

5
24
Ø

BK: RB 6488

PG: 698-703

RECORDED:

09-03-2021

12:15:58 PM

BY: SAMANTHA SPEAKER
DEPUTY



2021043244

NEW HANOVER COUNTY, NC

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$0.00**

Recording Time, Book and Page

Tax Map No. PARCEL Identifier No(s). **R05417-011-007-000; R04813-034-018-000; & R04813-028-018-000**

Mail after recording to:

This instrument prepared By: Alan M. Solana, a licensed NC Attorney
1650 Military Cutoff Rd., #200 Wilmington, NC 28403

THIS DEED made this 3rd day of September 2021, by and between

GRANTOR

NORA ALAN GROUP, LLC
a NC limited liability company

Address: 4655 Peachtree Ave.
Wilmington, NC 28403

GRANTEE

NORA ALAN, LLC
A NC limited liability company

Address: 4655 Peachtree Ave.
Wilmington, NC 28403

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 located in **New Hanover County** and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

A. Solana

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 6029, Page 2157 New Hanover County Registry.

A map showing the above described property is recorded in Map Book , Page(s) and referenced within this instrument.

The above described property _____ does XX does not include the primary residence of the Grantor.

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:

2021 ad valorem real property taxes; Applicable restrictions and easements of record; All local, county, state and federal laws and regulations relative to zoning, occupancy, subdivision, usage, construction and development of the described 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.

NORA ALAN GROUP, LLC

By: *Joshua A. Hodges* (SEAL)
Title: Joshua A. Hodges, Member/Manager

STATE OF NORTH CAROLINA , COUNTY OF NEW HANOVER

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 on behalf of the limited liability company: JOSHUA A. HODGES, as member/manager(s) of NORA ALAN GROUP, LLC

Witness my hand and official stamp or seal, this the 3rd day of September, 2021.

My Commission Expires: 11/16/2024

Kippi S. Clark
Notary Public

Print Notary Name: Kippi S. Clark

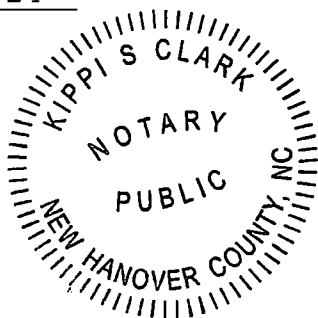


EXHIBIT "A"

BEGINNING at a point in the northern line of Willard Street which is located 80 feet eastwardly from its intersection with the eastern line of Third Street and running thence from said point of beginning in an eastwardly direction along the northern line of Willard Street 35 feet to a point; thence northwardly and parallel with Third Street 100.00 feet to a point; thence westwardly parallel with Willard Street 35 feet to a point; thence southwardly and parallel with Third Street 100.00 feet to the point and place of BEGINNING, and being all of Lot 24 in Block C of the Wilmington Suburban Company Property as per map thereof recorded in Book 86 at Page 212, New Hanover County Registry, to which map reference is hereby made for a more particular description of same. Being the same property conveyed to Jerry J. Rivenbark, Sr., by deed recorded in Book 285 at Page 143, New Hanover County Registry.

TOGETHER with a right-of-way and easement into, on, through and over that certain alleyway immediately adjoining the above-described property on the west, said alleyway having a width on Willard Street of 10 feet and running back between parallel lines northwardly a distance of 100.00 feet.

ALSO Being the same property conveyed to Grantor as the same is shown in Deed Book 6029 at Page 2157, New Hanover County Registry.

Sometimes known as: 305 Willard Street, Wilmington, NC 28401

Tax Parcel # R05417-011-007-000

EXHIBIT "A"

BEGINNING at a point in the northern line of Walnut Street 169 feet West of its intersection with the western line of Sixth Street, and runs thence westwardly along the northern line of Walnut Street 49 feet; thence northwardly and parallel with Sixth Street 66 feet; thence eastwardly and parallel with Walnut Street 49 feet; and thence southwardly and parallel with Sixth Street 66 feet to the beginning, the same being part of Lot 5 in Block 222, according to the official plan of the City of Wilmington, N.C. Being the same property described in a deed to H.B. Shaw and wife, Mary A. Shaw, dated October 30, 1959, and recorded in Book 656, Page 433 of the New Hanover County Registry.

ALSO Being the same property conveyed to Grantor as the same is shown in Deed Book 6029 at Page 2157, New Hanover County Registry.

Sometimes known as: 509 Walnut Street, Wilmington, NC 28401

Tax Parcel # R04813-034-018-000

EXHIBIT "A"

BEGINNING at an "X" in concrete in the northern right of way line of Red Cross Street (66' public right of way) located N. 84° 33' E. 85.00 feet from the intersection of the northern right of way line of Red Cross Street and the eastern right of way line of 4th Street; thence along the northern right of way line of Red Cross Street, N 84° 33' 00" E. 55 00 feet to the southwestern corner of Bethesda Christian Life Church (Book 1925, Page 177); thence along the western line of Bethesda Christian Life Church, N 05° 27' 00" W 99.00 feet to the northwestern corner for Bethesda Christian Life Church, thence S 84° 33' 00" W 49.00 feet to an "X" in concrete, the eastern terminus of a perpetual easement and right of way, cornering; thence along the eastern terminus of said perpetual easement, S. 05° 27' 00" E. 4.00 feet to an "X" in concrete, cornering; thence along a southern line of said perpetual easement, S. 84° 33' 00" W 6.00 feet to a point, cornering; thence along an eastern line of said perpetual easement, S. 05° 27' 00" E. 95.00 feet to the point of beginning. For reference, see survey entitled "Plat of Survey For Christopher Ward" prepared by Michael N. Underwood, PLS, dated May 26, 2005,

TOGETHER WITH the following described perpetual easements or rights of way for persons and vehicles in, to, through, and over the following described parcels of land.

EASEMENT NO. 1

BEGINNING at a point in the northern line of Red Cross Street 85 feet eastwardly from the eastern line of Fourth Street and runs thence northwardly along the western line of the above-described parcel of land and parallel to Fourth Street 95 feet; thence westwardly and parallel to Red Cross Street 10 feet; thence southwardly and parallel to Fourth Street 95 feet to the northern line of Red Cross Street; thence eastwardly along the northern line of Red Cross Street 10 feet to the point of beginning.

EASEMENT NO. 2

BEGINNING at a point in the eastern line of Fourth Street 95 feet from the northern line of Red Cross Street and running northwardly along said line of Fourth Street 8 feet; thence eastwardly and parallel to Red Cross Street 91 feet, thence southwardly and parallel to Fourth Street to and along the western line of the above described parcel of land a distance of 8 feet; thence westwardly and parallel to Red Cross Street 91 feet to the point of beginning.

BEING the identical property and easements conveyed to Amy McComb by Northside Medical Center, P.A., by deed dated September 11, 1995, and recorded in Book 1925, Page 179, New Hanover County Registry.

ALSO Being the same property conveyed to Grantor as the same is shown in Deed Book 6029 at Page 2157, New Hanover County Registry.

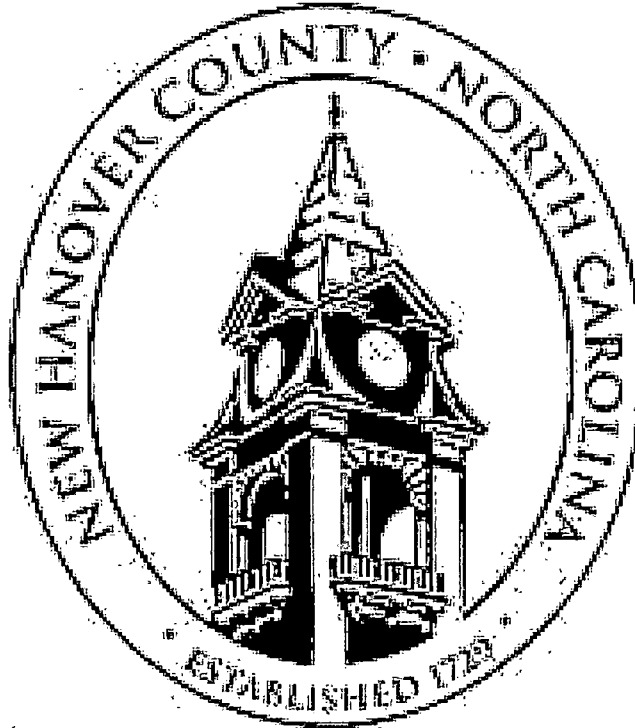
Sometimes known as: 407 Red Cross Street, Wilmington, NC 28401

Tax Parcel # R04813-028-018-000

TAMMY THEUSCH
PIVER
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: 09/03/2021 12:15:58 PM
Book: RB 6488 Page: 698-703
6 PGS \$26.00
Real Property \$26.00
Recorder: SAMANTHA SPEAKER
Document No: 2021043244

DO NOT REMOVE!

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