BK: RB 6489 PG: 2996 - 2997

2021044017

NC FEE \$26.00

RECORDED: 09/09/2021

ASSISTANT

Excise Tax: \$ 90.00

NEW HANOVER COUNTY,
TAMMY THEUSCH PIVER
REGISTER OF DEEDS

REAL ESTATE EXTX \$90.00

02:07:17 PMBY: ANDREA CRESWELL

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. R04313-030-004-000 Verified by By:	County on the day of, 20	
Mail/Box to: Fuss Law Firm, PC, 1904 Eastwood Road, Suite 315, Wilmington, NC 28403 This instrument was prepared by: Fuss Law Firm, PC, 1904 Eastwood Road, Suite 315, Wilmington, NC 28403 Brief description for the Index: WILMINGTON		
THIS DEED made this9th day of September	, 20 <u>21</u> , by and between	
GRANTOR	GRANTEE	
STK Properties, LLC 1602 N 23rd Street Wilmington, NC 28405	501 N 3rd, LLC 2106 Madeira Court 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:		
BEGINNING at the intersection of the northern line of Red Cross Street with the western line of Third Street; running thence northwardly along said line of Third Street 134 feet; thence westwardly parallel with Red Cross Street 50 feet; thence southwardly parallel with Third Street 134 feet to the northern line of Red Cross Street; thence eastwardly along said line of the Red Cross Street 50 feet to the beginning; and being the same property conveyed to George A. Karafas and wife Angelike G. Karafas recorded in Book 1453 at Page 1164 New Hanover County Registry. Also being the property described as Tract 2 in the deed to Business Properties, Inc recorded in the New Hanover County Registry in Book 596 Page 592.		

The property hereinabove described was acquired by Grantor by instr All or a portion of the property herein conveyed includes or _X_ or	ument recorded in Book <u>4276</u> page <u>99</u> . loes not include the primary residence of a Grantor.
A map showing the above described property is recorded in Plat Book	c page
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all p simple.	
And the Grantor covenants with the Grantee, that Grantor is seized of simple, that title is marketable and free and clear of all encumbrances, claims of all persons whomsoever, other than the following exceptions easements and restrictions of record; 2021 ad valorem taxes	and that Grantor will warrant and defend the title against the lawful
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing	ng as of the day and year first above written.
STK Properties, LLC	(SEAL)
(Entity Name)	Print/Type Name:
By: ANTHONY G. KARAFAS	(SEAL)
Print/Type Name & Title: Anthony G. Karafas	Print/Type Name:(SEAL)
Manager	
By:	Print/Type Name: (SEAL)
rimo i ype ivame & Time.	Pfint/Type Name:
By:	(SEAL)
Print/Type Name & Title:	Print/Type Name:
State of County or City of	
I, the undersigned Notary Public of the County or City of	and State aforesaid, certify that
due execution of the foregoing instrument for the purposes therein expr	personally appeared before me this day and acknowledged the essed. Witness my hand and Notarial stamp or seal this day of
My Commission Expires:	Natura Dakija
(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 appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expr, 20	
My Commission Expires:	Notary Public
(Affix Seal)	Notary's Printed or Typed Name
State of North Carolina - County or City of New Hance I, the undersigned Notary Public of the County or City of New Hance Anthony G. Karafas	
_he is the of <u>STK Properties, LLC</u>	, a North Carolina or any/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such a behalf as its act and deed. Witness my hand and Notarial stamp as set	htityhe signed the foregoing instrument in its name on its, 20_21.
corporation/limited liability compainapplicable), and that by authority duly given and as the act of such a behalf as its act and deed. Witness my hand and Notarial stand or set My Commission Expires: (Affix Seal) Notary New He Cou My Com 08-27- NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013	Public Notary Printed or Typed Name Notary Public Notary
NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013 Printed by Agreement with the NC Bar Association – 1981	This standard form has been approved by: North Carolina Bar Association – NC Bar Form No. 3