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03/01/2021

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BY: ANDREA CRESWELL
ASSISTANT

2021009941

NEW HANOVER COUNTY,

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00

EXTX \$0.00

ELECTRONICALLY RECORDED

NORTH CAROLINA QUITCLAIM DEED

Tax Parcels: R05413-041-006-000, R05413-041-005-000

This instrument was prepared by: Hodges Coxe & Potter, LLP 3907-100 Wrightsville Ave. Wilmington, NC 28403

Excise Tax: \$0.00 (NTC)

Mail after recording to: _____

THIS QUITCLAIM DEED made this 26 day February, 2021, by and between:

GRANTOR	GRANTEE
Fifth Street Investors, LLC	Sixth Street Land, LLC
10 S. Cardinal Drive Wilmington, NC 28403	4509 Creedmoor Road, Suite 302 Raleigh, NC 27612

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 neutral as required by context.

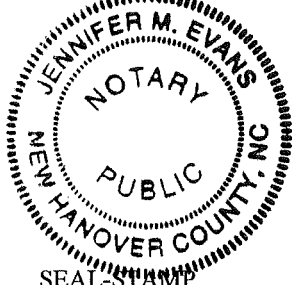
WITNESSETH, that the Grantor, in consideration of Grantee accepting the property and the obligations that come with it, has and by these presents does release and forever quitclaim unto the Grantee those parcels of land lying and being in New Hanover County, North Carolina (the "Property") and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the Property of land and all privileges thereunto belonging to the said Grantee and its successors and assigns free and discharged from all right, title, claim or interest of the said Grantors or anyone claiming by and through or under them. Grantor makes no warranties of title.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.



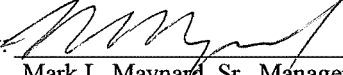
SEAL-STAMP

NORTH CAROLINA

New Hanover

COUNTY

FIFTH STREET INVESTORS, LLC

By:  (SEAL)
Mark L. Maynard, Sr., Manager

I, a Notary Public of the County and State aforesaid, certify Mark L. Maynard, Sr., Manager of Fifth Street Investors, LLC, personally appeared before me this day and acknowledged that he is duly authorized to execute this Quitclaim Deed, and that he executed foregoing instrument. Witness my hand and official stamp or seal, this

26 day of February, 2021.

My commission expires: 08.30.25


Notary Public

**EXHIBIT A
LEGAL DESCRIPTION**

LYING AND BEING in the City of Wilmington, New Hanover County, North Carolina and being all of TRACT 1, TRACT 2, TRACT 3 AND TRACT 4 as shown on that survey entitled "ALTA/NSPS LAND TITLE SURVEY for: FIFTH STREET INVESTORS, LLC", dated September 14, 2020, Job No. 20-0830, and being more particularly described as follows according to said survey:

TRACT 1: 

BEGINNING at a rebar set at a point on the eastern margin of the right of way of 6th Avenue, said point being located at the southwest corner of property owned now or formerly by Mapp Enterprises Inc (PARID R05413-041-004-000);

Thence running North 83 degrees 42 minutes 28 seconds East 157.50 feet to a rebar set on the western margin of a 15-foot alley;

Thence along the western margin of said 15-foot alley South 06 degrees 16 minutes 07 seconds East 136.90 feet to a rebar set on the northern margin of a 50-foot railroad right of way according to right of way and track map #V08129 dated April 22, 1935;

Thence with the northern margin of said railroad right of way along a curve having a chord bearing and distance of South 70 degrees 44 minutes 22 seconds West 49.83 feet to a rebar set;

Thence running South 83 degrees 41 minutes 35 seconds West 108.95 feet to an existing rebar at the intersection of the northern right of way of Martin Street and the eastern margin of the right of way of 6th Street;

Thence along the eastern margin of 6th Street North 06 degrees 16 minutes 07 seconds West 148.11 feet to the POINT OF BEGINNING, containing 0.53 acres (23,053.10 square feet), more or less

TRACT 2:

BEGINNING at an existing iron pipe located at the intersection of the western margin of the right of way of 7th Street and the southern margin of a 50-foot railroad right of way according to right of way and track map #V08129 dated April 22, 1935;

Thence along the southern margin of said railroad right of way South 65 degrees 09 minutes 22 seconds West 29.39 feet to a rebar set;

Thence running North 83 degrees 41 minutes 35 seconds East 27.86 feet to an existing iron pipe on the western margin of the right of way of 7th Street;

Thence along the western margin of 7th Street North 06 degrees 15 minutes 49 seconds West 9.34 feet to the POINT OF BEGINNING, containing 130.16 square feet, more or less.

TRACT 3:

BEGINNING at a rebar set at the intersection of the eastern margin of a 15-foot alley and the northern margin of a 50-foot railroad right of way according to right of way and track map #V08129 dated April 22, 1935;

Thence along the western margin of the 15-foot alley North 06 degrees 14 minutes 09 seconds West 26.62 feet to a rebar set at the southwest corner of Tract 4 described below;

Thence along the southern line of said Tract 4 North 83 degrees 41 minutes 35 seconds East 94.07 feet to a rebar set on the northern margin of said railroad right of way;

Thence with the northern margin of said railroad right of way along a curve having a chord bearing and distance of South 67 degrees 53 minutes 43 seconds West 97.80 feet to the POINT OF BEGINNING, containing 0.03 acres (1,252.25 square feet), more or less.

TRACT 4:

BEGINNING at a rebar set at a point on the eastern margin of a 15-foot alley, said point being the southwest corner of property owned now or formerly by James L. Hall, Jr. (PARID: R05413-041-007-000);

Thence running North 83 degrees 42 minutes 28 seconds East 157.71 feet to an existing iron pipe on the western margin of 7th Street;

Thence along the western margin of 7th street South 06 degrees 15 minutes 00 seconds East 21.87 feet to an existing iron pipe on the northern margin of a 50-foot railroad right of way according to right of way and track map #V08129 dated April 22, 1935;

Thence with the northern margin of said railroad right of way the following two (2) lines:

- (1) Along a curve having a chord bearing and distance of South 65 degrees 33 minutes 32 seconds West 16.84 feet to a point; and
- (2) Along a curve having a chord bearing and distance of South 66 degrees 19 minutes 51 seconds West 49.96 feet to a rebar set;

Thence South 83 degrees 41 minutes 35 seconds West 94.07 feet to a rebar set on the eastern margin of the right of way of said 15-foot alley;

Thence North 06 degrees 14 minutes 09 seconds West 42.06 feet to the POINT OF BEGINNING, containing 0.14 acres (5,995.09 square feet), more or less.