

BK: RB 6655
PG: 1218 - 1220

2023019368

NC FEE \$26.00

RECORDED:

08/03/2023

01:08:47 PM

BY: KELLIE GILES

DEPUTY

NEW HANOVER COUNTY,
MORGHAN GETTY COLLINS
 REGISTER OF DEEDS

REAL ESTATE

EXTX \$650.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$650.00

Tax Parcel No. R04814-010-026-000

Return to: The Humphries Law Firm, P.C., 1904 Eastwood Road, Suite 310-A, Wilmington NC 28403

Prepared by: The Humphries Law Firm, P.C., 1904 Eastwood Road, Suite 310-A, Wilmington NC 28403

Address: 1015 Campbell St, Wilmington, NC 28401

Brief description for the Index: TR B BLK 256 WILM

This instrument prepared by: Justin Humphries, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS WARRANTY DEED, made this 31 day of JULY, 2023, by and between the Grantor and Grantee named herein. (The terms "Grantor" and "Grantee" as used herein shall include the singular and plural, the masculine, feminine and corporate, as the context may require, and ~~the heirs~~, successors and assigns of the Grantor(s) and Grantee(s));

GRANTOR: A & B Development, LLC, A North Carolina Limited Liability Corporation
of 1225 Hill St, Wilmington NC 28403

GRANTEE: Erica Phillips and spouse, Adam B. Phillips
of 480 FARRELLS CREEK APEX, NC 27523

WITNESSETH, that said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto said Grantee in fee simple, all of that certain lot or parcel of land situated in 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 6441, at Page 1271, New Hanover County Registry. County Registry. All or a portion of the property herein conveyed does not ☒ include the primary residence of the Grantor.

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, other than the following exceptions:

1. Taxes for the current year, and subsequent years, not yet due and payable;
2. All applicable easements, rights of way, restrictions, and reservations of mineral rights of record, including without limitation all of the covenants, conditions, restrictions and easements running with the title as set forth in the New Hanover County Registry;
3. Any other matters appearing of record in the New Hanover County Registry, as of the day of this Deed;

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

A & B Development, LLC

By: _____ (Seal)

Coskun Kurt Andolsun, Managing Member

By: _____ (Seal)

Travis Pruitt Beatty, Member

State of NORTH CAROLINA - County of NEW HANOVER

I, the undersigned Notary Public of the County of NEW HANOVER and State aforesaid, certify that **Coskun Kurt Andolsun, Managing Member** and **Travis Pruitt Beatty, Member of A & B Development, LLC** personally appeared before me this day and acknowledged that the foregoing instrument was duly executed for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 31 day of JULY, 2023

My Commission Expires: 10/29/25

Ashton Leggett
Ashton Leggett, Notary Public

(Affix Seal)

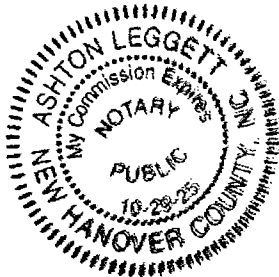


EXHIBIT 'A'

Legal Description

Property Known as:

1015 Campbell St Wilmington, NC 28401

Being all of Tract B, 0.07 acres more or less, as shown on map in Map Book 69 at Page 328 in the New Hanover County Registry, reference to which is hereby made for a more particular description.