

BK: RB 6655

PG: 1928-1933

RECORDED:

08-04-2023

08:19:32 AM

BY: ANGELA ENGLISH

DEPUTY



2023019475

NEW HANOVER COUNTY, NC

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$36.00Excise Tax \$ 6/ 36.00

Recording Time, Book and Page

Tax Block: __ Lot: Parcel Identifier No. **R04909-003-017-000**Verified by _____, 2023 County on the _____ day of _____
by _____Prepared by and return to: Clarissa Verdugo, 628 Ladybarn dr apt 107 Rock Hill SC 29730
No title exam completed

Brief description for the Index

Being Lots No. 4, 5 and 6, in Block 9
Fox Subdivision, Map Book 2, page 69**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 29th day of July, 2023 by and between

GRANTORDonjore Jamar Gainey (Single)
Geraldine Carr Gaskins (Formerly
known as Geraldine Pittman) and her
husband Howard Anthony Gaskins

HEIRS OF THOMAS WILLIAMS

GRANTEEFinancial Investment LLC
628 Ladybarn dr. apt 107, Rock Hill, SC 29730Property address:
460 Maides ave, Wilmington, NC 28405

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all his interest in that certain lot, parcel of land in the City of Wilmington, New Hanover County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL ID: **R04909-003-017-000**

All or a portion of the Property ___ includes or XX does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 2 Page 69.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

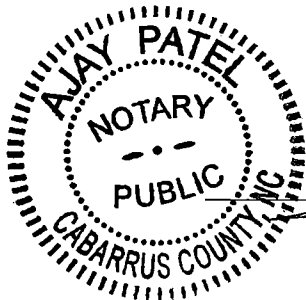
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Donjore Jamar Gainey (Seal)
Donjore Jamar Gainey

STATE OF North Carolina
COUNTY OF Mecklenburg

I, Ajay Patel, a Notary Public of Cabarrus County and State of North Carolina do hereby certify that Donjore Jamar Gainey personally appeared before me and acknowledged the execution of the foregoing. Witness my hand and official stamp or seal, this 24th day of July, 2023.

[Official Seal]



Ajay Patel

NOTARY PUBLIC

(SEAL)

My Commission expires: 11/01/2027

Geraldine Carr Gaskins (Seal)
Geraldine Carr Gaskins

Howard Anthony Gaskins (Seal)
Howard Anthony Gaskins

STATE OF LOUISIANA
COUNTY OF EAST BATON ROUGE

I, HEATHER HUSSEIN, a Notary Public of EAST BATON ROUGE County and State of LOUISIANA do hereby certify that Geraldine Carr Gaskins and Howard Anthony Gaskins personally appeared before me and acknowledged the execution of the foregoing. Witness my hand and official stamp or seal, this 1st day of AUGUST, 2023.

[Official Seal]

HEATHER HUSSEIN (SEAL)
NOTARY PUBLIC

My Commission expires: AT DEATH



HEATHER HUSSEIN
Notary Public
Notary ID No. 179530
East Baton Rouge Parish, Louisiana

Exhibit A

BEING all of lot No. 4, 5 and 6 in block #9 of the Fox Subdivision, a plan or map of which is recorded in Map Book #2 at page #69 in the office of the Register of Deeds of New Hanover County, N.C. to which reference is made for more specific description. The property takes exception to the Deed, in Deed book 1153 Page 0748 made on July 13, 1979, to the City of Wilmington (32.00 square feet sidewalk)

Being the same property, which was conveyed to Thomas Williams in deed book 365 page 312 recorded in New Hanover County Register of Deeds. Thomas Williams passed away on August 22, 1986, leaving behind a Will, see estate file 08E93, that bequeathed his property to Rodney Bradley and Gerald Jerome Bradley. Each inherited one-half (1/2) interest in said property.

WHEREAS, Gerald Jerome Bradley died intestate on July 20, 1993 in New Hanover County leaving his 1/2 interest to said property to her only child Geraldine Pittman AKA Geraldine Carr Gaskins, see Estate File 08E1150.

WHEREAS, Rodney Bradley died intestate on November 2, 2002, with one son Donjore Jamar Gainey and a wife Brenda Bradley, which she probated his Estate, see estate file 08E940, receiving 1/4 interest in said property which she conveyed to Geraldine Pittman AKA Geraldine Carr Gaskins, see Deed Book 5556 Page 1882.

NOW THEREFORE, Donjore Jamar Gainey and Geraldine Carr Gaskins AKA Geraldine Pittman being the sole owners of said property.

Parcel ID R04909-003-017-000

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: 08/04/2023 08:19:32 AM
Book: RB 6655 Page: 1928-1933
6 PGS \$62.00
Real Property \$26.00
Excise Tax \$36.00
Recorder: ANGELA ENGLISH
Document No: 2023019475

DO NOT REMOVE!

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