

BK: RB 6679
PG: 2745 - 2747

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NC FEE \$26.00

RECORDED:

12/14/2023

04:09:13 PM

BY: SAMANTHA SPEAKER
DEPUTY

NEW HANOVER COUNTY,
MORGHAN GETTY COLLINS
REGISTER OF DEEDS

REAL ESTATE
EXTX \$300.00

ELECTRONICALLY RECORDED

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$300.00

Brief ID: Lots 4, 5 and 6 of Fox Subdivision

Parcel ID No. R04909-003-017-000, R04909-003-044-000, R04909-003-045-000

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, Sperry & Hatley, P.C.

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

THIS DEED made this 8th day of December, 2023 by and between

GRANTOR

Financial Investment, LLC, a South Carolina Limited Liability Company

628 Ladybarn Drive, Rock Hill, SC 29730

GRANTEE

Vestal Built, LLC, a North Carolina Limited Liability Company

Property Address : 460 Maides Avenue, #4, Wilmington, NC 28405

Mailing Address : PO Box 29244, Greensboro, NC 27429

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

General Warranty Deed
460 Maides Avenue, #4, Wilmington, NC 28405
Page 1 of 3

Property 1:

Lots 4, 5, and 6 in Block 9 of the Fox Subdivision as recorded in Map Book 73, Page 394 in the Office of the Register of Deeds of New Hanover County.

Parcel ID #s R04909-003-017-000, R04909-003-044-000, R04909-003-045-000

Being all or a portion of that property described in that deed recorded in Book 6655 at Page 1928, New Hanover County Public Registry.

The above described property does true 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 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 hereinafter stated.

This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the New Hanover County Registry, and all amendments thereto which may appear of record.

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 officer(s), the day and year first above written.

Financial Investment, LLC, a South Carolina Limited Liability Company

By: [Signature] (SEAL)
Clarissa Verdugo, Member

STATE OF SC
COUNTY OF York

I, George H Sperry Jr a Notary, certify that Clarissa Verdugo, Member of Financial Investment, LLC personally came before me this day and acknowledged that he/she is Member of Financial Investment, LLC, a Limited Liability Company, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 8th day of December, 2023.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 11/03/31

Notary Public
George H. Sperry Jr.
State of South Carolina
Expires 11/3/31