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BY: ANDREA CRESWELL
ASSISTANT

2023014220

NEW HANOVER COUNTY,

MORGHAN GETTY COLLINS

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$470.00

ELECTRONICALLY RECORDED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$470.00

Parcel Identifier No. R04813-021-007-000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Mann, McGibney & Jordan, PLLC, 110 Duncannon Blvd, Ste 160, Wilmington, NC 28403

This instrument was prepared by: The Regan Law Firm, PLLC without examination or certification of title

Brief description for the Index: Lots 4, Block 255, City of Wilmington

THIS DEED made this 24 th day of May 2023, by and between

GRANTOR

GRANTEE

Cape Fear Collective Impact Opportunity 2, LLC,
a North Carolina Limited Liability Company
P.O. Box 7746
Wilmington, North Carolina 28406

Vigilant Hope Inc., a North Carolina Corporation
24 South 16th Street
Wilmington, North Carolina 28401

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 of that certain lot, parcel of land or condominium unit situated in New Hanover County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instruments recorded in Book 6534 Page 752.

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

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:

1. ad valorem taxes for 2023 and subsequent years; 2. rights of way and easements of record; 3. restrictive covenants of record; and 4. all land use, zoning, and subdivision statutes, ordinances, and regulations.

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

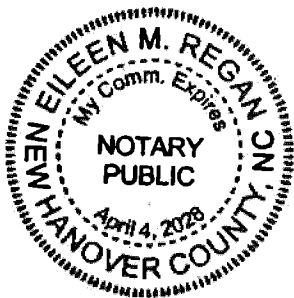
Cape Fear Collective Impact Opportunity 2, LLC

Meaghan D. (SEAL)
BY: Meaghan Dennison, Manager

State of North Carolina
County of New Hanover

I, the undersigned Notary Public of the County of New Hanover and State aforesaid, certify that Meaghan Dennison personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24 day of May, 2023.

My Commission Expires:
April 4th, 2028
(Affix Seal)



Eileen M. Regan
Eileen M. Regan, Notary Public

EXHIBIT "A"

PROPERTY ADDRESS: 606 Anderson Street, Wilmington, NC 28401
PARCEL ID: R04813-021-007-000

BEGINNING AT A POINT IN THE LINE OF THE EAST SIDE OF ANDERSON STREET 66 FEET NORTH FROM ITS INTERSECTION WITH THE LINE OF THE NORTH SIDE OF MILLER STREET; RUNNING THENCE NORTHWARDLY WITH THE SAID LINE OF THE EAST SIDE OF ANDERSON STREET 33 FEET, THENCE EASTWARDLY AND PARALLEL WITH MILLER STREET 165 FEET, THENCE SOUTHWARDLY AND PARALLEL WITH ANDERSON STREET 33 FEET; THENCE WESTWARDLY AND PARALLEL WITH MILLER STREET, 165 FEET TO THE POINT OF BEGINNING, SAME BEING A PART OF LOT 4 IN BLOCK 255 ACCORDING TO THE OFFICIAL PLAN OF THE CITY OF WILMINGTON, N.C.