

**BK: RB 6372**  
**PG: 2470 - 2473**

RECORDED:

**10/29/2020**

**04:38:18 PM**

BY: ANDREA CRESWELL

ASSISTANT

**2020045668**

**NEW HANOVER COUNTY,**

**TAMMY THEUSCH BEASLEY**

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$1390.00

ELECTRONICALLY RECORDED

**GENERAL WARRANTY DEED**

REVENUE: \$1390.00

PREPARED BY: Collins & Collins Law Offices, PLLC

MAIL AFTER RECORDING TO: Whiteford, Taylor & Preston, LLP, 1021 E. Cary Street, Suite  
1700, Richmond, Virginia 23219

**Primary Residence: No**

NORTH CAROLINA  
COUNTY OF NEW HANOVER  
PIN: R04720-009-024-000

**Property Address: 126 Princess Street  
Wilmington, NC 28401**

THIS DEED made this 29th day of October, 2020 by and between **126 PRINCESS, LLC, a North Carolina limited liability company**, hereinafter called **GRANTOR**, and **SCI 126 Princess, LLC, a North Carolina limited liability company**, whose mailing address is 100 S. Belcher Road, Unit 7534, Clearwater, FL 33758 hereinafter called **GRANTEE**:

The designation of 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 with GENERAL WARRANTY and English covenants unto the Grantee in fee simple, all that certain lot or parcel of land situated in **WILMINGTON**, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

The property hereinabove described, was acquired by Grantor by instrument recorded in Book **6034**, Page **1756**, **NEW HANOVER COUNTY** Registry, North Carolina.

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:

Restrictive covenants, easements and rights of way as may appear of record in the aforesaid Registry, 2020 ad valorem taxes, a lien not yet due and payable, and all applicable zoning and land use ordinances.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in the 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.

SEE SIGNATURE PAGE

**GENERAL WARRANTY DEED:**

**126 PRINCESS, LLC, a North Carolina  
limited liability company**

[Signature] (SEAL)  
By: Andrew J. Hall, Member/Manager

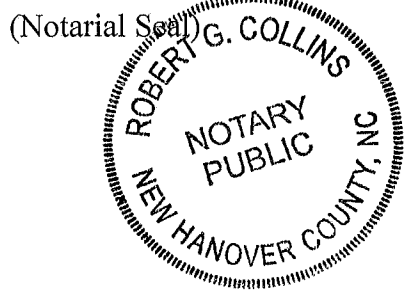
STATE: North Carolina

COUNTY: New Hanover

I, Robert G Collins a Notary Public of the County and State aforesaid, certify that  
Andrew J. Hall, Member/Manager of **126  
PRINCESS, LLC, a North Carolina limited liability company**, personally appeared before  
me this day and acknowledged the execution of the foregoing instrument. Witness my hand and  
official stamp or seal, this 27 day of October, 2020.

[Signature]  
Notary Public

My commission expires: 9/19/2025



**EXHIBIT "A"**

**That certain parcel or parcels of land situated in Wilmington Township, New Hanover County, North Carolina, being a portion of the tract described in Map Book 42, at Page 81, in the New Hanover County Register of Deeds office and being shown on a map prepared by McKim and Creed titled "Boundary Survey Portions of Block 165, lot 1-5 dated April 14, 2005", said tract being more particularly described as follows:**

**Beginning at a concrete monument, at the intersection of Second Street and Princess Street on a map prepared by McKim and Creed titled "Boundary Survey Portions of Block 165, Lots 1-5 dated April 14, 2005", said point being in the centerlines of Second Street and Princess Street in a manhole, thence South 39 degrees 23' 00" West a distance of 46.67 feet to a map nail set in the western right of way of Second Street, said point being the true Point of Beginning.**

**Thence from the Point of Beginning South 05 degrees 37'05", East a distance of 132.68 feet along the western right of way of Second Street to a chiseled X found , thence South 84 degrees 23'00" West, a distance of 115.16 feet to a chiseled X near the wall of the city parking deck, thence North 05 degrees 37'00" West, a distance of 27.38 feet to a Map nail found, thence North 84 degrees 47'38" East, a distance of 19.90 feet to an iron rod set, thence North 05 degrees 15'23" West, a distance of 80.01 feet to a chiseled X at the southern line right of way of Princess Street, thence North 84 degrees 22'52" East, a distance of 60.35 feet to a Map nail set, being the Point of Beginning. Containing 10,049 Sq. ft., or .23 acres, more or less.**

**And being the same property described in Book 5922 at Page 78 of the New Hanover County Registry.**

**BK: RB 6377**  
**PG: 951 - 952**

RECORDED:

11/10/2020

03:02:06 PM

BY: ANGELA ENGLISH

DEPUTY

2020047670

**NEW HANOVER COUNTY,**

**TAMMY THEUSCH BEASLEY**

REGISTER OF DEEDS

NC FEE \$26.00

EXTX \$0.00

ELECTRONICALLY RECORDED

### **CORRECTIVE AFFIDAVIT**

Giving notice of typographical or other minor error pursuant to NCGS 47-36.1

Title of Instrument: General Warranty Deed

Date of Recording: October 29, 2020

Recording Book and Page: Book 6372, Page 2470

Original Parties to the Instrument:

Grantor(s): 126 Princess, LLC, a North Carolina limited liability company

Grantee(s): SCI 126 Princess, LLC, a North Carolina limited liability company

Now comes the undersigned as the underwriter for Stewart Title Guaranty Company, title insurer of the transaction, being first duly sworn and does say the following:

1. Through mutual mistake, inadvertence or mistake of the draftsmen the Instrument referenced above, contained the following typographical or other minor error:

Lines 10, 15, and 19 of Exhibit "A" reference a "map" or "Map" nail instead of a "mag" nail.

Two calls were omitted from Line 16 of Exhibit "A".

2. It was the intent of the parties to the Instrument that the erroneous information in the Instrument referenced above, as corrected, should read as follows:

Lines 10, 15, and 19 of Exhibit "A" hereby reference a "mag" nail instead of a "map" or "Mag" nail.

Line 16 of Exhibit "A" should read as follows:

found, thence North 84 degrees 23'00" East, a distance of 34.23 feet to a chiseled X; thence North 05 degrees 14'34" West, a distance of 25.43 feet to a chiseled X, thence North 84 degrees 47'38" East, a distance of 19.90 feet to an iron rod set,

submitted electronically by "Stewart Title Guaranty Company - Commercial Services Charlotte" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the New Hanover County Register of Deeds.

Signature of Affiant: Thomas A. Wilson

Print Name: Thomas A. Wilson

State of North Carolina County of Mecklenburg

Sworn to and subscribed before me this 10th day of November, 2020

Notary Public: Monique Saxbury

My commission expires: April 27, 2024

Notary Seal

