

BK: RB 6719
PG: 2314 - 2316

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NC FEE \$26.00

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07/29/2024

10:48:14 AM

BY: ANGELA ENGLISH

DEPUTY

NEW HANOVER COUNTY, NC
MORGHAN GETTY COLLINS
REGISTER OF DEEDS

REAL ESTATE
EXTX \$630.00

ELECTRONICALLY RECORDED

This instrument prepared by:

Jeffrey P. Keeter, a licensed North Carolina attorney.

Block, Crouch, Keeter, Behm & Sayed, LLP

P.O. Box 4, Wilmington, NC 28402

Parcel ID: R07600-004-021-000

Revenue Stamps: \$630.00

WITHOUT TITLE EXAMINATION OR CERTIFICATION.

Return to: Block, Crouch, Keeter, Behm & Sayed, LLP., PO Box 4, Wilmington, NC 28402

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF NEW HANOVER

THIS DEED, made this 25th day of July, 2024 by and between, **5647 CAROLINA BEACH ROAD LAND TRUST**, by and through its Trustee, **ANDREA B. COMER**, whose address is 2191 Ebenezer Road, Unit 37177, Rock Hill, SC 29732, **GRANTOR**, and **COASTAL CHRISTIAN HIGH SCHOOL, INC.**, whose address is 1150 The Kings Highway, Wilmington, North Carolina 28409, **GRANTEE**.

Grantors and Grantees includes the above parties and their respective heirs, personal representatives, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

WITNESSETH:

THAT the said GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations to it in hand paid by GRANTEE, the receipt of which is hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents do hereby grant, bargain, sell, and convey unto the said GRANTEE, its successors and assigns, personal representatives and assigns, the following described property lying and being in the County of New Hanover, and State of North Carolina, and more particularly described as follows:

Beginning at a point in the Eastern edge of the New Macadam Road leading from Wilmington, NC to Carolina Beach 473 (same measure along the said edge of said road) Southwardly from an iron axle in the line of the Horne Estate land, on the said edge of the said road, which is about one-quarter of a mile Northwardly of the eight mile post on the said road, and runs thence South 65 degrees 20 minutes East 1346 feet to the back line of Elijah Moore Land; thence North 65 degrees 20 minutes West 1347 feet to the Eastern edge of the above mentioned road; thence with the edge of said road North 13 degrees East 87.5 feet to the beginning; containing two and two thirds acres, more or less. A map of this property is recorded in Map Book 2, Page 20, or the records of New Hanover County. Said property is Lot 8 on said map, less and except that certain tract conveyed by deed recorded in Book

Submitted electronically by Block, Crouch, Keeter, Behm & Sayed, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the New Hanover County Register of Deeds.

1231, Page 121 in the New Hanover County Registry.

Property Address: 5647 Carolina Beach Road, Wilmington, NC 28409

Being the same property acquired by Grantor in that certain Deed recorded in Book 6692, Page 1388, of the New Hanover County Registry.

TO HAVE AND TO HOLD the above granted and described premises together with all and singular the rights, privileges, easements and appurtenances and hereditaments belonging or in any way appertaining unto the said GRANTEE, its successors and assigns, personal representatives and assigns, in fee simple.

AND the said GRANTOR, for themselves, their heirs, personal representatives and assigns, does covenant to and with the said GRANTEE, its successors and assigns, personal representatives and assigns, that they are seized in fee of said premises and that they have good right to sell and convey the same; that the title is free and clear from any and all encumbrances, except as set forth herein; and that they will, and their heirs, personal representatives and assigns shall, WARRANT AND DEFEND the title to the same against the lawful claims and demands of any and all persons whomsoever.

Notwithstanding the foregoing, the warranties herein recited are subject to: 2024 ad valorem taxes; all applicable zoning and land use ordinances, rules, regulations, laws and statutes; and all restrictive covenants, easements and rights-of-way of record.

IN WITNESS WHEREOF, the said GRANTOR has caused this Deed to be executed in the name of the Grantor Trust, with full authority under the Trust Agreement, the day and year first above written.

If checked, the property herein conveyed includes the primary residence of one or more of the Grantors.

5647 CAROLINA BEACH ROAD LAND TRUST

BY: Andrea B. Comer (Trustee) (SEAL)
Andrea B. Comer, Trustee

STATE OF South Carolina

COUNTY OF York

I, Adrienne Bryson, a Notary Public of SC/York County, SC (state) do certify that on this 25 day of July, 2024, before me personally appeared Andrea B. Comer, Trustee of 5647 Carolina Beach Road Land Trust

personally known to me;
_____ proved to me by satisfactory evidence _____;
_____ proved to me on the oath or affirmation of _____ who is
_____ personally known to me,

to be the person(s) whose name(s) is/are signed on the preceding or attached record, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Adrienne Bryson

Notary Public

(Seal)

My Commission expires: 7/13/32

