



The Attorney Preparing this Instrument Made No Record Search or Title Examination as to the Property Herein Described, Unless the Same is Shown by Their Written and Signed Certificate.

Tax Lot No. 04800005 Parcel Identifier No.

Verified by County on the day of , 20.

Excise Stamps \$ 11,000.00

Mail after recording to: Grantee

This instrument was prepared by: Equitas Law Partners LLP, 330-A2 Military Cutoff Rd, Wilmington, NC 28405

Brief description for the Index: Lot 44, Sec. 2, Olde Towne / Brunswick Acres
This instrument prepared by: Justin Humphries, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this day of , 2023 by and between	
GRANTOR	GRANTEE
<p>Baker NC Properties LLC a North Carolina limited liability company</p> <p>209 Dixie Avenue Wilmington NC 28403</p>	<p>TOWN OF LELAND a municipal corporation organized and existing under the laws of the State of North Carolina</p> <p>102 Town Hall Drive Leland, NC 28451</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the 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 Brunswick County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A

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 the 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 to the same against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

1. Easements and restrictions that appear of record.
2. Taxes due but not yet payable.
3. The terms of all applicable zoning, land use and planning ordinances, statutes and regulations.

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, and its seal to be hereunto affixed by authority of its Operating Agreement, the day and year first above written.

Baker NC Properties LLC

By: Wayne E. Baker (SEAL)
Wayne Baker, Manager

SEAL-STAMP

NORTH CAROLINA

New Hanover COUNTY

I, a Notary Public of the County and State aforesaid, certify that Wayne Baker, in his capacity as Member/Manager of Baker NC Properties LLC, personally appeared before me this day and acknowledged that he/she is duly authorized to execute this Warranty Deed, and executed foregoing instrument. Witness my hand and official stamp or seal, this 7 day of November, 2023.

My commission expires: 12-26-2023

H. Kate Nevins
Notary Public



**EXHIBIT A****Legal Description**

BEGINNING at a stone one the East side of N.C. Highway No. 133, two miles south of the intersection of N.C. Highway No. 133 and U.S. Highway No. 17; running thence from said beginning point South 86 degrees 15 minutes East 17.39 chains to a stake; thence South 83 degrees East 4.85 chains to the West bank of the Brunswick River; thence with and along the West bank of said Brunswick River, South 32.42 chains to a stake; thence South 82 degrees 10 minutes West 22.87 chains to an iron stake in the eastern edge of Highway No. 133; thence North 10 degrees 25 minutes West 36.98 chains to the point of beginning; the same being 71 acres, more or less, bounded on the North by A. Axler and McKeithan, on the West by Orton Road, on the South by International Paper Company, and on the East by the Brunswick River; and being the same property described in a deed recorded in Book 181, Page 517, of the Brunswick County Registry; BUT,

LESS AND EXCEPTING FROM THE ABOVE DESCRIBED LANDS, all of that certain 33.70 acres, more or less, which has been previously conveyed out of said lands to Southern Lifestyles, LLC, by Warranty Deed dated October 8, 1998, and recorded in Book 1253, Page 1157, or the Brunswick County Registry.