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05/15/2024

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BY: ANDREA CRESWELL

ASSISTANT

2024011653

NEW HANOVER COUNTY,

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00


REAL ESTATE

EXTX \$860.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 860.00

Parcel Identifier No. SEE ATTACHED Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: Eugene B. Davis, Jr., P.C., 1017 Ashes Drive, Suite 100, Wilmington, NC 28405This instrument was prepared by: Eugene B. Davis, Jr., P.C. Attorney at Law Brief description for the Index: 1014 & 1015 N. 7TH STREETTHIS DEED made this 14 day of _____ May _____, 2024, by and between

GRANTOR

Raleigh Restoration Group, LLC
a North Carolina limited liability company
228 Fayetteville St., Ste. 200
Raleigh, NC 27601

GRANTEE

Bay Street Development, LLC
a North Carolina limited liability company
P.O. Box 12067
Wilmington, NC 28405

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Wilmington, _____ Township, New Hanover County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6537 page 317.
All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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:

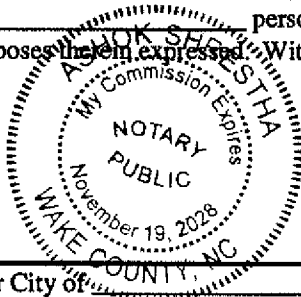
ad valorem taxes for current and subsequent years; applicable zoning and land use ordinances, statutes and regulations; and applicable restrictive covenants and easements of record.

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

Raleigh Restoration Group, LLC
(Entity Name)
By: [Signature] Print/Type Name: _____ (SEAL)
Print/Type Name & Title: Jason Queen Manager Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of NC - County or City of Wake
I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Jason Queen personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14 day of May, 2024.

My Commission Expires: 11-19-2028
(Affix Seal)



Ashok Shrestha Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that Jason Queen personally came before me this day and acknowledged that he is the Manager of Raleigh Restoration Group, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of May, 2024.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

Exhibit "A"**Tract I:**

BEGINNING in the Eastern line of Seventh Street, at a point 99 feet South from the intersection on the Southern line of Swann Street, running Eastwardly and parallel with Swann Street, 150 feet to the Western line of McRae Street, thence Southwardly and parallel with Seventh Street, 33 feet, thence Westwardly and parallel with Swann Street, 150 feet to the Eastern line of Seventh Street, thence Northwardly along the Eastern line of Seventh Street, 33 feet to the beginning, being part of Lot 2, Block 309, according to the official plan of the City of Wilmington.

Also being identified as Parcel ID# R04809-029-004-000, New Hanover County Tax Office.
Address: 1014 N. 7th Street, Wilmington, NC 28401

Tract II:

BEGINNING at a point in the Western line of Seventh Street that is South 05 degrees 37 minutes East along said line 49.5 feet from its intersection with the Southern line of Swan Street, running thence South 05 degrees 37 minutes east along the Western line of Seventh Street 33.5 feet; thence South 84 degrees 23 minutes West and parallel with Swann Street 75.0 feet; thence North 05 degrees 37 minutes West and parallel with Swann Street 75.0 feet to the point of Beginning; the same being part of Lots 1 and 2, Block 308, according to the official plan or map of the City of Wilmington, N.C.

Also being identified as Parcel ID# R04809-030-002-001, New Hanover County Tax Office.
Address: 1015 N. 7th Street, Wilmington, NC 28401