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BY: SAMANTHA SPEAKER

DEPUTY

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NEW HANOVER COUNTY,

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$70.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

All or a portion of the property herein described does not include the primary residence of at least one of the Grantors (N.C.G.S. § 105-317.2)

Prepared by: Ned M. Barnes, Attorney at Law
 A-3 Pleasure Island Plaza
 Carolina Beach, NC 28428

Return to: Ned M. Barnes, Attorney at Law

Excise Tax: \$70.00

Parcel Identifier: R07012-001-042-000

Brief description for the Index

Lot 24A, Sec 1, Echo Farms

THIS DEED made this 26 **day of May, 2022, by and between**

GRANTOR	GRANTEE
M FORSYTHE PROPERTIES, LLC, a North Carolina Limited Liability Company	MADISON KILPATRICK SMITH (unmarried)
4307 Appleton Way Wilmington, NC 28412	7240 River Rd. 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,

Submitted electronically by "Ned M. Barnes, Attorney"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.

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:

BEING ALL of Lot 24A, Section 1, Echo Farms as shown on a map recorded in Map Book 15, Page 34 of the New Hanover County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6533 at Page 2931.

A map showing the above described property is recorded in Map Book 15 at Page 34.

TO HAVE AND TO HOLD the aforesaid lots or parcels 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Rights of way and easements of record, if any.
2. Zoning and/or subdivision ordinances and regulations, if any.
3. Restrictive covenants of record, if any.
4. Ad valorem taxes for 2022 and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

M FORSYTHE PROPERTIES, LLC

By:  (SEAL)
MARK ANDREW FORSYTHE,
Manager

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, the undersigned, a Notary Public for the State and County aforesaid, certify that MARK ANDREW FORSYTHE, Manager of M FORSYTHE PROPERTIES, LLC, a North Carolina limited liability company, appeared this day before me and acknowledged, on behalf of M FORSYTHE PROPERTIES, LLC, the due and voluntary execution of the foregoing instrument for the purpose stated therein.

WITNESS my hand and notarial stamp or seal, this 26 day of May, 2022.


Notary Public

My commission expires:

10-6-2026

