

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2019 Nov 12 02:27 PM NC Rev Stamp: \$ 60.00
Book: 3754 Page: 706 - 708 Fee: \$ 26.00
Instrument Number: 2019016681

HARNETT COUNTY TAX ID #
04-0664-0156

11-12-2019 BY: SB

Excise Tax \$60.00

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. **04-0664-0156**
Prepared by: GOLD LAW, P.A.
Yorktown Office Condominiums
140 Mine Lake Court
Suite #100
Raleigh, NC 27615
Return to: Grantee

Brief description for the Index

2696 Rawls Church Rd

Property address is known as: 2696 Rawls Church Rd., Fuquay-Varina NC 27526

THIS DEED made this 12th day of NOVEMBER, 2019 by and between

GRANTOR	GRANTEE
JOSE BANEGAS, Unmarried 2309 Lednum St., Durham, NC 27750	CMH HOMES INC 2696 Rawls Church Rd. Fuquay-Varina NC 27526

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 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 HARNETT County, North Carolina and more particularly described as follows:

See Exhibit A

Property address is known as: 2696 Rawls Church Rd., Fuquay-Varina NC 27526

THE PROPERTY WAS THE PRIMARY RESIDENCE OF THE GRANTOR.

Submitted electronically by "Gold Law PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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.

The property hereinbefore described was acquired by Grantor(s) by instrument recorded at Book 2060 Page 432 HARNETT County Register of Deeds, North Carolina.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

By: Jose Banegas
JOSE BANEGAS

STATE OF Nc
COUNTY OF Wake

I, Alkellie H. Martinez, a notary public of the State and County aforesaid, do hereby certify that **JOSE BANEGAS**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and official seal, this the 12 day Nov, 2019.

[Official Seal]

Alkellie M Martinez
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires June 25, 2024

Alkellie H. Martinez
NOTARY PUBLIC -

My Commission expires: 6/25/2024

SCHEDULE C

EXA

Commitment Number: 2019112175

The Land is described as follows:

BEGINNING at a point in the center line of SR 1415, a corner with E.W. Smith Estate, said beginning point being over a culver under the road which drains Racoon Branch, and running thence with the center line of SR 1415 South 67 degrees 48 minutes West 263.86 feet to a point in the center line of SR 1415; thence North 22 degrees 12 minutes West 221.01 feet to a stake in the E.W. Smith Estate Line; thence with the E.W. Smith Estate line South 72 deg. 15 min. East 615.02 feet to the beginning containing 5/10 of an acre according to a map of survey for Graham G. Howard and wife, Linds S. Howard made by Thomas Lester Stancil, RLS made April 13, 1977.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by North American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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