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BK: RB 6153
PG: 2433-2437



RECORDED:
07-03-2018
01:09:21 PM
BY: ANGELA ENGLISH
DEPUTY

2018021026
NEW HANOVER COUNTY, NC
TAMMY THEUSCH BEASLEY
REGISTER OF DEEDS

NC FEE \$26.00

(Excise Tax) \$0.00

Recording time, Book and Page

Tax Parcel No. R05000-006-056-000

Prepared by: James A. MacDonald, Attorney
Return to: The MacDonald Law Firm PLLC
1508 Military Cutoff Road, Suite 302
Wilmington, North Carolina 28403

Grantor:

Grantee:

Estate of Glenda B. Pleasant
c/o Scottie Ray Pleasant, Executor
406 Biscayne Drive
Wilmington, NC 28411

G. G. Pleasant, LLC
406 Biscayne Drive
Wilmington, NC 28411

All or a portion of the property herein conveyed does X not include the primary residence of a Grantor or
the property is a vacant lot and does not include the primary residence of any Grantor.

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF NEW HANOVER

THIS DEED, made this 3rd day of July, 2018, by and between SCOTTIE RAY PLEASANT, Executor for the ESTATE of GLENDA B. PLEASANT and SCOTTIE RAY PLEASANT, individually and wife, CATHY MONROE PLEASANT, JEANNIE PLEASANT PARKER and husband, BILLY GRAY PARKER and TAMMIE PLEASANT THACKER and husband, DENNIS LOUIS THACKER, Grantor, and G. G. PLEASANT, LLC, a North Carolina limited liability company, Grantee. 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:

WHEREAS, Glenda B. Pleasant died and her Will is found in File No. 16 E 1665, in the New Hanover County Clerk of Court's Office; and

WHEREAS, the beneficiaries under her Will who owns an interest in this property are Scottie Ray Pleasant, Jeannie Pleasant Parker and Tammie Pleasant Thacker ; and

WHEREAS, Scottie Ray Pleasant, Executor, joins in this Deed to satisfy the requirements of North Carolina General Statute 28A-17-12; and

WHEREAS, the notice to creditors has been published and the time for filing claims has expired; and

NOW THEREFORE the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the said Grantee, its heirs and assigns, in

fee simple, all that certain lot or parcel of land situated in the County of New Hanover, and State of North Carolina, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED AND AS
IF FULLY SET FORTH HEREIN.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

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 have 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, except for the exceptions herein stated.

IN WITNESS WHEREOF, the Grantor have hereunto set their hands and seals, the day and year first above written.

ESTATE of GLENDA B. PLEASANT

By: Scottie Ray Pleasant (SEAL)

SCOTTIE RAY PLEASANT, Executor

Scottie Ray Pleasant (SEAL)

SCOTTIE RAY PLEASANT, individually

Cathy Monroe Pleasant (SEAL)

CATHY MONROE PLEASANT

Jeannie Pleasant Parker (SEAL)

JEANNIE PLEASANT PARKER

Billy Gray Parker (SEAL)

BILLY GRAY PARKER

Tammie Pleasant Thacker (SEAL)

TAMMIE PLEASANT THACKER

Dennis Louis Thacker (SEAL)

DENNIS LOUIS THACKER

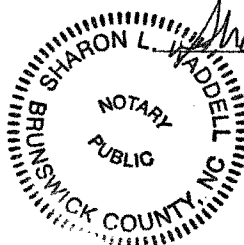
STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Sharon L. Waddell, a Notary Public in and for the State and County aforesaid, do hereby certify that Scottie Ray Pleasant, Executor for the Estate of Glenda B. Pleasant and Scottie Ray Pleasant, individually and wife, Cathy Monroe Pleasant, personally appeared before me this date, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 3rd day of July, 2018.

My Commission Expires:

05/07/2021
(SEAL)



Notary Public

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Sharon L. Waddell, a Notary Public in and for the State and County aforesaid, do hereby certify that Tammie Pleasant Thacker and husband, Dennis Louis Thacker, personally appeared before me this date, and acknowledged the due execution of the foregoing instrument.

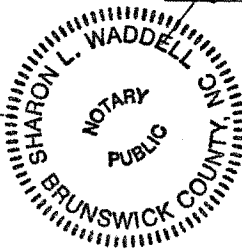
WITNESS my hand and Notarial Seal, this the 3rd day of July, 2018.

Sharon L. Waddell
Notary Public

My Commission Expires:

05/07/2021

(SEAL)



STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, Sharon L. Waddell, a Notary Public in and for the State and County aforesaid, do hereby certify that Jeannie Pleasant Parker and husband, Billy Gray Parker, personally appeared before me this date, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 3rd day of July, 2018.

Sharon L. Waddell
Notary Public

My Commission Expires:

05/07/2021

(SEAL)

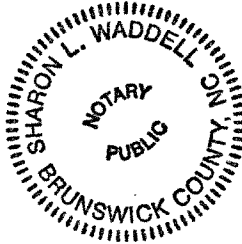


EXHIBIT "A"

BEING all of Lot 95, Section 1A, Seaspray Landing, as the same is shown on the map entitled "Section 1A, Seaspray Landing", as recorded in Map Book 38 at Page 31 of the New Hanover County Registry, to which map reference is hereby made for a more particular description.

SUBJECT TO the Declaration of Covenants, Conditions and Restrictions of Seaspray Landing as recorded in Book 2373 at Page 447 of the New Hanover County Registry, and any amendments thereto recorded in the New Hanover County Registry.

TOGETHER WITH the rights of ingress, egress and regress over all roads, streets and rights of way shown on the plat recorded in Map Book 38 at Page 31 of the New Hanover County Registry.

TAMMY THEUSCH
BEASLEY
Register of Deeds

New Hanover County Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 07/03/2018 01:09:21 PM
Book: RB 6153 Page: 2433-2437
5 PGS \$26.00
Real Property \$26.00
Recorder: ANGELA ENGLISH
Document No: 2018021026

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.