

26
1,158.00

BK: RB 6666
PG: 2667-2670
RECORDED:
10-02-2023
03:06:01 PM
BY: KELLIE GILES
DEPUTY



2023024910
NEW HANOVER COUNTY, NC
MORGHAN GETTY COLLINS
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$1158.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1158.00 NO TITLE SEARCH PERFORMED, NO OPINION RENDERED, DESCRIPTION PROVIDED

Parcel Identifier No. R04720-007-026-087
Property Address: 240 N. Water Street #1255 Wilmington, NC 28401
Prepared By: CLM Law Firm, PLLC
Return to: Lanier, King & Paysour, PLLC
108 S. Pitts St.
Greenville, NC 27834

Brief Description for the Index: **Unit 1255, River Place Condominium**

THIS DEED made this 17th day of September, 2023, by and between

GRANTOR	GRANTEE
<p>Chad L. Hsu and wife, Terri N. Hsu</p>	<p>Cardinal Rule Holdings, LLC A North Carolina Limited Liability Company</p>
<p>Mailing Address: 555 Musket Bay Drive Wilmington, NC 28412</p>	<p>Mailing Address: 411 Front Street Beaufort, NC 28516</p>

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 New Hanover County, North Carolina and more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6481 page 504

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:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

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

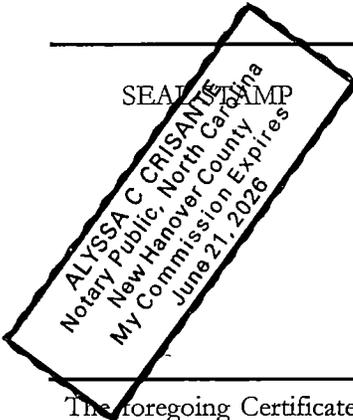
USE BLACK OR BLUE INK

[Signature] (SEAL)

Chad L. Hsu
This property is is not ___ my primary residence

[Signature] (SEAL)

Terri N. Hsu
This property is is not ___ my primary residence



New Hanover County

State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Chad L. Hsu and Terri N. Hsu

Dated: 9/27/2023

[Signature]

My commission expires: 6/21/2026 Printed Name: ALYSSA C. CRISANTE, Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant – Register of Deeds

EXHIBIT A

Lying in the City of Wilmington, New Hanover County, North Carolina, and being all of Unit 1255 of River Place Condominium as described in that certain Declaration of River Place Condominium recorded in Book 6297, Page 2021, New Hanover County Registry (as amended from time to time, the "Declaration") and the related plats and plans of River Place Condominium recorded in Condominium Plat Book 19, Pages 134 - 156, inclusive, New Hanover County Registry;

Together with the undivided interest in the Common Elements and Limited Common Elements allocated to said Unit by the Declaration and all rights and easements appurtenant to said Unit as specifically set forth in the Declaration;

Together with the rights and obligations under that certain Reciprocal Easement Agreement for River Place recorded in Book 6115, Page 1957, New Hanover County Registry;

Together with the rights and obligations under that certain Encroachment Agreement recorded in Book 6115, Page 1982, New Hanover County Registry.

The property which is the subject of this instrument is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in the New Hanover County land records, Book 6015, Page 984. Reference is also made to the related plat recorded in Map Book 62, Pages 154 - 156, New Hanover County Registry.

MORGHAN GETTY
COLLINS
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: 10/02/2023 03:06:01 PM
Book: RB 6666 Page: 2667-2670
4 PGS \$1,184.00
Real Property \$26.00
Excise Tax \$1,158.00
Recorder: KELLIE GILES
Document No: 2023024910

DO NOT REMOVE!

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