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BY: SAMANTHA SPEAKER

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**NEW HANOVER COUNTY,**

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

EXTX \$0.00

ELECTRONICALLY RECORDED

**STATE OF NORTH CAROLINA**

**COUNTY OF NEW HANOVER**

**DECLARATION OF  
 RESTRICTION  
 ON 515 BLADEN STREET**

Tax ID # 4908-039-018-000

This Declaration of Restriction, made this 23<sup>rd</sup> day of May 2022, by **SAND WAVE, LLC**, a North Carolina Limited Liability Company, hereinafter referred to as "Declarant;"

WHEREAS, Declarant is the owner of certain property in NEW HANOVER County, North Carolina, which is more particularly described as follows:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF

NOW, THEREFORE, Declarant hereby declares that the property described above shall be held, sold and conveyed subject the following restriction on construction which shall run with the real property and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors, and assigns.


**CONSTRUCTION SETBACK RESTRICTION**

No structure may be constructed on the property that is closer than FIVE FEET (5.0') from the dwelling constructed on that adjacent property located at 513 Bladen Street described in that Exhibit B attached and made a part hereof.

IN WITNESS WHEREOF, SAND WAVE, LLC, the Declarant, has caused this instrument to be executed by its duly authorized Member/Managers, all this the day and year first above written.

SAND WAVE, LLC

By:

  
 William Gilligan

Its: Member/Manager

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

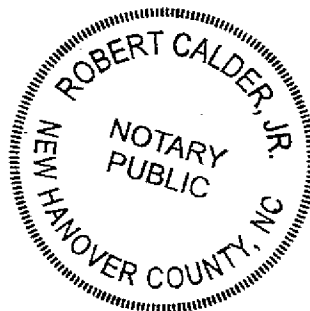
I, a Notary Public in and for the aforesaid State and County aforesaid, do hereby certify that William Gilligan came before me this day and acknowledged that he is Member/Manager of SAND WAVE, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by him as its Member/Manager.

Witness my hand and official stamp or seal, this the 23<sup>rd</sup> day of May, 2022.

  
Notary Public

Printed Name: Robert Calder, Jr.

My commission expires: 08/07/2022



**EXHIBIT A**  
**LEGAL DESCRIPTION DECLARATION OF RESTRICTION**

**That real estate located in the County of New Hanover, State of North Carolina, more particularly described as follows:**

**Being part of Lot 6 in the City of Wilmington Block 294 located at 515 Bladen Street, having Tax Parcel ID number R04809-039-018-000; described in instrument recorded in Book 6542 at Page 1513 in the New Hanover County Registry, as the same is described as follows:**

**BEGINNING at a point in the northern line of Bladen Street Forty-Eight (48) feet Six (6) inches westwardly from the intersection of the western line of Sixth Street with the northern line of Bladen Street, running thence northwardly parallel with Sixth Street, Sixty-Six (66) feet; thence westwardly, parallel with Bladen Street, Forty-Six (46) feet; thence southwardly parallel with Sixth Street eastwardly along the said northern line of Bladen Street, Forty-Six (46) feet to the POINT OF BEGINNING. The same being part of Lot Six (6), in Block Two Hundred Ninety Four (294), according to Wilmington Official Plan, and being the same property conveyed to Realty Purchase Corporation by Deed recorded in Book 249, at Page 74, of New Hanover County Registry.**

**EXHIBIT B**  
**LEGAL DESCRIPTION DECLARATION OF RESTRICTION**

That real estate located in the County of New Hanover, State of North Carolina, more particularly described as follows:

Being part of Lot 6 in the City of Wilmington Block 294 located at 513 Bladen Street, having Tax Parcel ID number R04809-039-017-000; described in instrument recorded in Book 6036 at Page 700 in the New Hanover County Registry, as the same is described as follows:

**BEGINNING** in the northern Line of Bladen Street at a point 94 feet and 6 inches Westwardly from its intersection with the Western line of Sixth Street; and running thence Westwardly along the Northern line of Bladen Street 30 feet; thence Northwardly and parallel with Sixth Street 66 feet; thence Eastwardly and parallel with Bladen Street 30 feet; thence Southwardly and parallel with Sixth Street 66 feet to the Northern line of Bladen Street, the point of Beginning.

**SUBJECT** to and **TOGETHER** with an easement or alleyway for the purpose of ingress, egress and regress by the parties of the second part hereof, their heirs and assigns and the owners of the lands immediately West of the above described lands, their heirs and assigns, over and upon a strip or parcel of land bounded and described as follows: **BEGINNING** at a point in the Northern line of Bladen Street 120 feet and 6 inches Westwardly from its intersection with the Western line of Bladen Street 7 feet thence Northwardly parallel with Sixth Street 66 feet; thence Eastwardly parallel with Bladen Street 7 feet; thence Southwardly parallel with Sixth Street 66 feet to the point of Beginning, said lands and premises being a part of Lot 6, in Block 294, according to the Plan of the City of Wilmington prepared by James & Brown in 1870.