

BK: RB 6579

PG: 1165-1168

RECORDED:

07-12-2022

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BY: ANGELA ENGLISH
DEPUTY

2022025751

NEW HANOVER COUNTY, NC

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$1400.00

✓
This Instrument was prepared by Daniel D. Mahn, Attorney at Law,
without title certification

Return to:

Parcel ID: R04817-030-006-000

SEAY LAW FIRM, PLLC

Excise Tax: \$1,400.00

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF NEW HANOVER

Brief Description for the Index: Pt Lot 1, Blk 168, City of
Wilmington

THIS DEED, made and entered into this 11th day of July, 2022,
by and between **THOMAS J. MORGAN and wife, KAREN J. MORGAN** 161
North Hills Drive, Wilmington NC 28411, (hereinafter referred to
as the "Grantor") and **EMELCO PROPERTIES, LLC, a North Carolina
limited liability company**, (hereinafter referred to as the
"Grantee") having a mailing address of 5407 Tory Hill Drive,
Greensboro, NC 27410.

WITNESSETH:

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

BEING ALL OF THAT PROPERTY DESCRIBED IN EXHIBIT A
ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property herein described was acquired by Grantor by
instrument recorded in Book 2919, at Page 1960, New Hanover County
Registry.

A map showing the above described property is recorded in Map Book __, at Page __, New Hanover County Registry.

All or a portion of the property herein conveyed ____ includes ✓ 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 and his heirs, successors and assigns in fee simple forever.

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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever other than the following exceptions: Restrictions, zoning and land use ordinances, easements and rights of way of record.

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

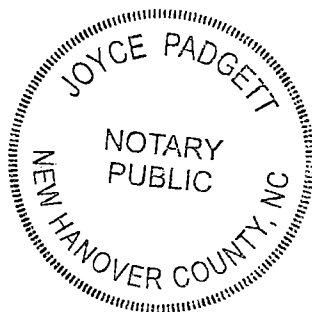
Thomas J. Morgan (SEAL)
Thomas J. Morgan

Karen J. Morgan (SEAL)
Karen J. Morgan

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Joyce Padgett, a Notary Public of the County and State aforesaid, certify that Thomas J. Morgan and Karen J. Morgan personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and official stamp or seal, this 11th day of July, 2022.

My Commission Expires:
5/19/2026



Joyce Padgett
Notary Public

EXHIBIT A

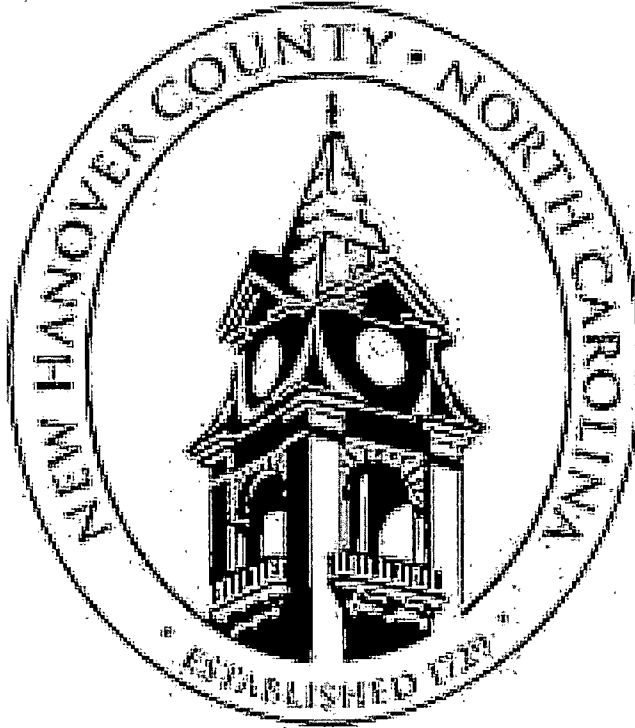
TRACT ONE: BEGINNING at the intersection of the southern line of Princess Street with the western line of Fifth Street; running thence westwardly along the southern line of Princess Street seventy-seven and sixty-eight one hundredths (77.68) feet to the eastern line of that tract conveyed to Raney Chevrolet Company by that deed recorded in the New Hanover County Registry in Book 465 at Page 423; thence southwardly parallel with Fifth Street and along the eastern line of said Raney tract sixty-six (66) feet; thence eastwardly parallel with Princess Street seventy-seven and sixty-eight one-hundredths (77.68) feet to the western line of Fifth Street; thence northwardly along the western line of Fifth Street sixty-six (66) feet to the BEGINNING, being a portion of Lot 1 of Block 168 of the City of Wilmington as shown upon the official plan thereof.

TRACT TWO: BEGINNING at a point in the southern line of Princess Street (a 66.0 foot right-of-way), said point being seventy-seven and sixty-eight one hundredths (77.68) feet west of the western line of Fifth Avenue (a 99.0 foot right-of-way) as measured along said southern line of Princess Street, and running thence in a southerly direction and parallel with Fifth Avenue sixty-six (66.0) feet to a point in the northern line of a tract owned by First Baptist Church; thence in a westerly direction parallel with Princess Street and along the First Baptist Church property northern line, twelve (12.0) feet to a point; thence in a northerly direction parallel with Fifth Street, sixty-six (66.0) feet, thence in an easterly direction along said southern line of Princess Street, twelve (12.0) feet to the point of BEGINNING, the above description covering a 12.0 foot by 66.0 foot strip of property in Block 168 in the City of Wilmington, North Carolina.

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: 07/12/2022 03:01:26 PM
Book: RB 6579 Page: 1165-1168
4 PGS \$1,426.00
Real Property \$26.00
Excise Tax \$1,400.00
Recorder: ANGELA ENGLISH
Document No: 2022025751

DO NOT REMOVE!

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