

**BK: RB 6792**  
**PG: 521 - 524**

RECORDED:

**08/06/2025**

**04:19:52 PM**

BY: ANGELA ENGLISH

DEPUTY

**2025020503**

**NEW HANOVER COUNTY,**

**MORGHAN GETTY COLLINS**

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$480.00

ELECTRONICALLY RECORDED

PREPARED BY/RETURN TO: YOW, FOX & MANNEN, PO BOX 479, WILMINGTON, NC 28402

STATE OF NORTH CAROLINA  
COUNTY OF NEW HANOVER

REVENUE STAMPS: \$480.00

Tax ID No: **R03312-003-073-000; R03312-003-074-000; R03312-003-075-000,**  
**& R03312-003-076-000**

This instrument prepared by: Douglas A. Fox, a licensed North Carolina attorney.  
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Preparer has been informed that this is not the primary residence of the Grantor.

**WARRANTY DEED**

THIS DEED, made this 6<sup>th</sup> day of August, 2025, by **Rachel's Place, LLC**, a North Carolina limited liability company, of 6622 A Gordon Road, Wilmington, NC 28411, GRANTOR, to **Bostic Building Corporation**, a North Carolina corporation, of 6622 A Gordon Road, Wilmington, NC 28411, GRANTEE;

**WITNESSETH:**

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in the County of New Hanover, State of North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

Submitted electronically by "Yow, Fox & Mannen, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the New Hanover County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, an all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions herein referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee and has the right to convey in fee simple; that the title is marketable and free and clear of all encumbrances; and that Grantor will warrant and defend title against the lawful claims of all persons whomever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: (A) subject to County and Local Zoning Ordinances; (B) subject to standard easements for utilities; (C) restrictive covenants of record, if any; (D) ad valorem taxes for current year.

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.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**Rachel's Place, LLC**  
a North Carolina limited liability company

 (SEAL)

Name: **D. Brett Bostic**  
Title: Managing Member

STATE OF NORTH CAROLINA

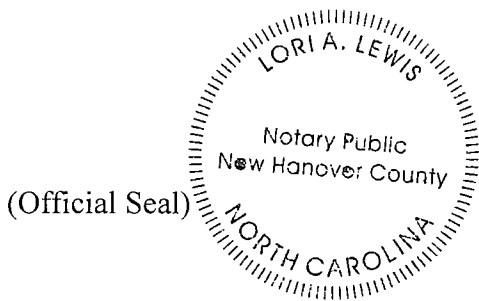
COUNTY OF NEW HANOVER

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: D. Brett Bostic

Date: 8/6/25

*Lori A. Lewis*  
Lori A. Lewis, Notary Public

My Commission Expires: 9/1/28



**EXHIBIT "A"**

**BEING ALL** of Lots 33, 34, 35, and 36 Blue Clay Townes as depicted on a map entitled "BLUE CLAY TOWNES, A PERFORMANCE RESIDENTIAL SUBDIVISION", as recorded in Map Book 73 at Page 284, in New Hanover County Registry, reference to which is hereby made for a more particular description.

**TOGETHER WITH AND SUBJECT TO** the DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR BLUE CLAY TOWNES, as recorded in Book 6763 at Page 1580, in New Hanover County Registry, and any amendments thereto.