

BK: RB 6211
PG: 1633 - 1637

2019012454

NC FEE \$26.00

RECORDED:

04/30/2019

NEW HANOVER COUNTY,

REAL ESTATE

02:19:27 PM

TAMMY THEUSCH BEASLEY

EXTX \$390.00

BY: STEPHANIE PEREZ

REGISTER OF DEEDS

DEPUTY

ELECTRONICALLY RECORDED

GENERAL WARRANTY DEED

File#: 1273758

REVENUE: \$390.00

PARCEL ID: R06610-002-012-018

Prepared By: Hutchens Law Firm, 1121-P Military Cutoff Road, Wilmington, NC 28405

NORTH CAROLINA
COUNTY OF NEW HANOVER

PREPARED BY & RETURN TO: THE
 HUMPHRIES LAW FIRM, PC

THIS DEED made this 25 day of April 2019 by and between

GRANTOR	GRANTEE
ERDM, INC., a North Carolina corporation (1/2 interest), and N & F Investors, INC, a North Carolina corporation (1/2 interest) as tenants in common whose address is: 1900 Eastwood Road, Wilmington, NC 28403	Danny Earl Broach and wife, Shameena Dada Broach whose address is: 3429 Regency Drive, 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, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in or near the City of Wilmington, New Hanover County, North Carolina and more particularly described as follows:

See attached "Exhibit A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book RB 6209 Page 2179-2182, New Hanover County Registry, North Carolina.

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.

submitted electronically by "The Humphries Law Firm, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.


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: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.


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

The property herein was ____ was not ☒ the principal residence of the Grantors.

ERDM INC

 (SEAL)
Rainelle D. Mishoe as President

N & F Investors, INC

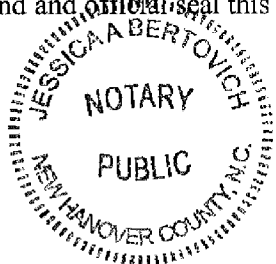
 (SEAL)
Kenneth M. Norris as President

State of NC
 County/City of New Hanover

I, Jessica A Bertovich (name of officer taking acknowledgment), a Notary Public (official title of officer taking acknowledgment), certify that Rainelle D. Mishoe personally came before me this day and acknowledged that he/she is President of ERDM Inc, a Corporation, and that he/she, as President, being authorized to do so, executed the foregoing on behalf of Corporation.

Witness my hand and official seal this 25 day of April, 2019.

(Official Seal)



Jessica A Bertovich

Official Signature of Notary

Notary's Printed or Typed Name: Jessica A Bertovich

Notary Public

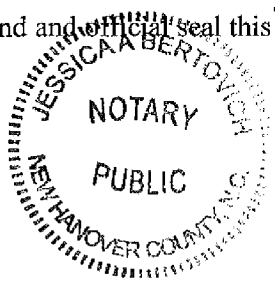
My commission expires: 09/12/2023

State of NC
 County/City of New Hanover

I, Jessica A. Bertovich (name of officer taking acknowledgment), a Notary public (official title of officer taking acknowledgment), certify that Kenneth M. Morris personally came before me this day and acknowledged that he/she is President of N & F Investors, INC a Corporation, and that he/she, as President, being authorized to do so, executed the foregoing on behalf of Corporation.

Witness my hand and official seal this 26th day of April, 20 19.

(Official Seal)



Jessica A Bertovich

Official Signature of Notary

Notary's Printed or Typed Name: Jessica A Bertovich

Notary Public

My commission expires: 09/12/2023

EXHIBIT 'A'

Legal Description

Property Known as:

3429 Regency Drive, Wilmington, NC 28412

BEING all of Lot 2 in Block 2 of Regency Square Townhouse Subdivision as the same is shown on the map entitled "Block 2 and Block 11, Regency Square Townhouse Subdivision" prepared by John A. Benson, Jr., Registered Land Surveyor, which is recorded in Map Book 22 at Page 15, in the New Hanover County, North Carolina Registry, reference to which is hereby made for a more particular description of the lot conveyed, together with and subject to all the rights, easements, privileges and obligations made appurtenant thereto by the Declaration of Covenants, Conditions and Restrictions recorded in Book 1231 at Page 933 in the New Hanover County, North Carolina, Registry.