

BK: RB 6737

PG: 1168-1172

RECORDED:
10-25-202402:05:09 PM
BY: HALEY MOOSE
DEPUTY2024026768
NEW HANOVER COUNTY, NC
MORGHAN GETTY COLLINS
REGISTER OF DEEDS

NC FEE \$26.00

Excise Tax \$ _____

Recording Time, Book and Page

Tax Block: __ Lot: Parcel Identifier No. R04909-003-040-000

Verified by _____ County on the _____ day of _____, 2024
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 part of Lot 1
Ridgecrest Subdivision

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this ____ day of _____, 2024 by and between

GRANTOR

Financial Investment LLC,
a South Carolina Limited Liability Company

628 Ladybarn dr. apt 107, Rock Hill, SC 29730

GRANTEE

Richard Walker IV

Property address:
3611 Princes Lane, 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: R04909-003-040-000

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 72 .

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 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.

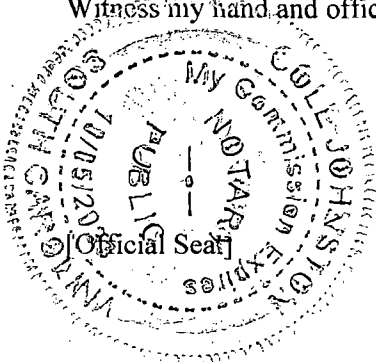
Financial Investment LLC, a South Carolina Limited Liability Company

By: [Signature] (Seal)
Clarissa J. Verdugo, Member

STATE OF South Carolina
COUNTY OF York

I, Cole Johnston, a Notary Public of South Carolina County and State of York do hereby certify that Clarissa J. 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 stamp or seal, this 8th day of March, 2024.



[Signature] (SEAL)
NOTARY PUBLIC

My Commission expires: 10/05/2033

Exhibit A

Beginning at an iron stake, the northeast corner of Lot No. 1 of the Ridge Crest Subdivision, recorded in the Book of Maps #2, at page 72, in the records of New Hanover County; runs thence from said beginning southwardly and parallel with McRae Street, a distance of 98.5 feet to an iron pipe in the east line of Lot No. 1; thence westwardly and parallel with the Northern line of said 30 ft street 56.5 feet to an iron stake in the West line of Lot No. 1, thence with the western line Lot J, No. 1, Northerly and parallel with McRae Street 98.5 feet to the northwest corner of Lot No. 1; thence with the northern line of Lot No. 1 an easterly course 56.5 feet to the beginning, containing 5575 square feet.

This being a part of Lot # 1, of the Ridgecrest subdivision that was conveyed by deed to Timoty Moore and wife, Rosa Moore by Mrs. Catherine E. Johnson and husband J. Herbert Johnson dated Oct. 18, 1929, and recorded in Book No. 207, at page 333, records of New Hanover County, Wilmington, N.C.

Being the same property, which was conveyed to Thomas Williams in Deed Book 707 page 382 recorded in the New Hanover County Register of Deeds. Thomas Williams passed away on August 22nd, 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.

Gerald Jerome Bradley died intestate on July 20th, 1993, in New Hanover County leaving his ½ interest to said property to her only child Geraldine Pittman AKA Geraldine Carr Gaskins, see Estate File 08E1150.

Rodney Bradley died intestate on November 2nd, 2002. He left behind his wife, Brenda Bradley, and his son, Donjore Jamar Gainey. Brenda Bradley probated his estate which was filed under 08E940. Both Brenda and Donjore inherited a one-fourth (1/4) interest in the property.

Being the same property, which was conveyed to Financial Investment LLC in Deed Book 6692 page 2374 recorded in the New Hanover County Register of Deeds

Parcel ID R04909-003-040-000

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: 10/25/2024 02:05:09 PM
Book: RB 6737 Page: 1168-1172
5 PGS \$26.00
Real Property \$26.00
Recorder: HALEY MOOSE
Document No: 2024026768

DO NOT REMOVE!

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