

**BK: RB 6715**  
**PG: 936 - 939**

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07/01/2024

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BY: SAMANTHA SPEAKER

DEPUTY

2024016018

**NEW HANOVER COUNTY,**

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$744.00

ELECTRONICALLY RECORDED

## GENERAL WARRANTY DEED

**REVENUE: \$744.00**

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds on purchase closings

THIS INSTRUMENT WAS  
PREPARED BY: Robert G. Collins

Grantor's primary residence: YES/NO

RETURN TO: MCCOLLUM LAW, PC

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER    Property Address: 914 GREENHOWE DRIVE  
WILMINGTON, NC 28409

NO OPINION ON TITLE

**PARCEL: R06607-002-020-000**

**THIS DEED** made this 25 day of **June, 2024**, by and between **ALBERT M. BJORKQUIST, and spouse, SUSAN R. BJORKQUIST**, hereinafter called **GRANTOR**, and **ALL STAR SERVICES AND RENTALS LLC, a NC limited liability company**, whose mailing address is 3624 CROSS TIMBER LN, RALEIGH NC 27603-9658 hereinafter called **GRANTEES:**

The designation of 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.

submitted electronically by "McCollum Law PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the New Hanover County Register of Deeds.

**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 or parcel of land situated in or near the City of **WILMINGTON, NEW HANOVER** County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A"**

The property hereinabove described was acquired by Grantor by deed recorded in **Book 1416 at Page 1309, NEW HANOVER** County Register of Deeds, North Carolina.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described in subject to the following exceptions:

Restrictive covenants, easements and rights of way as may appear of record in the aforesaid Registry, **2024** ad valorem taxes and all applicable zoning and land use ordinances.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, or if corporate, has caused this instrument to be signed in the 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.

Albert M Bjorkquist  
ALBERT M. BJORKQUIST

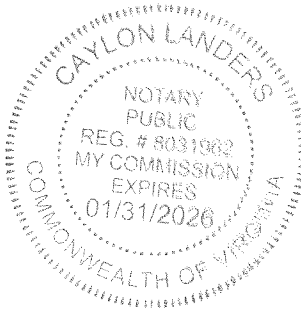
Susan R. Bjorkquist  
SUSAN R. BJORKQUIST

STATE OF VIRGINIA

COUNTY OF Henrico

I, Ceylon Landers, a Notary Public of the County and State aforesaid, certify that **ALBERT M. BJORKQUIST**, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25 day of June, 2024.

(Official Seal)



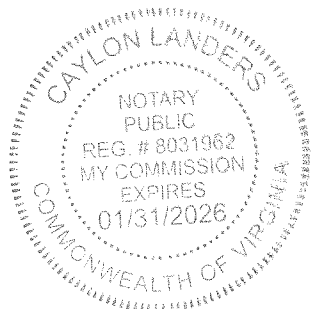
[Signature]  
Notary Public  
My commission expires: 01/31/2026

STATE OF VIRGINIA

COUNTY OF Henrico

I, Ceylon Landers, a Notary Public of the County and State aforesaid, certify that **SUSAN R. BJORKQUIST**, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25 day of June, 2024.

(Official Seal)



[Signature]  
Notary Public  
My commission expires: 01/31/2026

EXHIBIT "A"

**ALL OF LOT 566 OF PINE VALLEY ESTATES SUBDIVISION, SECTION 10,  
AS SHOWN UPON THAT MAP OF SAID SUBDIVISION RECORDED IN THE  
NEW HANOVER COUNTY REGISTRY IN MAP BOOK 9 AT PAGE 34.**