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BY: ANGELA ENGLISH
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NEW HANOVER COUNTY,
MORGHAN GETTY COLLINS
REGISTER OF DEEDS

NC FEE $26.00
EXTX $0.00
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

Prepared by and return to: MURCHISON, TAYLOR & GIBSON, PLLC
1979 Eastwood Road, Suite 101, Wilmington, NC 28403

WE PREPARED THE DEED IN THIS TRANSACTION, BUT MADE NO EXAMINATION OF TITLE AND EXPRESS NO OPINION ON TITLE TO THE PROPERTY OR THE ACCURACY OR COMPLETENESS OF THE LEGAL DESCRIPTION HEREIN.
None of the property herein described includes the primary residence of Grantor (N.C.G.S. § 105-317.2)

STATE OF NORTH CAROLINA **Parcel Number: R06516-008-025-000**

COUNTY OF NEW HANOVER **Revenue Stamps $0.00**

THIS SPECIAL WARRANTY DEED, made and entered into this 9th day of May, 2025, by and between **John Steven Anderson and wife, Elizabeth W. Anderson, William Filmore Anderson, Jr. and wife, Lucie K. Anderson, Linda Faye Anderson MacCallum, unmarried, Susan Lynn Anderson, unmarried, each in their individual capacity, and Susan Lynn Anderson, Executrix of the Estate of Hazeline Edwards Anderson** with a mailing address of 321 Semmes Drive, Wilmington, NC 28412, (herein called "**Grantor**") and **Merestone Sibling LLC, a North Carolina limited liability company** with a mailing address of 1416 Quadrant Circle, Wilmington, NC 28405 (herein called "**Grantee**"). The designation **Grantor** and **Grantee** as used herein includes said parties, their heirs, successors and assigns, and, as the context requires, words in the singular number include the plural and vice versa and genders are interchangeable.

WITNESSETH:

The **Grantor,** for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration to it in hand paid by the **Grantee,** the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, sell and convey unto **Grantee,** its successors and assigns forever, in fee simple, all that certain real property located in New Hanover County, North Carolina, and more particularly described as in **Exhibit A,** attached hereto and incorporated herein by reference.

#431
Submitted electronically by "Murchison, Taylor & Gibson, 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.

Subject to (i) all easements, rights of way, encumbrances, restrictions and other matters of record; (ii) any and all matters that would be revealed by a current and accurate survey; (iii) all governmental land use statutes, ordinances and regulations (including, without limitation, zoning, subdivision and building regulations); and (iv) ad valorem taxes for the current and subsequent years.

TO HAVE AND TO HOLD the above granted and described property, together with all and singular, the rights, privileges, easements, tenements and appurtenances thereunto belonging, or in anywise appertaining unto the said **Grantee**, its successors and assigns, in fee simple, forever.

And the Grantor, for itself, its successors and assigns, does covenant to and with the said **Grantee** and its successors and assigns, that **Grantor** has done nothing to impair such title to the property described herein as **Grantor** received, and **Grantor** will warrant and defend the title to the same against the lawful claims of all persons claiming by, under or through **Grantor** (except for the preceding exceptions).

Notwithstanding anything herein to the contrary, **Elizabeth W. Anderson** and **Lucie K. Anderson** join in the execution of this deed solely for the purpose of releasing their marital interests in the Property and, therefore, make no warranty, express or implied, respecting title to the Property.

(SIGNATURE PAGES TO FOLLOW)

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

John Steven Anderson, Individually

Elizabeth W. Anderson, Individually

STATE OF NORTH CAROLINA

COUNTY OF New Hanover
(County where acknowledgement taken)

I, Megan Lucas, a Notary Public, certify that the following person(s) personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: John Steven Anderson and Elizabeth W. Anderson

Witness my hand and official seal or stamp, this 2nd day of May, 2025.

Notary Public

My commission expires: 06/30/2025

MEGAN LUCAS
Notary Public
Brunswick
County
My Comm. Exp.
06-30-2025
NORTH CAROLINA

#431063.1

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

William Filmore Anderson

William Filmore Anderson, Jr., Individually

Lucie K Anderson

Lucie K. Anderson, Individually

STATE OF NORTH CAROLINA

COUNTY OF Guilford
(County where acknowledgement taken)

I, Courtney Alexandra Hanson, a Notary Public, certify that the following person(s) personally appeared before me this day, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: William Filmore Anderson, Jr. and Lucie K. Anderson

Witness my hand and official seal or stamp, this 9 day of May, 2025.

Courtney Alexandra Hanson
Notary Public
My commission expires: March 15, 2030

COURTNEY ALEXANDRA HANSON
Notary Public
Forsyth Co., North Carolina
My Commission Expires Mar. 15, 2030

#431063.1

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

Linda Faye Anderson MacCallum

Linda Faye Anderson MacCallum, Individually

STATE OF NORTH CAROLINA

COUNTY OF New Hanover
(County where acknowledgement taken)

I, Megan Lucas, a Notary Public, certify that the following person(s) personally appeared before ~~me~~ this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Linda Faye Anderson MacCallum

Witness my hand and official seal or stamp, this 2nd day of May, 2025.

Notary Public

My commission expires: 06/30/2025

MEGAN LUCAS
Notary Public
Brunswick
County
My Comm. Exp.
06-30-2025
NORTH CAROLINA

#431063.1

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

Susan Lynn Anderson

Susan Lynn Anderson, Individually and as Executrix of the Estate of Hazeline Edwards Anderson

STATE OF NORTH CAROLINA

COUNTY OF New Hanover
(County where acknowledgement taken)

I, Megan Lucas, a Notary Public, certify that the following person(s) personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Susan Lynn Anderson

Witness my hand and official seal or stamp, this 5th day of May, 2025.

Notary Public

My commission expires: 06/30/2025

MEGAN LUCAS
Notary Public
Brunswick
County
My Comm. Exp.
06-30-2025
NORTH CAROLINA

#431063.1

EXHIBIT A

LEGAL DESCRIPTION

BEING all of Lot 137 of Building 8 as shown on a map of Phase 2-B, Windgrove Park at Merestone, by Sherwin D. Cribb, N.C. Reg. Land Surveyor No. L-1099, dated March 9, 1998, and recorded in Map Book 37 at Pages 349-350, of the New Hanover County Public Registry, reference to said map being hereby made for a more complete description.