BANK, a North Carolina or _____ limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority of _____ 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 22nd day of November, 2013

My Commission Expires _____
(Affix Seal)

[Signature]
Vivian A Osborn
Notary Public
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 _____ Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____

My Commission Expires _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT 1

Tract One:

BEGINNING at a point in the eastern line of Fourth Street, 96 feet from the southeast intersection of Bladen and Fourth Streets, and running thence, with the eastern line of Fourth Street, southwardly 30 feet, thence, eastwardly, and parallel with Bladen Street, 60 feet, thence northwardly, and parallel with Fourth Street 30 feet, thence westwardly and parallel with, Bladen Street, 60 feet, to the eastern line of Fourth Street, the BEGINNING, the same being a part of the western one-half (1/2) of Lot 2, in Block 279, according to the Official Plan of the City of Wilmington

Tract Two

A certain tract or parcel of land lying and being in the City of Wilmington, New Hanover County, North Carolina and being those tracts as described in book 4852 page 468, Book 4852 Page 472 and Book 4919, Page 1524, said tract is also part of lots 3 and 4, block 279 according to the official plan of the City of Wilmington, and being more particularly described as follows:

Beginning at an iron on the eastern right of way of 4th Street (66 ft public right of way), said iron being located N 05-27-00 W 66.00 ft. from the intersection of the Eastern right of way of 4th Street and the northern right of way of Brunswick Street (66 ft public right of way), said iron also being located N 12-59-06 E 104 36 ft. from a concrete control monument at the intersection of the centerlines of 4th Street and Brunswick Street: Proceed from said point of beginning and with the eastern right of way of 4th Street N 05-27-00 W 132.49 ft to a point, thence leaving said right of way and parallel with Brunswick Street N 84-33-00 E 165.00 ft. to a point, thence continuing said line N 84-33-00 E 55.00 ft. to a point, thence a line parallel to 4th Street S 05-27-00 E 47 00 ft to a point, thence a line parallel to Brunswick Street S 84-33-00 W 55 00 ft. to a point, thence a line parallel to 4th Street S 05-27-00 E 85.49 ft. to a point, thence a line parallel to Brunswick Street S 84-33-00 W 165 00 ft to the point of beginning and containing 0.561 acres according to a survey by Hanover Design Services, P A in March of 2006.

Together with and subject to a right of way over the following described Alley Beginning at a point on the eastern right of way of 4th Street, said point is located N 05-27-00 E 95 00 ft from the northern right of way of Brunswick Street: Proceed from said Point of beginning N 84-33-00 E 165 00 ft to a point, thence N 05-27-00 W 8 00 ft. Thence S 84-33-00 W 165.00 ft to a point on the eastern right of way of 4th Street, thence with said right of way S 05-27-00 E 8.00 ft to the point of beginning

All bearings are Magnetic relative to the Official Plan of the City of Wilmington

ACD



TAMMY THEUSCH BEASLEY
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 11/22/2013 12:10:37 PM

Book: RE 5784 Page: 154-157

Document No.: 2013041046

4 PGS \$26.00

NC REAL ESTATE EXCISE TAX: \$480.00

Recorder: HUGHLEY, CAROL

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

2013041046

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