

BK: RB 6582  
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07/22/2022

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BY: KELLIE GILES

DEPUTY

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NEW HANOVER COUNTY,

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$450.00

ELECTRONICALLY RECORDED

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: 450.00

Parcel Identifier No. R07100-003-415-000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Eugene B. Davis, Jr. P.C., 1612 Military Cutoff Road, Suite 301, Wilmington, NC 28403 <sup>RP</sup>

This instrument was prepared by: The Regan Law Firm, PLLC, without examination or certification of title

Brief description for the Index: LOT 17, SEC 1-A, PH 2, Saylor's Watch

THIS DEED made this 21st day of July, 2022, by and between

**GRANTOR**

Latecia Arve Burden, unmarried  
3119 Reminence Road  
Castle Hayne, North Carolina 28429

**GRANTEE**

Hannah M. Fitta *unmarried*  
4562 Exuma Lane  
Wilmington, North Carolina 28412

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 \_\_\_\_\_, \_\_\_\_\_ Masonboro Township, \_\_\_\_\_ New Hanover County, North Carolina and more particularly described as follows:

All of Lot 17 in Phase 2, Section 1-A, of Saylor's Watch, as the same is shown on a map or plat thereof recorded in Map Book 54, Page 49, of the New Hanover County Registry, reference to which is made for a more particular description.

Submitted electronically by "Eugene B. Davis, Jr. P.C."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the New Hanover County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6124 page 672

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

A map showing the above described property is recorded in Plat Book 54 page 49

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:

- 1. ad valorem taxes for 2022 and subsequent years;
- 2. rights of way and easements of record;
- 3. restrictive covenants of record; and
- 4. all land use, zoning, and subdivision statutes, ordinances, and regulations.

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

By: \_\_\_\_\_ (Entity Name) Latecia Arve Burden (SEAL)  
 Print/Type Name: Latecia Arve Burden

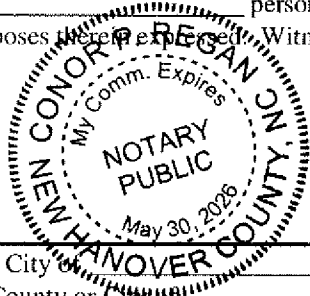
By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of New Hanover  
 I, the undersigned Notary Public of the County or City of New Hanover and State aforesaid, certify that Latecia Arve Burden 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 21st day of July, 2022.

My Commission Expires: May 30, 2026  
 (Affix Seal)



Conor P. Regan Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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  
 (Affix Seal) Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
 I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
 (Affix Seal) Notary's Printed or Typed Name