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NC FEE \$26.00

RECORDED:

10/22/2024

NEW HANOVER COUNTY, NC

11:06:23 AM

MORGHAN GETTY COLLINS

REAL ESTATE

BY: SAMANTHA SPEAKER
DEPUTY

REGISTER OF DEEDS

EXTX \$1370.00

ELECTRONICALLY RECORDED

Submitted electronically by Johnson & Moore PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the New Hanover County Register of Deeds.

Excise Tax: \$1,370.00



GENERAL WARRANTY DEED

Brief Description: L-1, B-208, Carolina Beach,

Prepared by: Johnson & Moore, PA, 1328 N. Lake Park Blvd., Unit 104, Carolina Beach, NC 28428

This instrument was prepared by Johnson & Moore, PA, licensed North Carolina attorneys.

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

Parcel Identifier No.: R08807-003-001-000

THIS DEED made this 21st day of October, 2024, by and between CHARLES STANLEY HAMM (A/K/A C. STANLEY HAMM), WIDOWER (hereinafter referred to as "Grantor," whether singular or plural) with a mailing address of 623 Lyrebird Ave., Wilmington, NC 28412 and DESIGN HOME BUILD INVESTMENTS, LLC (hereinafter referred to as "Grantee," whether singular or plural) with a mailing address of 114 Florida Ave., Carolina Beach, NC 28428. 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 or parcel of land situated in the Town of Carolina Beach, New Hanover County, North Carolina and more particularly described as follows:

BEING all of Lot 1, Block 208, Carolina Beach, as the same is shown on the plat thereof recorded in Map Book 3, Page 67, New Hanover County Registry, reference to which is hereby made for a more particular description.

This Property does/ does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6356, Page 2507 of the New Hanover County Registry.

A map showing the above-described property is recorded in Map Book 3, Page 67 of the New Hanover County Registry.

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: ad valorem taxes for 2024; and utility easements and unviolated covenants, conditions or restrictions of record that do not materially affect the value of the Property.

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



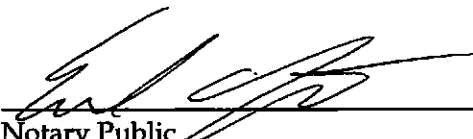
CHARLES STANLEY HAMM (SEAL)

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 signed the foregoing document: **CHARLES STANLEY HAMM.**

This 21st day of October, 2024.

(NOTARY SEAL)



Notary Public
My Commission Expires: 07/12/2029

EDWARD A. JOHNSON II
Notary Public, North Carolina
Brunswick County
My Commission Expires
July 12, 2029