

**BK: RB 6467**  
**PG: 113 - 114**

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07/02/2021

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BY: KELLIE GILES

DEPUTY

2021033078

**NEW HANOVER COUNTY,**

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

REAL ESTATE

EXTX \$330.00

ELECTRONICALLY RECORDED

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$330.00

Tax Parcel ID No R04100-001-336-000 Verified by New Hanover County

on the \_\_\_\_ day of \_\_\_\_\_, 2021 By: \_\_\_\_\_

Mall/Box to Grantee: \_\_\_\_\_

This instrument was prepared by: Brian A. Martin, LLC 212 Trade St. Greer, SC 29651

Brief description for the Index: Preservation Point, Lot 89, Wilmington, NC 28401

THIS DEED, made this the 30 day of June, 2021, by and between

**GRANTOR: PRESERVATION POINT PARTNERS, LLC, a Tennessee limited liability company**

Whose mailing address is: 9827 Cogdill Rd., Suite 1, Knoxville, TN 37932

**GRANTEE: KENNETH JOE WRAY, JR. AND SUZANNE M. WRAY**

Whose mailing address is: 629 Redbud Pittsboro, NC 27312

#### WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of New Hanover, State of North Carolina, more particularly described as follows:

All that certain piece, parcel or lot of land, situate, lying and being in the State of North Carolina, County of New Hanover, being shown and designated as Lot 89, on a Plat entitled Preservation Point, dated February 25, 2021 and recorded March 8, 2021 in Plat Book 69 at Page 179-189, New Hanover County ROD. Reference is hereby made to said plat for a more complete description by metes and bounds.

This being the same property conveyed to Preservation Point Partners, LLC by Deed of Corbett Package Company recorded December 14, 2018 in Deed Book 6184 at Page 1992, New Hanover County ROD.

This conveyance is made subject to the following Exceptions and Reservations:

1. Duke Energy Easement as referenced in Deed Book 6342 at Page 1083, New Hanover County ROD.
2. Conservation Easement as referenced in Deed Book 6375 at Page 2757, New Hanover County ROD.
3. Declaration of Covenants as referenced in Deed Book 6376 at Page 976, New Hanover County ROD.

submitted electronically by "Brian A. Martin, LLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the New Hanover County Register of Deeds.

Tax Map #: R04100-001-336-000

Property Commonly Known As: Preservation Point, Lot 89, Wilmington, NC 28401

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Any ad valorem property taxes now due and payable and easements of record.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

Subject property is not the residence of Grantor.

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

PRESERVATION POINT PARTNERS, LLC,  
a Tennessee limited liability company



(Seal)

BY: PETER SCOTT RYE, MANAGER

STATE OF TENNESSEE

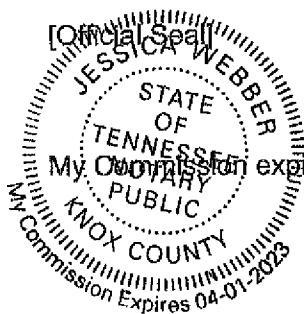
COUNTY OF Knox

I, Jessica Webber, a Notary Public of Knox County and State of Tennessee does hereby certify that Scott Rye of Preservation Point Partners, LLC personally appeared before me and acknowledged the execution of the foregoing. Witness my hand and official stamp or seal, this 30 day of June, 2021.



(SEAL)

NOTARY PUBLIC



My Commission expires: 04/01/23