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10/13/2022

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BY: KELLIE GILES

DEPUTY

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NEW HANOVER COUNTY,

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$184.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared By
MIDTOWN LAW



Excise Tax: \$184.00

PIN: R04813-003-014-000

Return to Grantee at: Brock & Scott, PLLC c/o Cape Fear Habitat for Humanity, Inc., 5431
Oleander Drive, #200, Wilmington, NC 28403

Brief Description for Index: Southeastern Part of Lot 4 Block 280 City of Wilmington

Title Insured by: Drawn Without Opinion on Title

THIS DEED made this 13th day of October, 2022, by and between

GRANTOR(S):

Sand Wave, LLC,
 a North Carolina limited liability company
 918 Carolina Beach Avenue North, Apt. 3E
 Carolina Beach, NC 28428

GRANTEE(S):

Cape Fear Habitat for Humanity, Inc.,
 a North Carolina Non-Profit corporation
 20 North 4th Street, Suite 200
 Wilmington, NC 28401

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:

BEGINNING at a point in the western line of Sixth Street Sixty-Six (66) feet north of the northern line of Brunswick Street, and running thence northwardly and along the western line of Sixth Street Thirty-Three (33) feet to the northern line of a seven foot alley between this and the adjoining lot on the north, heretofore conveyed by Emma M. Bellamy to Mabel Mathews on the 26th of October 1943 by deed registered in book 351, page 387; runs thence westwardly and parallel with Brunswick Street One Hundred Twenty-Three (123) feet and Nine (9) inches; thence southwardly and parallel with Sixth Street Thirty-Three (33) feet; thence eastwardly and parallel

Submitted electronically by "Brock & Scott, PLLC FC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.

with Brunswick Street One Hundred Twenty-Three (123) feet and Nine (9) inches to the western line of Sixth Street; the point of BEGINNING, and being part of Lot 4, in Block 280, according to the official plan of the City of Wilmington, N.C.

TOGETHER WITH that tract described on Exhibit "A" attached hereto by reference which property is conveyed without warranty to any lands lying outside the boundaries of the above described tract

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 6542, Page 1516.

A map showing the above described property is recorded in Plat Book 11, Page 11.

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. Furthermore, 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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property, any items that would be revealed by a true, accurate, and current survey.

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

Sand Wave, LLC, a North Carolina Limited Liability Company

By: Robert Calder, Jr., MEMBER MANAGER.

William Gilligan

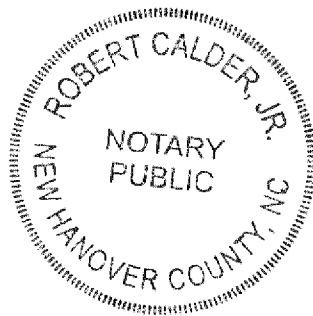
STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Robert Calder, Jr., a Notary Public, certify that William Gilligan personally came before me this day and acknowledged that he is Manager of Sand Wave, LLC, a Limited Liability Company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 10th day of October, 2022.

Official Signature of Notary

Printed or typed name of Notary: Robert Calder, Jr.



My Commission Expires: 08/07/2027

SEAL

EXHIBIT A

BEGINNING at an existing iron pipe found in the western right-of-way line of North Sixth Street, a 66' public right-of-way, and also being the southeast corner of that certain property now or formerly owned by Cape Fear Habitat for Humanity, Inc., as recorded in Deed Book 6068, Page 716, New Hanover County Registry, thence, leaving the western right-of-way line of North Sixth Street running along the southern property line of the aforementioned property of Cape Fear Habitat for Humanity, Inc., South $83^{\circ} 44' 53''$ West 123.68 feet to a rebar set located in the southern property line of Cape Fear Habitat for Humanity, Inc, and also being the northeast corner of that certain property now or formerly owned by City of Wilmington as recorded in Deed Book 5583, Page 1158, New Hanover County Registry; thence leaving the southern property line of Cape Fear Habitat for Humanity, Inc. and running along the eastern property line of City of Wilmington the following two (2) courses and distances: North $06^{\circ} 15' 07''$ West 7.00 feet and then North $06^{\circ} 15' 07''$ West 27.00 feet to an existing iron pipe, at a point in the eastern property line of City of Wilmington and being the southeastern corner of the property described herein; thence, leaving the eastern property line of City of Wilmington, running North $83^{\circ} 44' 53''$ East 123.75 feet to an existing rebar located in the western right-of-way line of North Sixth Street, also being the northeast corner of that certain property now or formerly owned by City of Wilmington as recorded in Deed Book 6263, Page 1827, New Hanover County Registry; thence, along the western right-of-way line of North Sixth Street the following two (2) courses and distances: North $06^{\circ} 15' 07''$ West 27.00 feet and North $06^{\circ} 15' 07''$ West 7.00 feet to the point and place of BEGINNING, being 0.097 acres, more or less, all according to a survey entitled "Survey for Cape Fear Habitat for Humanity" dated 10/05/2022 and drawn by Danford & Associates Land Surveying, PC.