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BK: RB 6390

PG: 2874-2877

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12-16-2020

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BY: ANGELA ENGLISH  
DEPUTY



2020054105

NEW HANOVER COUNTY, NC

TAMMY THEUSCH PIVER  
REGISTER OF DEEDS

NC FEE \$26.00  
STATE OF NC  
REAL ESTATE  
EXTX \$1644.00

**NORTH CAROLINA GENERAL WARRANTY DEED**

~~Prepared By & Return To~~  
Price & Williams, P.A.

Excise Tax: \$ 1644 ✓

Parcel ID: R04817-022-009-000

Prepared by and Return by Mail to: Reiss & Nutt, PLLC, c/o W. Cory Reiss, 1221 Floral Parkway, Ste. 104, Wilmington, NC 28403 • Telephone (910) 420-4674

THIS DEED made this the 14<sup>th</sup> day of December, in the year 2020, by and between

Grantor	Grantee
Two Views, LLC, a North Carolina Limited Liability Company	Cobeana, LLC
5618 Greenville Loop Road Wilmington, NC 28409	1898 Henderson Tanyard Road Pittsboro, NC 27312-9192

**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.

No opinion on title is rendered on this deed transfer by Reiss & Nutt, PLLC, nor shall it without a separate written opinion of title from Reiss & Nutt, PLLC.

**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, that certain lot or parcel of land situated in the City of Wilmington, New Hanover County, North Carolina, and more particularly described in the attached EXHIBIT A:

Grantor acquired the property hereinabove described by instrument recorded in Deed Book 6304 at page 1340.

**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 stated.

Title to the property hereinabove described is subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements property of record, and if any and current ad valorem taxes.

**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 officers by authority of its Manager, the day and year first above written.

\_\_\_\_\_  
TWO VIEWS, LLC (SEAL)

BY: Christine N. Beck \_\_\_\_\_ (SEAL)  
Christine N. Beck, managing member

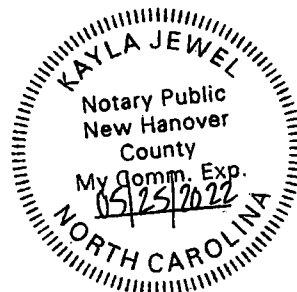
STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

I, Kayla Jewel, a Notary Public, of said State and County aforesaid, do hereby certify that **CHRISTINE N. BECK**, grantor, personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a North Carolina Driver's License or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 14<sup>th</sup> day of December, in the year 2020.

Kayla Jewel  
Notary Public  
My Commission Expires: 05/25/2022

(SEAL)



**Exhibit "A"**

**PARCEL:**

New Hanover PARID: R04817-022-009-000

TRACT 1: BEGINNING at a point in the Westernline of Eighth Street, at the point where the said Western line of Eighth Street is intersected by the Northern line of a lot conveyed by Dorthea Montgomery to Grantor, by Deed dated April 21<sup>st</sup>, 1938; and beginning point being distant Fifty (50) feet North from the Northern line of Princess Street, and runs from thence North along said Western line of Eighth Street six (6) feet; thence Westwardly and parallel with said Northern line of Princess Street and along said Northern line of said lot mentioned above as having been conveyed by deed dated April 21<sup>st</sup>, 1938, forty-five (45) feet; thence south and parallel with said Western line of Eighth Street six (6) feet; thence Eastwardly and parallel with said Northern line of Princess Street forty-five (45) feet to the point of beginning in said Western line of Eighth Street. Same being a part of Lot No. 5 in Block No. 184 according to the official plan of said City of Wilmington.

TRACT 2: BEGINNING at the Northwest intersection of Princess and Eighth Streets running thence Northwardly along western line of Eighth Street fifty (50) feet; thence westwardly in a line parallel with the Northern line of Princess Street forty-five (45) ft.; thence southwardly in a line parallel with the western line of Eighth Street fifty (50) feet to the northern line of Princess Street, and from thence running along the said Northern line of Princess Street eastwardly forty-five (45) feet to the point of Beginning, same being a part of the eastern half of Lot 5 in Block 184 according to the official plan of the City of Wilmington, NC.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5788 at Page 1487, New Hanover County Registry.

Property commonly known as 719 Princess Street, Wilmington, NC 28401.

**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



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State of North Carolina, County of NEW HANOVER  
 Filed For Registration: 12/16/2020 03:19:45 PM  
 Book: RB 6390 Page: 2874-2877  
 4 PGS \$1,670.00  
 Real Property \$26.00  
 Excise Tax \$1,644.00  
 Recorder: ANGELA ENGLISH  
 Document No: 2020054105

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**DO NOT REMOVE!**

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