

BK: RB 5966
PG: 658 - 661

RECORDED:

04/28/2016

04:52:16 PM

BY: CAROL HUGHLEY

DEPUTY

2016012541

NEW HANOVER COUNTY,

TAMMY THEUSCH BEASLEY

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$6300.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Submitted Electronically by Stark Law Group, PLLC in compliance with the North Carolina Statutes governing recordable documents and the terms of the Submitter Agreement with the New Hanover County Register of Deed. G.S. 47-14(a1)(5).

Revenue Stamps: \$6,300.00

Account No.:

Parcel Identifier No.: 504-720-007-014-000

Mail after recording to: Stark Law Group, PLLC 6011 Farmington Road, Suite 300,
Chapel Hill, NC 27517

This instrument was prepared by: David G. Martin, Smith Moore Leatherwood LLP 300 North Third Street, Suite 301, Wilmington, NC 28401 (without title examination)

Brief description for the Index: N. Front Street

THIS DEED made this 28th day of April, 2016 by and between

GRANTOR

GRANTEE

FRONT STREET DEVELOPMENT CORPORATION, a North Carolina corporation

10520 Clubmont Lane
Raleigh, North Carolina 27617

CHERYL M. HOWLETT, a married individual holding a 35.0% undivided interest; **KATHYRN L. HOWLETT**, an unmarried individual holding a 7.5% undivided interest; **CHRISTEN M. HOWLETT**, an unmarried individual holding a 7.5% undivided interest; **ANNA M. GONZALEZ, AS TRUSTEE UNDER THE ANNA M. GONZALEZ REVOCABLE TRUST**, holding a 25.0% undivided interest; **LOUIS P. GONZALEZ, AS TRUSTEE UNDER THE LOUIS P. GONZALEZ REVOCABLE TRUST**, holding a 25.0% undivided interest; all as tenants in common

16122 Morehead
Chapel Hill, North Carolina 27517

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

See Exhibit A attached hereto and incorporated herein by this reference.

Subject, however, to covenants, restrictions, rights-of-way and easements of record affecting said property; ad valorem taxes not yet due and payable; and all governmental land use statutes, ordinances and regulations, including, without limitation, zoning, subdivision and building regulations.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1282, page 623, 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 herein stated above.

The property described herein does does not include the primary residence of the Grantor.

(SIGNATURE PAGE AND NOTARY ACKNOWLEDGMENT FOLLOWS)

IN WITNESS WHEREOF, the Grantor has hereto caused this instrument to be executed by its duly executed officer the day and year first above written.

GRANTOR:

FRONT STREET DEVELOPMENT CORPORATION

By: *Michael W. Creed*
Name: Michael W. Creed
Title: Vice President

STATE OF NORTH CAROLINA

COUNTY OF Wake

I 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 stated therein and in the capacity indicated: Michael W. Creed, Vice President of Front Street Development Corporation.

Today's Date: April 26, 2016.

Juwana R Hancock
[Notary's signature as name appears on seal]

Juwana R Hancock
[Notary's printed name as name appears on seal]

My commission expires: Oct. 8, 2016



[Affix Notary Seal in Space Above]

Exhibit A

Legal Description

Land in the City of Wilmington, New Hanover County, more particularly described as follows:

BEGINNING at a point in the Western Right of Way of Front Street, said Point being located North 02 deg. 33 min. 00 sec. West 173.00 feet from the Northern Right of Way of Chestnut Street, thence from said point of beginning South 87 deg. 27 min. 00 sec. West 148.20 feet to a point, thence North 02 deg. 33 min. 00 sec. West 28.00 feet to a point, thence North 87 deg. 27 min. 00 sec. East 4.20 feet to a point, thence North 02 deg. 33 min. 00 sec. West 30.00 feet to a point, thence North 87 deg. 27 min. 00 sec. East 144.00 feet to the Western Right of Way of Front Street, thence with the Western Right of Way of Front Street South 02 deg. 33 min. 00 sec. East 58.00 feet to the point of beginning.

The above described property being a portion of Lots 3 & 4 Block 190 of the official Map of the City of Wilmington by James & Brown dated 1870, and being the same property described in Deeds found in Book 507, Page 70 and Book 167, Page 90 of the New Hanover County Registry.