



Brenda M. Clemmons Register of Deeds
 09-26-2022 16:06:30.002 Brunswick County, NC
 NC REVENUE STAMP: \$650.00 (#845802)

Return to WORTMAN LAW type Box
 8 Total 26 Rev 650 Int. ds
 Chk \$ 676 Chk # 1756 Cash \$ _____
 Refund _____ Cash \$ _____ Finance _____
 Portions of document are illegible due to condition of original.
 Document contains seals verified by original instrument that cannot be reproduced or copied.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$650.00
Parcel ID:	2360001802
Mail/Box to:	McAngus Goudelock & Courie, PLLC, 1001 Military Cutoff Road, Suite 310, Wilmington, NC 28405
Prepared by:	Haylee Mitchell, McAngus Goudelock & Courie, PLLC, 1001 Military Cutoff Road, Suite 310, Wilmington, NC 28405
Brief description for the index:	TR-2B 1.3 AC

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 28 day of AUGUST, 20 22, by and between:

GRANTOR	GRANTEE
Center 129, LLC A North Carolina Limited Liability Company 8601 E. Oak Island Drive Oak Island, NC 28465 ELB Family LP A North Carolina Limited Partnership 4028 Barnes Bluff Southport, NC 28461	South Harbour POA Inc. <u>C/O LRES Association Mgmt</u> <u>1226 N. Howe St.</u> <u>Southport, NC 28461</u>

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 Southport, Brunswick County, North Carolina and more particularly described in EXHIBIT A, attached hereto and made a part hereof.



For back reference see Deed recorded in Book 4535, Page 1149 of the Brunswick County Registry.

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 140 page 25.

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.

Center 129, LLC

BY: [Signature]
John G. Hamilton, Member/Manager

ELB Family LP

BY: [Signature]
Edwin L. Burnett III, Partner



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STATE OF NORTH CAROLINA

COUNTY OF Brunswick

I, a Notary Public, do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 28 day of August, 2022

[Signature]
Printed Name: Haylee C Mitchell
My Commission Expires: 06-06-2027

HAYLEE C MITCHELL
NOTARY PUBLIC
Brunswick County
North Carolina
My Commission Expires June 6, 2027



EXHIBIT A

All of that certain tract or parcel of land containing 1.30 acres identified as tract 2B on a plat entitled "Glen Cove South Harbour Village" by Gary Keyes, PLS, dated 08/20/22, recorded in Map Cabinet 140, Page 25, Brunswick County Registry, The same being a portion of that tract or tracts of land containing the 4.62 acres identified as tract two on a plat entitled "Glen Cove South Harbour Village" by Sherwin D. Cribb conveyed to POINT ASSOCIATES, LLC, by STANDARD PRODUCTS OF NORTH CAROLINA, INC., by that Warranty Deed recorded in Book 1125 at Page 1252 of the Brunswick County Registry, this conveyance being subject to all the exceptions as to title as are set forth in said Warranty Deed.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 4535, Page 1149 and Book 4572, Page 1234.

Exhibit to the Deed

**CORPORATE RESOLUTION
OF THE MEMBERS OF
CENTER 129, LLC AND ELB FAMILY LP**

The undersigned, being the members of Center 129, LLC and ELB Family LP, a **Limited Liability Company** organized pursuant to the **NC** Limited Liability Company Act (the "Company"), at a special meeting held this 15th day of September, 2022, does evidence their consent to the resolutions set forth below.

Authority to Sell Property

WHEREAS, the undersigned have determined it to be in the best interest of the Company, to sell to South Harbour POA Inc., pursuant to that Contract of Sale, dated **08/23/2022**, the property located at 1.3 AC of 415 0Vanessa Drive SE, located in the County of Brunswick, State of North Carolina.

NOW, THEREFORE, BE IT:

RESOLVED, that the Company is authorized, empowered and directed to sell, pursuant to that Contract of Sale, dated **08/23/2022**, the property located at 1.3 AC of 4150 Vanessa Drive SE, located in the County of Brunswick, State of North Carolina.

FURTHER RESOLVED, that **John G. Hamilton, Managing Member** of the Company, shall be and hereby is authorized and directed, on behalf of the Company, to execute and deliver any and all documents which he deems, in his sole discretion, necessary or appropriate to consummate the sale of the property located at 1.3 AC of 4150 Vanessa Drive SE, located in the County of Brunswick, State of South Carolina and to take any and all other actions necessary and incidental thereto on behalf of the Company;

FURTHER RESOLVED, that all actions taken by the Company and its members with regard to the subject matter of the foregoing resolutions prior to the date hereof shall be and hereby are approved, adopted, ratified and affirmed.

EXECUTED effective as of the 15th day of September, 2022.



John G. Hamilton
John G. Hamilton, Manager/Member

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, Notary Public in and for the State and County aforesaid certify that the following personally appeared before me this day and being authorized to do so, acknowledged to me that he signed the fore document for and in behalf of **Center 129, LLC** for the purpose stated therein and in the capacity indicated and I either have personal knowledge of the identity of the person of I have seen satisfactory evidence of identity by current state or federal identification with the person's photograph:

John G. Hamilton, Member/Manager

Date: 08/15, 20 22

Haylee C Mitchell

NOTARY PUBLIC

My Commission Expires: 06-06-2027

(Notary Stamp or Seal)

HAYLEE C MITCHELL
NOTARY PUBLIC
Brunswick County
North Carolina
My Commission Expires June 6, 2027



Exhibit to the Deed

**CORPORATE RESOLUTION
OF THE MEMBERS OF
ELB FAMILY LP**

The undersigned, being the members of ELB Family LP,
a **Limited Partnership** organized pursuant to the **NC** Limited Liability Company
Act (the "Company"), at a special meeting held this 15th day of
September, 2022, does evidence their consent to the
resolutions set forth below.

Authority to Sell Property

WHEREAS, the undersigned have determined it to be in the best
interest of the Company, to sell to South Harbour POA Inc., pursuant to that
Contract of Sale, dated **08/23/2022**, the property located at 1.3 AC of 415
0Vanessa Drive SE, located in the County of Brunswick, State of
North Carolina.

NOW, THEREFORE, BE IT:

RESOLVED, that the Company is authorized, empowered and
directed to sell, pursuant to that Contract of Sale, dated
08/23/2022, the property located at 1.3 AC of 4150 Vanessa Drive
SE, located in the County of Brunswick, State of North Carolina.

FURTHER RESOLVED, that **Edwin L. Burnett, III, President** of
the Company, shall be and hereby is authorized and directed, on
behalf of the Company, to execute and deliver any and all documents
which he deems, in his sole discretion, necessary or appropriate to
consummate the sale of the property located at 1.3 AC of 4150
Vanessa Drive SE, located in the County of Brunswick, State of North
Carolina and to take any and all other actions necessary and incidental
thereto on behalf of the Company;

FURTHER RESOLVED, that all actions taken by the Company and
its members with regard to the subject matter of the foregoing
resolutions prior to the date hereof shall be and hereby are approved,
adopted, ratified and affirmed.

EXECUTED effective as of the 15th day of, September
2022.




Edwin L. Burnett, III, President

STATE OF NORTH CAROLINA
COUNTY OF BRUNSWICK

I, Notary Public in and for the State and County aforesaid certify that the following personally appeared before me this day and being authorized to do so, acknowledged to me that he signed the fore document for and in behalf of **ELB Family, LP** for the purpose stated therein and in the capacity indicated and I either have personal knowledge of the identity of the person of I have seen satisfactory evidence of identity by current state or federal identification with the person's photograph:

Edwin L. Burnett, III, President

Date: 09/13, 20 22



NOTARY PUBLIC

My Commission Expires: 06-06-2027

(Notary Stamp or Seal)

