

BK: RB 6715
PG: 1204 - 1207

2024016067

NC FEE \$26.00

RECORDED:

07/02/2024

12:02:16 PM

BY: ANDREA CRESWELL
ASSISTANT

NEW HANOVER COUNTY,
MORGHAN GETTY COLLINS
REGISTER OF DEEDS

REAL ESTATE

EXTX \$1400.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,400.00

Parcel Identifier No. R02900-002-193-000 Verified by _____ County on the ____ day of _____,

20__

By: _____

Mail/Box to: Law Office of J Chris Huff, 1650 Military Cutoff Rd, Suite 200, Wilmington, NC 28403

This instrument was prepared by: Watson Legal, PLLC, 200 Cape Fear Circle, Suite 7, Sneads Ferry, NC 28460 ***NO TITLE SEARCH PERFORMED BY PREPARING FIRM***

Brief description for the Index: Lot 1779, SCOTTS HILL VILLAGE

THIS DEED made this 18th day of June, 2024, by and between

GRANTOR	GRANTEE
Mark Anthony Guthrie and wife, Monica G. Guthrie (F/K/A Monica G Sandor) 108 Permeta Dr Sneads Ferry, NC 28460	Brian Matthews and, Virginia Matthews, Husband and Wife 1279 Pandion Drive Wilmington, NC 28411

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Wilmington, _____ Township, New Hanover County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6566 page 2374.

All or a portion of the property herein conveyed ____ includes or ____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 68 page 306.

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, other than the following exceptions:

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

Signature: [Handwritten Signature] (SEAL)
Print/Type Name: Mark Anthony Guthrie

Signature: [Handwritten Signature] (SEAL)
Print/Type Name: Monica G. Sandor

State of North Carolina – County of Onslow

I, the undersigned Notary Public of the County and State aforesaid, certify that Mark Anthony Guthrie personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19th day of June, 2024.

My Commission Expires: 06/11/28

[Handwritten Signature]
Notary Public



State of North Carolina – County of Onslow

I, the undersigned Notary Public of the County and State aforesaid, certify that Monica G. Sandor personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20_____.

My Commission Expires: _____

Notary Public

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, other than the following exceptions:

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

Signature: _____ (SEAL)
Print/Type Name: Mark Anthony Guthrie

Signature: Monica Guthrie (SEAL)
Print/Type Name: Monica G. Guthrie

State of North Carolina – County of Onslow

I, the undersigned Notary Public of the County and State aforesaid, certify that Mark Anthony Guthrie personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 _____.

My Commission Expires: _____

Notary Public

State of North Carolina – County of Onslow

I, the undersigned Notary Public of the County and State aforesaid, certify that Monica G. Guthrie personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19 day of June, 20 24

My Commission Expires: 06/11/28

Sarah Koltvedt
Notary Public

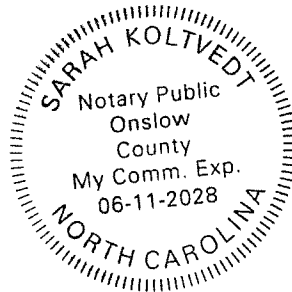


EXHIBIT "A"

BEING all of Lot 179, Phase Three, Scotts Hill Village as shown on map recorded in Map Book 68, Page 306 in the New Hanover County Registry, reference to said map is hereby made for a more particular description.

COMMONLY known as 1279 Pandion Drive, Wilmington NC 28411