

BK: RB 6604  
PG: 1535 - 1542

RECORDED:

11/02/2022

08:33:58 AM

BY: KELLIE GILES

DEPUTY

2022038172

NEW HANOVER COUNTY,

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$1.00

ELECTRONICALLY RECORDED

## NORTH CAROLINA NON-WARRANTY DEED

Tax Stamps \$1.00

PARID: **R04813-011-022-000**

ALT ID: **311820.91.9713.000**

Verified by New Hanover County on the \_\_\_\_\_ day of \_\_\_\_\_, 2022

Mail after recording to **GRANTEE**

This instrument was prepared by Alliance Finance Inc

Brief Description for the index: **SW END 1 PT 2 BLOCK 267 WM**

THIS DEED made this 15<sup>th</sup> day of September, 2022 by and between

### GRANTOR

Harry Lee Elder and spouse, Dorothy Ann Elder  
Kerwyn Dean Russ and spouse, Tara Chauntel Russ  
L'Thanya Delores Russ (Unmarried)  
(Heirs of Rufus Lee Russ Sr)

Mailing Address:  
4105 Springfield Creek Drive  
Raleigh, NC 27616

### GRANTEE

718 North 7th Street Land Trust  
Mailing Address:  
3316 N Tryon St  
Charlotte, NC 28206

Property Address:  
718 N 7th ST  
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 the City of **Wilmington**, County of **New Hanover**, North Carolina and more particularly described as follows:

submitted electronically by "Alliance Finance Inc"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the New Hanover County Register of Deeds.

**See Attached Exhibit "A"**

All or a portion of the property herein conveyed \_\_\_\_\_ includes or \_\_\_\_X \_\_\_\_ does not include the primary residence of Grantor(s). The property herein above described was acquired by Grantor by instrument recorded in Book **0626** Page **0605**

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 except for the exceptions hereinafter stated.

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

All valid and enforceable easements, restrictions, and conditions of record and the lien of ad valorem tax for the current year which the Grantee agrees to assume and pay.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE AND NOTARY PAGE TO FOLLOW.**

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.

Harry Lee Elder (Sign)  
**Harry Lee Elder**

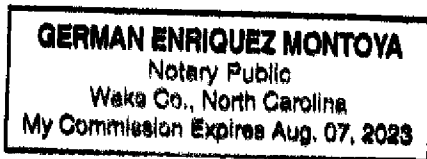
By: Harry Lee Elder  
**Print Name**

State of North Carolina

Wake County

I, German Enriquez Montoya, a Notary Public for Wake County and State of North Carolina, do hereby certify that **Harry Lee Elder** personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal, this the 25 day of Aug, 2022



Notary Public [Signature]  
 My commission expires: Aug 7th 2023

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.

Dorothy Ann Elder (Sign)  
Dorothy Ann Elder

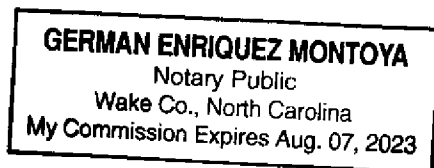
By: Dorothy Ann Elder  
Print Name

State of North Carolina

WAKE County


I, German Enriquez Montoya, a Notary Public for WAKE County and State of North Carolina, do hereby certify that **Dorothy Ann Elder** personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal, this the 28<sup>th</sup> day of Aug, 2022



Notary Public [Signature]  
My commission expires: Aug 7<sup>th</sup> 2023

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.

 (Sign)  
**Kerwyn Dean Russ**

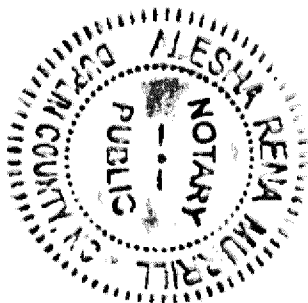
By: Kerwyn D. Russ  
 Print Name

State of North Carolina  
New Hanover County

I, Alesha Humill, a Notary Public for Duplin County and State of  
North Carolina, do hereby certify that Kerwyn Dean Russ personally appeared

before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal, this the 14 day of September, 2022



Notary Public Alesha Humill  
 My commission expires: 10/25/2005

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.

Tara Russ (Sign)  
**Tara Chauntel Russ**

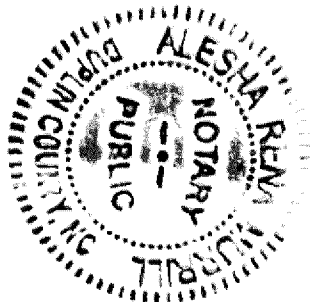
By: Tara Chauntel Russ  
**Print Name**

State of North Carolina  
New Hanover County

I, Alesha Rana Murrell, a Notary Public for Duplin County and State of  
North Carolina, do hereby certify that Tara Chauntel Webb personally appeared

before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal, this the 14 day of September, 2022



Notary Public Alesha Rana Murrell

My commission expires: 10/25/2025

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.

L'Thanya D Russ (Sign)  
**L'Thanya Delores Russ**

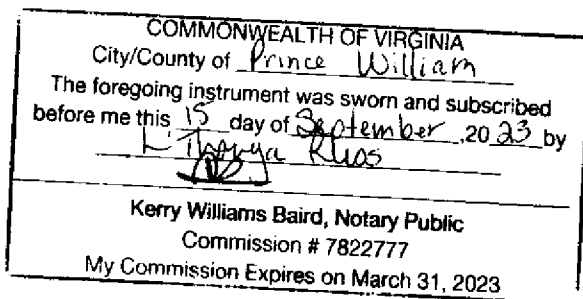
By: L'THANYA DELORES RUSS  
**Print Name**

State of Virginia  
Prince William County

I, Kerry Williams Baird, a Notary Public for Prince William County County and State of Virginia, do hereby certify that L'Thanya Russ personally appeared

before me this day and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal, this the 15 day of September, 2022



Notary Public [Signature] Kerry Williams Baird  
 My commission expires: 3/31/2023



## **Exhibit A**

**BEGINNING at a point where the Eastern line of Seventh Street is intersected by the Southern line of Brunswick Street; running thence Southerwardly along said line of Seventh Street fifty (50) feet; thence Eastwardly and parallel with Brunswick Street, fifty-three (53) feet; thence Northwardly and parallel with Seventh Street, fifty (50) feet to the Southern line of Brunswick Street; thence Westwardly along said line of Brunswick Street fifty-three (53) feet, to the point of Beginning, same being part of Lot One, Clock #267, according to the Official Plan of the said City of Wilmington prepared by James and Brown in 1870.**