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BY: KELLIE GILES

DEPUTY

2022030764

NEW HANOVER COUNTY,

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$1300.00

ELECTRONICALLY RECORDED

Excise Tax \$1,300.00

Parcel No.: R09014-006-009-000

This instrument was prepared by
 and return to:

Bailey & Busby, PLLC
Bailey & Busby, PLLC; Wilmington Office

Brief description for Index:

Lot 1, Block 36, Wilmington Beach

The attorney preparing this instrument has made no record search or title examination to the property herein described, unless the same is shown by his written and signed certificate. Further no tax advice of any nature has been rendered to the parties to this instrument.

This Deed presented to the New Hanover Co. Tax Ofc on: Date _____ Clerk _____

Delinquent taxes, if any, to be paid by Closing Attorney to the New Hanover County Tax Collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

If checked, Grantor affirms this was his/her primary residence: _____

THIS DEED made this the 15th day of August, 2022, by and between:

| "GRANTOR" | "GRANTEE" |
|---|---|
| Shawn L. Mullins and spouse, Margaret I. Mullins | T & M Enterprises of Wilmington, LLC, a North Carolina limited liability company |
| 6516 Cass Holt Road Holly Springs, NC 27540 | 6712 Finian Drive Wilmington, NC 28409 |

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

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

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 County of New Hanover, State of North Carolina, and more particularly described as follows:

BEING ALL of Lot 1, Block 36, Wilmington Beach, as shown on a map recorded in Map Book 2, at Page 30 of the New Hanover County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5764 at Page 335 of the New Hanover County Registry.

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.

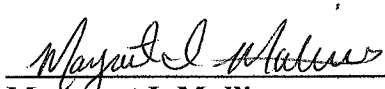
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

- (1) Ad valorem taxes for 2022 and subsequent years;
- (2) Applicable Restrictions, General utility service easements and rights of way of record;
- (3) Matters shown on maps recorded in the local County Registry;
- (4) Applicable local, county, state or federal government laws or regulations relative to environment, zoning, subdivision, occupancy, use or construction of the subject property;

IN WITNESS WHEREOF, the Grantor hereunto set his hand and seal, the day and year first above written.


Shawn L. Mullins

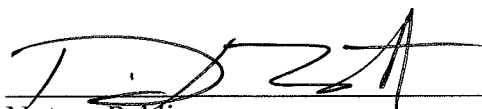

Margaret I. Mullins


STATE OF NC

COUNTY OF Wake

I, Diana Barnett, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose state therein and in the capacity indicated: **Shawn L. Mullins and Margaret I. Mullins**

Witness my hand and official seal on this date shown.


Notary Public

August 15th, 2022
Date: ~~July~~ August 15th, 2022 

My Commission Expires: 12/01/2023

