

**BK: RB 6453**  
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**05/26/2021**  
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 BY: KELLIE GILES  
 DEPUTY

**2021026392**  
**NEW HANOVER COUNTY,**  
**TAMMY THEUSCH PIVER**  
**REGISTER OF DEEDS**  
 REAL ESTATE  
 EXTX \$850.00

ELECTRONICALLY RECORDED

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$850.00

Parcel Identifier No. R05417-006-004-000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Longleaf Law Partners, 4509 Creedmoor Rd, Suite 302, Raleigh, NC 27612

This instrument was prepared by: The Butler Firm, PLLC, 401 South 4<sup>th</sup> St, Unit 1- WITHOUT TITLE EXAMINATION

Brief description for the Index: Lot 1, Part of Lots 2,3 and 4, Block 576, City of Wilmington

THIS DEED made this 20<sup>th</sup> day of May, 2021, by and between

GRANTOR	GRANTEE
<p><b>Nora Ellen Parker, unmarried, as Heir and as Executor of the Estate of Nora M. Parker</b>  <b>Estate File# 19E314</b>  <b>834 Horne Place Drive</b>  <b>Wilmington, NC 28401</b> and  <b>Nancy Parker Stevens, married as Heir and husband,</b>  <b>John Franklin Stevens *</b>  <b>2620 Bridgewater Cove</b>  <b>Wilmington, NC 28411</b></p>	<p><b>1403 South 5<sup>th</sup> Ave, LLC, a North Carolina limited liability company</b>  <b>1405 Brady Springs Road</b>  <b>Cary, NC 27519</b></p>

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:

**See attached Exhibit "A" for a more particular description. Also known as 1403 S. 5<sup>th</sup> Avenue,  
Wilmington, NC 28401.**

\* John Franklin Stevens joins this deed solely to release any martial interest, and does not join in warranty of title

Whereas Nora M. Parker, widow, acquired the property by Deed Book 1210, Page 0929, New Hanover County Registry; and

Submitted electronically by "Longleaf Law Partners"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the New Hanover County Register of Deeds.

That, Nora M. Parker, died on January 10, 2019, and the will has been filed in New Hanover County CSC File 19E0314; and

Under the terms of Article 1(B) of the will, Nora M. Parker devised all real property to the Executor with direction to distribute to the devisees, and made Nora Ellen Parker Executor of the estate.

All or a portion of the property herein conveyed  includes or X does not include the primary residence of the Grantors.

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 Grantors covenants with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

The provisions of all applicable zoning and land use ordinances, statutes and regulations; current year ad valorem taxes; and all applicable restrictive covenants and utility easements of record.

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

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

*Nora Ellen Parker* (SEAL)  
Print/Type Name: **Nora Ellen Parker, Executor** \_\_\_\_\_

*Nora Ellen Parker* (SEAL)  
Print/Type Name: **Nora Ellen Parker, Individually** \_\_\_\_\_

*Nancy Parker Stevens* (SEAL)  
Print/Type Name: **Nancy Parker Stevens** \_\_\_\_\_

*John Franklin Stevens* (SEAL)  
Print/Type Name: **John Franklin Stevens** \_\_\_\_\_

State of North Carolina - County of New Hanover  
I, the undersigned Notary Public of the County of New Hanover and State aforesaid, certify **Nora Ellen Parker, Executor and Individually**, 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 20<sup>th</sup> day of May, 2021.

My Commission Expires:

(Affix Seal) 10/20/2021

<b>Michelle W. Fagala</b>
NOTARY PUBLIC
New Hanover County, NC
<b>My Commission Expires October 20, 2021</b>

*Michelle W. Fagala* Notary Public

*Michelle W. Fagala*

State of North Carolina - County of New Hanover  
I, the undersigned Notary Public of the County of New Hanover and State aforesaid, certify **Nancy Parker Stevens and John Franklin Stevens** 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 20<sup>th</sup> day of December, 2020.

My Commission Expires: 10/20/2021

(Affix Seal)

<b>Michelle W. Fagala</b>
NOTARY PUBLIC
New Hanover County, NC
<b>My Commission Expires October 20, 2021</b>

Notary's Printed or Typed Name

*Michelle W. Fagala*

EXHIBIT "A"

Parcel ID: RO5417-006-004-000  
1403 S. 5th Ave, Wilmington, NC 28401

LYING AND BEING in the City of Wilmington, New Hanover County, North Carolina and being all that certain lot or parcel of land more particularly described as follows:

BEGINNING at an iron pipe in the western right of way line (33.0 feet from its centerline) of South Sixth Street, North 2° 33' West 185.0 feet from its intersection with the northern right of way line (33.0 feet from its centerline) of Greenfield Street, as shown on the Official plan of the City of Wilmington, N. C.; running thence from said beginning point and parallel to Greenfield Street, South 87° 28' West 210.9 feet to an old iron pipe in the eastern line of a tract of land conveyed to Albert E. Sikes by deed recorded in Book 1167, at Page 1629, of the New Hanover County Registry; running thence with the eastern line of said Sikes tract, and the eastern line of another tract of land conveyed to Albert E. Sikes, by deed recorded in Book 1155 at Page 1912, of the New Hanover County Registry, and beyond, North 2° 35' West 104.8 feet to a nail in the concrete footing of a fence post; running thence parallel to Greenfield Street, South 87° 28' West 120.2 feet to an iron pipe in the eastern right of way line (49. 5 feet from its centerline) of South Fifth Street; running thence with the eastern line of South Fifth Street, North 2° 35' West 106.5 feet to the southern line (33.0 feet from its centerline) of Martin Street; running thence with the southern line of said Martin Street, North 87° 30' East 331.1 feet to the western right of way line of South Sixth Street; running thence with the western line of said South Sixth Street, South 2° 33' East 211.1 feet to the point of beginning, the same being all of Lot 1 and a part of Lots 2, 3, and 4, in Block 576, as shown on the Official plan of the City of Wilmington, N. C., subject however to the right of way of the Seaboard Coastline Railroad, 50.0 feet from the centerline of its tracks. The foregoing survey and description prepared by George Losak, N. C. Registration No. L-494.