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08/15/2025

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BY: SAMANTHA SPEAKER

DEPUTY

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NEW HANOVER COUNTY,

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

EXTX \$0.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. R06106-006-036-000

Property Address: 4223 Lake Avenue, Wilmington, NC

Prepared By: Colby Law Firm, PLLC

Return to: 3001 Wrightsville Avenue, Suite D
 Wilmington, NC 28403

Brief Description for the Index: **Pt Farm Tract 16 Winter Park**

THIS DEED made this 15 day of August, 2025, by and between

GRANTOR

OVJS, LLC

A North Carolina Limited Liability Company

GRANTEE

Vinny Inc.

A North Carolina Corporation

**Mailing Address: 5625 Green Turtle Lane
 Wilmington, NC 28409**

**Mailing Address: 810 Shelton Court
 Wilmington, NC 28412**

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

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

PARCEL ID: R06106-006-036-000

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6620 Page 1156

A map showing the above described property is recorded in Plat Book 3 page 38.

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

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:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

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

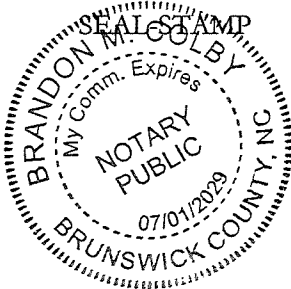
OVJS LLC.

(Entity Name)

By: _____

Title: Omprakash Nanwani, Authorized Signor

USE BLACK OR BLUE INK



New Hanover County

State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Omprakash Nanwani, Authorized Signor for OVJS, LLC.

Dated: 07/01/25

My commission expires: 07/01/29 Printed Name: Brandon M. Colby, Notary Public

SEAL-STAMP

_____ County

State of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Dated: _____

My commission expires: _____ Printed Name: _____, Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant – Register of Deeds

EXHIBIT A

Legal Description

BEING all of that certain real property located in New Hanover County, North Carolina, and being more particularly described as follows:

BEGINNING at the intersection of the Northern line of Lake Street with the Western line of Farm Tract #15 of Winter Park Gardens Subdivision, and running thence North 9 degrees East along the dividing line between Farm Tract #15 and #16 of said Winter Park Gardens Subdivision 250 feet more or less to its intersection with the center line of a drainage ditch running through said Farm Tract #16, running thence in a Southeasterly direction and with the center line of said drainage ditch 275 feet more or less to its intersection with the Northern line of Lake Street, said point also being 132.0 feet Westwardly from the **Beginning Point**, running thence South 81 degrees along the Northern line of Lake Street 132 feet to the **Point of Beginning**, the same being part of Farm Tract #16 of Winter Park Gardens Subdivision as shown on the Map thereof duly recorded in Map Book 3, Page 38, of the New Hanover County Registry; and being the same real property described in those deeds recorded in Book 474, Page 607, and Book 762, Page 193, of the New Hanover County Registry, and having a tax parcel no. of R06106-006-036-000 and a property address of 4223 Lake Avenue, Wilmington, NC 28403.