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20 RLs

BK: RB 6748



PG: 206-209

2024031785

RECORDED:
12-20-2024

NEW HANOVER COUNTY, NC

12:15:15 PM

MORGHAN GETTY COLLINS

BY: ANDREA CRESWELL
ASSISTANT

REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$20.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$20.00
Parcel ID:	05407-006-008-000
Mail/Box to:	
Prepared by:	Alexander M. Hall
Brief description for the Index:	Pt Lot 21 Block E Ardmore City of Wilmington

NO TITLE SEARCH WAS REQUESTED OR PERFORMED.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 12th day of November, 2024 by and between:

GRANTOR	GRANTEE
JOHN PATRICK KELLY and JOHN GREGORY KELLY (both unmarried) as joint tenants with rights of Survivorship 1913 Ann Street Wilmington, NC 28403	JAMES K. McCRARY, a single individual 1920 Wrightsville Avenue Wilmington, NC 28401

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Wilmington, New Hanover County, North Carolina and more particularly described as follows (the "Property"):

The property herein conveyed is set forth in the Property Description attached hereto and labeled EXHIBIT 1.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book6472 page2944.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 3 page 52.

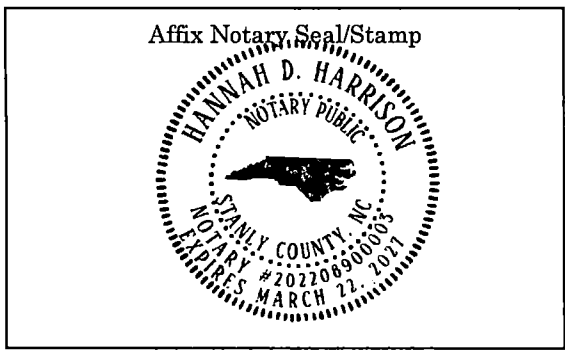
TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

[Signature]
Name: JOHN PATRICK KELLY
[Signature]
Name: JOHN GREGORY KELLY

STATE NORTH CAROLINA, COUNTY OF New Hanover

I Hannah D. Harrison, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 12th day of December, 2024, each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): JOHN PATRICK KELLY and JOHN GREGORY KELLY..



[Signature]
Notary Public (Official Signature)
My commission expires: March 22nd 2027

EXHIBIT 1
PROPERTY DESCRIPTION

BEGINNING at a point the following courses and distances from the intersection of the northern line of Ann Street with the eastern line of Nineteenth Street: Along the northern line of Ann Street 280 feet; thence northwardly and parallel with Nineteenth Street 123.7 feet, **THE POINT OF BEGINNING**.

THENCE, from the Point of Beginning in a westwardly direction and parallel with the northern line of Ann Street (South 86 degrees, 34 minutes, 52 seconds West) 38.91 feet to the northeast corner of Lot 20;

THENCE, along the Eastern line of Lot 7 and parallel with Nineteenth Street North 02 degrees 02 degrees 27 minutes West a distance of 22.7 feet to an iron pipe in the eastern property line of Lot 7;

THENCE, along the southeastern property line of Lot 8 North 53 degrees, 54 minutes, 36 seconds East a distance of 20.08 feet to an iron pipe;

THENCE, in a southeasterly direction and parallel with Wrightsville Avenue to the **POINT OF BEGINNING** containing 844 square feet.

MORGHAN GETTY
COLLINS
Register of Deeds

New Hanover County Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 12/20/2024 12:15:15 PM
Book: RB 6748 Page: 206-209
4 PGS \$46.00
Real Property \$26.00
Excise Tax \$20.00
Recorder: ANDREA CRESWELL
Document No: 2024031785

DO NOT REMOVE!

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