

BK: RB 6544**PG: 923 - 927**

RECORDED:

03/03/2022

03:55:06 PM

BY: ANDREA CRESWELL

ASSISTANT

2022008468

NEW HANOVER COUNTY,**TAMMY THEUSCH PIVER**

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$7600.00

ELECTRONICALLY RECORDED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax \$7,600.00

Tax Parcel ID# R04720-007-014-000

Instrument prepared by Thomas R. Holt, Attorney at Law (without benefit of title examination)

Return to Grantee

THIS DEED is made this 1 day of March, 2022, by and between:

- GRANTOR:
- (1) Louis P. Gonzalez, Trustee for the Louis P. Gonzalez Revocable Trust (a 25% undivided interest);
 - (2) Anna M. Gonzalez, Trustee for the Anna M. Gonzalez Revocable Trust (a 25% undivided interest);
 - (3) Cheryl Means Howlett, Trustee for the Cheryl Means Howlett Revocable Trust (a 28% undivided interest);
 - (4) Kathryn L. Howlett Abrams, a free trader (an 11% undivided interest); and
 - (5) Christen M. Howlett, unmarried (an 11% undivided interest)

and

GRANTEE: Investicore Prop Co 15, LLC,
a North Carolina limited liability company

7804C Fairview Rd., Ste. 142
Charlotte, NC 28226

WITNESSETH:

THE GRANTOR, for a valuable consideration paid by the Grantee, the sufficiency and 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 real property, lying and being in New Hanover County, North Carolina (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Submitted electronically by "Chicago Title Company, LLC"
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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: ad valorem taxes for 2022 and subsequent years, zoning ordinances affecting the Property, matters that would be disclosed by a current and accurate survey of the Property, and those Permitted Exceptions set forth on Exhibit B hereto.

All or a portion of the Property herein conveyed does ___/does not X include the primary residence of Grantor.

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

THE LOUIS P. GONZALEZ REVOCABLE TRUST

By: [Signature] (Seal)
Louis P. Gonzalez, Trustee

THE ANNA M. GONZALEZ REVOCABLE TRUST

By: [Signature] (Seal)
Anna M. Gonzalez, Trustee

THE CHERYL MEANS HOWLETT REVOCABLE TRUST

By: [Signature] (Seal)
Cheryl Means Howlett, Trustee

[Signature] (Seal)
Kathryn L. Howlett Abrams, a Free Trader*

*(See Memorandum of Premarital Agreement recorded in Book 9329, Page 712, Durham County)

[Signature] (Seal)
Christen M. Howlett, unmarried

STATE OF NORTH CAROLINA - COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Louis P. Gonzalez, Trustee

Date: March 1, 2022

[Signature]
Notary Public
Print Name: Thomas R. Holt

[Official Seal] **THOMAS R. HOLT**
NOTARY PUBLIC
ORANGE COUNTY, NC

My commission expires: 10-06-2025

STATE OF NORTH CAROLINA - COUNTY OF ORANGE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Anna M. Gonzalez, Trustee

Date: March 1, 2022

[Official Seal] THOMAS R. HOLT
NOTARY PUBLIC
ORANGE COUNTY, NC

[Signature]
Notary Public
Print Name: Thomas R. Holt

My commission expires: 10-06-2025

STATE OF NORTH CAROLINA - COUNTY OF ORANGE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Cheryl Means Howlett, Trustee

Date: March 1, 2022

[Official Seal] THOMAS R. HOLT
NOTARY PUBLIC
ORANGE COUNTY, NC

[Signature]
Notary Public
Print Name: Thomas R. Holt

My commission expires: 10-06-2025

STATE OF NORTH CAROLINA - COUNTY OF ORANGE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Kathryn L. Howlett Abrams

Date: March 1, 2022

[Official Seal] THOMAS R. HOLT
NOTARY PUBLIC
ORANGE COUNTY, NC

[Signature]
Notary Public
Print Name: Thomas R. Holt

My commission expires: 10-06-2025

STATE OF NORTH CAROLINA - COUNTY OF Orange

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Christen M. Howlett

Date: March 1, 2022

[Official Seal] THOMAS R. HOLT
NOTARY PUBLIC
ORANGE COUNTY, NC

[Signature]
Notary Public
Print Name: Thomas R. Holt

My commission expires: 10-06-2025

EXHIBIT A
Legal Description

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

EXHIBIT B

PERMITTED EXCEPTIONS

1. Deed of Easement and Right of Way and Agreement to the City of Wilmington, North Carolina recorded in Book 899, Page 470.
2. Party wall agreements set forth in instruments recorded in Book 149, Page 434, and Book 157, Page 580.
3. Lease by and between Front Street Development Corporation and McKim & Creed, Inc., a memorandum of which is recorded in Book 5877, Page 2092.