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BY: ANGELA ENGLISH

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NEW HANOVER COUNTY,

TAMMY THEUSCH BEASLEY

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$345.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 345.00

Parcel Identifier No. R05515-002-003-013 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: Aaron B. Anderson, 5710 Oleander Drive, Ste. 204, Wilmington, NCThis instrument was prepared by: Aaron B. Anderson, 5710 Oleander Drive, Ste. 204, Wilmington, NCBrief description for the Index: Unit 1 St James Mercantile , Phase IITHIS DEED made this 20th day of March, 2020, by and between

GRANTOR

John Hyatt Braswell and wife
Renee Braswell
114 Brookview Lane
Wilmington, NC 28409

GRANTEE

William P. Gourville
4520 Fountain Drive
Wilmington, NC 28403

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 Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3421 page 105.
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 8 page 182.

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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.

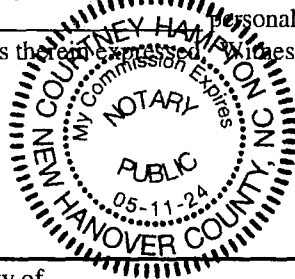
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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

(Entity Name) John Hyatt Braswell (SEAL)
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____

State of NC - County or City of NEW HANOVER
I, the undersigned Notary Public of the County or City of NEW HANOVER and State aforesaid, certify that John Hyatt Braswell 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 27th day of MARCH, 2020.

My Commission Expires: MAY 11 2024
(Affix Seal)



Courtney Hammon
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 _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, 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 _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

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.

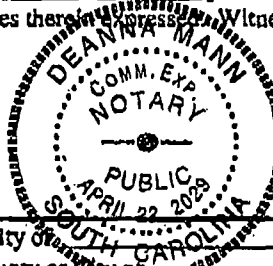
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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

By: _____ Print/Type Name & Title: _____	_____ Print/Type Name: _____
By: _____ Print/Type Name & Title: _____	_____ Print/Type Name: _____
By: _____ Print/Type Name & Title: _____	_____ Print/Type Name: _____

State of South Carolina - County or City of Pickens
I, the undersigned Notary Public of the County or City of Pickens and State aforesaid, certify that Renee Braswell 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 28 day of March, 2020.

My Commission Expires: 4/22/2029
(Affix Seal)



Deanna Mann
Deanna Mann 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'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 came before me this day and acknowledged that _____ he is the _____ of _____, 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 _____, 2021.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

Exhibit A

BEING known and designated as Unit 1, as shown on a plat or plats entitled "ST. JAMES MERCANTILE, PHASE II" recorded in Condominium Plat Book 8, Pages 182-184, New Hanover County, North Carolina, Registry, reference to which is hereby made for a more particular description; and, in addition, reference is hereby made to a perimeter survey of the land on which the condominium facility, of which said unit is part, is located, recorded in Condominium Plat Book 8, Pages 182-184, of said Registry; and

Together with all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM" issued by College Road, Declarant, and recorded in the Office of the Register of Deeds of New Hanover County in Book 1401 at Page 1092, and pursuant thereto membership in St. James Mercantile Condominiums Owners Association, Inc., a North Carolina Non-Profit Corporation; and,

Together with the rights of Seller in and to the limited common areas and facilities appurtenant to said unit as set out in the Declaration of Condominium; and

Subject to the said Declaration of Condominium, and by the By-Laws annexed thereto which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation provide for: (1) 10.34% as the percentage of undivided fee simple interest appertaining to the above unit in the common areas and facilities, which percentage may be reduced as provided therein; (2) Use and restriction of unit for such purposes as are provided for therein; (3) Property rights of purchaser as a unit owner, and any employee, invitee, licensee, tenant and guest of Purchaser, in and to the Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration, as amended, and By-Laws annexed thereto; (5) Limitations upon use of Common Areas; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws, for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.