

BK: RB 6623
PG: 2809 - 2811

RECORDED:

02/27/2023

08:10:11 AM

BY: ANGELA ENGLISH

DEPUTY

2023004425

NEW HANOVER COUNTY,

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$2.00

ELECTRONICALLY RECORDED

NORTH CAROLINA NON-WARRANTY DEED

Tax Stamps **\$2.00**

Parcel ID: **R07600-004-021-000**

MAPID: **313419.51.2223.000**

Mail after recording to **GRANTEE**

This instrument was prepared by GRANTEE

Brief Description for the index: **PT TR 8 ELIJAH MOORE**

THIS DEED made this ____ day of _____, 2023 by and between

GRANTOR

Kareemah H. Williams
(Unmarried)

(Heir of Joseph Williams and spouse, Mildred M. Williams)

Mailing Address:
18401 Landseer Road
Cleveland, OH 44119

GRANTEE

Andrea B. Comer (Trustee) for
5647 Carolina Beach Road Land Trust
Mailing Address:
2191 Ebenezer Road
Unit 37177
Rock Hill, SC 29732

Property Address:
5647 Carolina Beach Road
Wilmington, NC 28412

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

Beginning at a point in the Eastern edge of the New Macadam Road leading from Wilmington, NC to Carolina Beach 473 feet (same measure along the said edge of said road) Southwardly from an iron axle in the line of the Horne Estate land, on the said edge of the said road, which is about one-quarter of a mile Northwardly of the eight mile post on the said road, and runs thence South 65 degrees 20 minutes East 1346 feet to the back line of Elijah Moore land; thence with said back and Eastern line South 12 degrees 10 minutes West 87.5 feet; thence North 65 degrees 20 minutes West 1347 feet to the Eastern edge of the above mentioned road; thence with the edge of said road North 13 degrees East 87.5 feet to the beginning; containing two and two thirds acres, more or less. A map of this property is recorded in Map Book 2, Page 20 of the records of New Hanover County. Said property is Lot 8 on said map, less and except that certain tract conveyed by deed recorded in Book 1231, Page 121 in the New Hanover County Registry.

Subject to easements, restrictions and rights of way of record, and matters of survey.

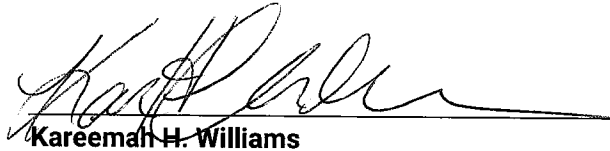
All or a portion of the property herein conveyed _____ includes or ____X____ does not include the primary residence of Grantor(s). The property herein above described was acquired by Grantor by Inheritance from **Joseph Williams** and **Mildred M. Williams**, who acquired the property by instrument recorded in Deed Book **1583** Page **0230** dated **January 13th** of **1992**.

All or a portion of the property herein conveyed does **NOT** include the primary residence of Grantor(s). 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. **Grantor makes no warranty of title to the Property.**

The Grantor also assigns, transfers, and conveys and sets over unto the Grantee all of Grantor's interest in and to any surplus sales proceeds which may arise out of any foreclosure proceeding on the real property subject to this Deed.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE AND NOTARY PAGE TO FOLLOW.

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 and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (Sign)
Kareemah H. Williams

State of Ohio
Cuyahoga County

I, William J Sweress, a Notary Public for Cuyahoga County and State of Ohio, do hereby certify that **Kareemah H. Williams** personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal, this the 22nd day of February, 2023

Notary Public William J Sweress
 My commission expires: 11/29/2025



WILLIAM J SWERESS
 Notary Public, State of Ohio
 My Commission Expires
 November 29, 2025