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BK: RB 5972
PG: 1781-1783
RECORDED:
05-25-2016
11:57:42 AM
BY: CAROLYN JOHNSON
DEPUTY



2016015711
NEW HANOVER COUNTY, NC
TAMMY THEUSCH BEASLEY
REGISTER OF DEEDS

NC FEE \$26.00

NO TITLE CERTIFICATION OR TAX ADVICE REQUESTED OF OR PROVIDED BY DRAFTSMAN

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

REVENUE STAMPS: \$0.00

PARCEL#: R07900-003-172-000

DRAWN BY: BOYLES LAW FIRM, PLLC/ KDM
319-A North 4th Street, Wilmington, NC 28401
RETURN TO: BOYLES LAW FIRM, PLLC

GRANTOR MAILING ADDRESS: 6117 Ambleside Drive, Wilmington, NC 28409
PROPERTY CONVEYED: 6117 Ambleside Drive, Wilmington, NC 28409
GRANTOR PRIMARY RESIDENCE: X Yes No
GRANTEE'S MAILING ADDRESS: 6117 Ambleside Drive, Wilmington, NC 28409

BRIEF LEGAL: LOT 82, SEC 10, SENTRY OAKS

This deed, made and entered into this 23 day of May, 2016, by and between **LINDA J. BAUM and wife, MARY E. MCGOLDRICK and KATHLEEN M. DRAGHI, single**, the Grantor(s), and **LINDA J. BAUM and wife, MARY E. MCGOLDRICK**, the Grantee(s).

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 into the Grantee in fee simple all that certain lot or parcel of land located in the County of **NEW HANOVER**, State of **NORTH CAROLINA**, more particularly described as follows:

BEING ALL of Lot 82, Section 10, of Sentry Oaks Subdivision as shown on map thereof recorded in Map Book 44, at Page 198 of the New Hanover County Public Registry, reference to which map is hereby made for a more particular description, New Hanover County, North Carolina.

To have and to hold the aforesaid lot or parcel, together with all privileges and appurtenances thereto, heretofore belonging to the Grantor in fee simple.

The Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the 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 whomever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: The provisions of all applicable zoning and land use ordinances, statutes and regulations; 2016 ad valorem taxes; and all applicable restrictive covenants and utility easements of record.

In witness whereof the Grantor(s) has hereunto set their 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.

Linda J. Baum

GRANTOR: LINDA J. BAUM

Mary E. McGoldrick

GRANTOR: MARY E. MCGOLDRICK

Kathleen M. Draghi

GRANTOR: KATHLEEN M. DRAGHI

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I certify that the following person(s), **LINDA J. BAUM, MARY E. MCGOLDRICK AND KATHLEEN M. DRAGHI** 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: **GRANTOR(S)**,

[Check One]

- (i) I have personal knowledge of the identity of the principal(s); or
- (ii) I have seen satisfactory evidence of the principal's identity by a current state or federal identification, with the principal's photograph, in the form of a NCDL.

(Official Seal of Notary Public Here)



Date: May 23, 2016

Jodie W. Henderson
Notary Public Signature

My Commission Expires: 5-9-19

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 910-798-7751



State of North Carolina, County of NEW HANOVER
Filed For Registration: 05/25/2016 11:57:42 AM
Book: RB 5972 Page: 1781-1783
3 PGS \$26.00
Real Property \$26.00
Recorder: CAROLYN JOHNSON
Document No: 2016015711

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