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BY: KELLIE GILES

DEPUTY

2025003224

NEW HANOVER COUNTY,

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$820.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$820.00

Tax Parcel No. R03420-003-005-000

Return to: The Humphries Law Firm, P.C., 1904 Eastwood Road, Suite 310-A, Wilmington NC 28403

Prepared by: The Humphries Law Firm, P.C., 1904 Eastwood Road, Suite 310-A, Wilmington NC 28403

Address: 4470 Gordon Rd, Wilmington, NC 28405

Brief description for the Index: Lot 240, Brookfield, Section 3-D

This instrument prepared by: Justin Humphries, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS WARRANTY DEED, made this 6 day of February, 2025, by and between the Grantor and Grantee named herein. (The terms "Grantor" and "Grantee" as used herein shall include the singular and plural, the masculine, feminine and corporate, as the context may require, and the heirs, successors and assigns of the Grantor(s) and Grantee(s));

GRANTOR: IRAP Investments, LLC, a Virginia Limited Liability Company

GRANTEE: Roy Boatwright and spouse, Lou Anne Boatwright
of 4470 Gordon Rd, Wilmington, NC 28405

WITNESSETH, that said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto said Grantee in fee simple, all of that certain lot or parcel of land situated in New Hanover County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT 'A'

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6701, at Page 2998, New Hanover County Registry. County Registry. All or a portion of the property herein conveyed does ____ not X 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.

Submitted electronically by "The Humphries Law Firm, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.

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:

1. Taxes for the current year, and subsequent years, not yet due and payable;
 2. All applicable easements, rights of way, restrictions, and reservations of mineral rights of record, including without limitation all of the covenants, conditions, restrictions and easements running with the title as set forth in the New Hanover County Registry;
 3. Any other matters appearing of record in the New Hanover County Registry, as of the day of this Deed;
- IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

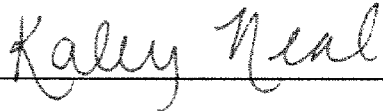
IRAP Investments, LLC

By:  (Seal)
Coskun K. Andolsun, Manager

State of North Carolina - County of New Hanover

I, the undersigned Notary Public of the County of New Hanover and State aforesaid, certify that **Coskun K. Andolsun, Manager of IRAP Investments, LLC** personally appeared before me this day and acknowledged that the foregoing instrument was duly executed for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 6 day of February, 2025.



My Commission Expires: 11/17/2025

Kaley Neal, Notary Public

(Affix Seal)

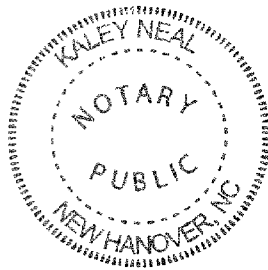


EXHIBIT 'A'

Legal Description

Property Known as: 4470 Gordon Road, Wilmington, NC 28405

All of Lot 240 of Brookfield, Section 3-D, as shown upon that map said subdivision recorded in the New Hanover County Registry in Map Book 13 at Page 29.

Subject, however, to those restrictions recorded in said Registry in Book 946 at Page 166 and in Book 1171 at Page 834.

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