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07/14/2022

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BY: ANDREA CRESWELL
ASSISTANT

2022026079

NEW HANOVER COUNTY,

TAMMY THEUSCH PIVER
REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$800.00

ELECTRONICALLY RECORDED

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$800.00

Parcel Identifier No. R07006-002-136-000 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

This instrument was prepared by: Costner Law Office, PLLC, 10125 Berkeley Place Drive, Charlotte, NC 28262

Brief description for the Index: Lot 31, Woodlands at Echo Farms Subdivision, Phase 1

THIS DEED made this 7 day of July, 2022, by and between

GRANTOR

H & H Constructors of Fayetteville, LLC, a North Carolina limited liability company
2919 Breezewood Avenue
Suite 400
Fayetteville, NC 28303

GRANTEE

Jeremy Tyler Pope and Ashley Homer Pope, husband and wife
1114 McCarley Blvd.
Wilmington, NC 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 Wilmington, New Hanover County, North Carolina and more particularly described as follows:

Being all of Lot 31 Woodlands Grove at Echo Farms, Phase 1 as shown on map recorded in Map Book 69 at Pages 25-27, a revision of Map Book 68 at Pages 352-354, New Hanover County Registry, reference to said map being hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 6401 page 606.

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

A map showing the above described property is recorded in Plat Book 69 page 25-27.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

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

H & H Constructors of Fayetteville, LLC, a North Carolina limited liability company

(Entity Name)


By: 
Print/Type Name & Title: Leon O'Rourke, Division President - H&H Homes - Wilmington

State of South Carolina – County of Horry

I, Kim Lawless, the undersigned Notary Public of the County and State aforesaid, certify that Leon O'Rourke, personally appeared before me this day and acknowledged that he is the Division President – H&H Homes - Wilmington of H & H Constructors of Fayetteville, LLC, a North Carolina limited liability company, 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

7th day of JULY, 2022

My Commission Expires: 5/19/2025


Notary Public

