

B3777 - P 714

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Jan 28 08:10 AM NC Rev Stamp: \$ 550.00
Book: 3777 Page: 714 - 715 Fee: \$ 26.00
Instrument Number: 2020001391

HARNETT COUNTY TAX ID #
03958506 0019

01-28-2020 BY: TW

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 550.00

Parcel Identifier No. 9585-88-6365.000 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: McGeachy, Hudson & Zuravel 605 Executive Place Fayetteville, NC 28305

This instrument was prepared by: The Law Office of Jeffrey E. Radford, P.A., 1300 Bragg Blvd, Suite 1316, Fayetteville, NC 28301

Brief description for the Index: LOT 19, BLK F, PH II, Carolina Lakes 441.68/rma

THIS DEED made this 24th day of January, 2020, by and between

GRANTOR

Eunice Weathers Martin, widow
4628 Barbecue Church Rd
Sanford, NC 27332

GRANTEE

Gabriel I Fernandez and wife, Connie Brooks-Fernandez
510 Lakeside Lane
Sanford, NC 27332

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Sanford Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

Being all of Lot No. 19, Block F, according to the map of Carolina Lakes, Phase II, recorded in Plat Cabinet 1, Slide 77, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3170 page 165.
All or a portion of the property herein conveyed ___ includes or ___ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1 page 77.

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, other than the following exceptions: Restrictive covenants recorded in 704, 401, Hamett County Registry.

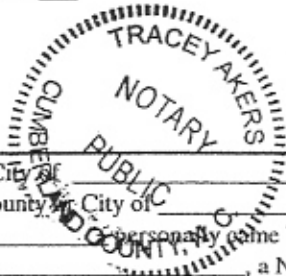
Easements and Restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Eunice Weathers Martin (SEAL)
Print/Type Name: Eunice Weathers Martin
By: _____ (SEAL)
Print/Type Name & Title: _____
By: _____ (SEAL)
Print/Type Name & Title: _____
By: _____ (SEAL)
Print/Type Name & Title: _____

State of North Carolina - County or City of Hamett
I, the undersigned Notary Public of the County or City of Cumberland and State aforesaid, certify that Eunice Weathers Martin widow personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24 day of January, 2020

My Commission Expires: October 18, 2020
(Affix Seal) Tracey Akers Notary Public
Notary's Printed or Typed Name



State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal) _____ Notary Public

