

③
25
4960.00

BK: RB 5972
PG: 1472-1475
RECORDED:
05-24-2016
04:47:48 PM
BY: CAROL HUGHLEY
DEPUTY



2016015657
NEW HANOVER COUNTY, NC
TAMMY THEUSCH BEASLEY
REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$1960.00

Excise Tax \$1960.00

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No: R06305-001-004-000

Prepared by: AARON B. ANDERSON, PLLC
Return to: AARON B. ANDERSON, PLLC

Brief description for the Index

Lot 4, Westport

THIS DEED made this ____ day of _____ 2016, by and between

GRANTOR

Derek D. Wright and wife,
Marcy A. Wright

110 Skystasail Drive

Wilmington, NC 28409

GRANTEE

Todd Cameron Snyder and wife,
Erin Patricia Snyder

6412 Westport Drive

Wilmington, NC 28409

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 **New Hanover County**, North Carolina and more particularly described as follows:

See Attached Exhibit "A"

Subject to ad valorem real property taxes; Applicable restrictions and easements of record; all local, county, state and federal laws and regulations relative to zoning, occupancy, subdivision, usage, construction and development of the described property.

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 is subject to the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the 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.

Derek D. Wright (SEAL)
Derek D. Wright

Marcy A. Wright (SEAL)
Marcy A. Wright

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, Tamara L. Blackwelder a Notary Public for New Hanover County and State of North Carolina, certify that Derek D. Wright and Marcy A. Wright personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day _____, 2016.

TAMARA L. BLACKWELDER
Notary Public
North Carolina
New Hanover County

Tamara L. Blackwelder
Notary Public-

(SEAL)

Commission Expires: 6/13/19

EXHIBIT "A"

BEING ALL OF LOT 4, WESTPORT, AS THE SAME IS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 25 AT PAGE 115 OF THE NEW HANOVER COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TOGETHER WITH AND SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WESTPORT SUBDIVISION RECORDED IN BOOK 1308 AT PAGE 897, NEW HANOVER COUNTY REGISTRY AS AMENDED.

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: 05/24/2016 04:47:48 PM
Book: RB 5972 Page: 1472-1475
4 PGS \$1,986.00
Real Property \$26.00
Excise Tax \$1,960.00
Recorder: CAROL HUGHLEY
Document No: 2016015657

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.