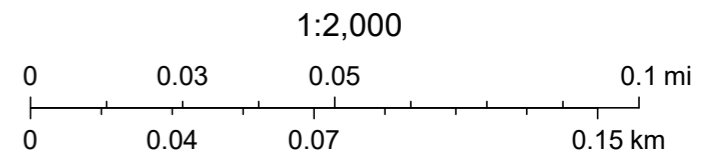


Find A Parcel



1/12/2022, 2:38:45 PM

- Search by PIN_Query result
- Major Roads
- Parcel Boundaries
- Property Owners
- Addresses
- Dimensions ROW
- Dimensions Property



New Hanover County, NC

PARID: R03200-002-036-000

N C DEPARTMENT OF TRANSPORTAION

3305 FREDRICKSON RD

Parcel

Alt ID	310902.96.8030.000
Address	3305 FREDRICKSON RD
Unit	
City	WILMINGTON
Zip Code	-
Neighborhood	CGRN0
Class	IND-Industrial
Land Use Code	899-Other Services
Living Units	
Acres	.54
Zoning	I-2-INDUSTRIAL DISTRICT

Legal

Legal Description	(0.54 ACRES) FLEMING ROYAL TR
Tax District	FD

Owners (On January1st)

Owner	N C DEPARTMENT OF TRANSPORTAION
City	RALEIGH
State	NC
Country	
Zip	27699

THE DATA IS FROM 2021

④
26
128 RS



FOR REGISTRATION REGISTER OF DEEDS
JENNIFER H MAGNEISH
NEW HANOVER COUNTY, NC
2012 JUL 17 09 04 51 AM
BK 5655 PG 2806-2810 FEE \$26 00
NC REV STAMP: \$128.00
INSTRUMENT # 2012023712

Excise Tax \$ 128 00		Recording Time, Book and Page			
NCTA COST CENTER	34491 2 3	TIP NO	R-2633B	PARCEL NO	R-2633B 910
COUNTY	New Hanover	ROUTE	U S 17		
Tax Lot No	Parcel Identifier No		R03200-002-001-002		

* Mail after recording to John F Oates, Jr, Asst Atty Gen, North Carolina Department of Justice, Transportation Section
1505 Mail Service Center, Raleigh, N C 27699-1505

This instrument was prepared by John F Oates, Jr

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of _____ 20 12 by and between

GRANTOR	GRANTEE
Tidewater Transit Co, Inc, a North Carolina corporation P O Box Kinston, NC 28502	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION an agency of the State of North Carolina c/o John Oates, Asst Atty Gen, North Carolina Department of Justice, Transportation Section 1505 Mail Service Center, Raleigh, N C 27699-1505

Enter in appropriate block for each party name, address, and, if appropriate, character of entry, e g corporation or partnership

(This conveyance does not include a residence)
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 neuter as required by context

WITNESSETH, that the Grantors, Tidewater Transit Co, Inc, for a valuable consideration paid by NCDOT, the Grantee, as part of a settlement of that certain highway condemnation action entitled, "North Carolina Department of Transportation v Tidewater Transit Company, Inc", filed in New Hanover County Superior Court in file number 11-CVS-2485, has and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain residue and remainder of a lot or parcel of land situated in the City of Wilmington, Cape Fear Township, New Hanover County, North Carolina containing 1 343 acres, more or less and being more particularly described as follows

REMAINDER #1

Point of beginning being S 72°27'43 3" W , 318 924 from -L-, Sta 431+00, thence to a point on a bearing of S 60°27'30 1" W , 286 148 feet, thence to a point on a bearing of S 60°27'30 1" W , 133 441 feet, thence to a point on a bearing of S 83°46'30" E , 194 371 feet, thence to a point on a bearing of N 37°00'22 2" E , a distance of 285 456 feet, returning to the point and place of beginning Having an area of 23,834 112 square feet, and being 0 547 Acres, more or less

REMAINDER #2

Point of beginning being S 20°47'21 2" E , 218 637 feet from -L-, Sta 431+00, thence to a point on a bearing of S 37°00'22" W , 266 757 feet, thence to a point on a bearing of S 83°38'55 1 E , 302 199 feet, thence to a point on a bearing of N 29°33'38 3" W , 113 773 feet, thence to a point on a bearing of N 29°33'38 3" W , 169 563 feet, returning to the point and place of beginning Having an area of 34,674 131 square feet, and being 0 796 Acres, more or less

The property being conveyed herein contains a total of 1 343 acres, more or less, and is a portion of the same property conveyed to the Grantor by deed dated the 28th day of January, 1993, and recorded on the 25th day of March, 1993, in Book 1652, Page 1883, in the office of the Register of Deeds in New Hanover County, said portion being the remainder of the property not already acquired by the Grantee in the condemnation action entitled, "North Carolina Department of Transportation v Tidewater Transit Company, inc ", filed in New Hanover County Superior Court in file number 11-CVS-2485

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 1652, Page 1883, New Hanover County Registry

A map showing the above described property is recorded in Plat Book _____ page _____

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

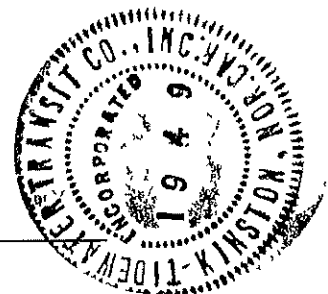
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated Title to the property hereinabove described is subject to the following exceptions ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD, AND FURTHERMORE, THIS CONVEYANCE IS SUBJECT TO ALL CONTROLLED ACCESS RIGHTS OF WAY AND ANY TEMPORARY AND PERMANENT EASEMENTS FOR PROJECT # R-2633B AS SHOWN ON THE REVISED PROJECT PLANS ON FILE IN THE OFFICE OF THE DEPARTMENT OF TRANSPORTATION IN RALEIGH, AND WHICH ARE OR WILL BE RECORDED IN THE NEW HANOVER COUNTY REGISTRY, NORTH CAROLINA, AND AS SET FORTH IN A JUDGMENT IN A CIVIL ACTION ENTITLED DEPARTMENT OF TRANSPORTATION v TIDEWATER TRANSIT COMPANY, INC , 11 CVS 2485

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals (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) the day and year first above written

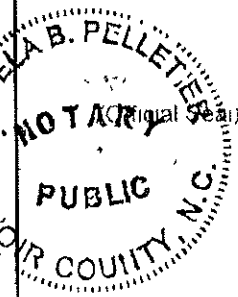
Tidewater Transit Co , Inc ,
a North Carolina corporation

(SEAL)

By Kendra Warren
Name Kendra Warren
Title Secretary / Treasurer

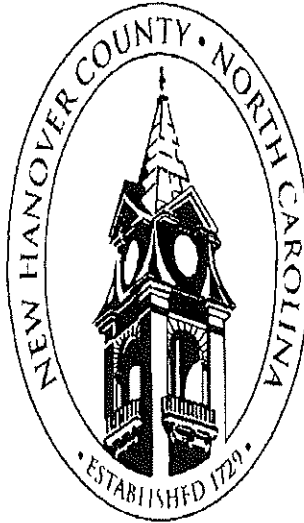


ACCEPTED FOR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
BY

(Official Seal)	North _____ County Carolina, _____ I, _____, a Notary Public for _____ County, North Carolina, do hereby certify that
	personally appeared before me this day and acknowledged the due execution of the foregoing instrument Witness my hand and official seal _____ day of this the _____, 20 _____
	_____ Notary Public My commission expires _____
	North _____ County Carolina, <u>Lenoir</u> I, <u>Angela B Pelletier</u> , a Notary Public for <u>Lenoir</u> County, North Carolina, do hereby certify that <u>Kendra Warren</u> personally came before me this day and acknowledged that he/she is secretary of <u>Tidewater Transit Company Inc.</u> , a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument as signed in its name by <u>Secretary</u> , sealed with its corporate seal, and attested by himself/herself as its secretary Witness my hand and official seal _____ day of this the <u>June</u> , 20 <u>12</u> <u>6th</u>
	_____ <u>Angela B Pelletier</u> Notary Public
	My commission expires <u>10/19/13</u>

The foregoing Certificate(s) of _____
is/are certified to be correct This instrument and this certificate are duly registered _____ day of
on the _____, 20____ in Book _____, at _____ o'clock M
_____ Page _____

BY _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant - Register of Deeds



JENNIFER H MACNEISH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 07/17/2012 09:04:51 AM

Book: RE 5655 Page: 2806-2810

Document No.: 2012023712

5 PGS \$26.00

NC REAL ESTATE EXCISE TAX. \$128.00

Recorder: CARTER, CAROLYN

State of North Carolina, County of New Hanover

PLEASE RETAIN YELLOW TRAILER PAGE WITH ORIGINAL DOCUMENT.

2012023712

2012023712