

FOR REGISTRATION
 Kimberly S. Hargrove
 REGISTER OF DEEDS
 Harnett County, NC
 2020 MAR 13 04:13:02 PM
 BK:3792 PG:228-229
 FEE:\$26.00
 EXCISE TAX: \$32.00
 INSTRUMENT # 2020004007
 TWESTER

HARNETT COUNTY TAX ID#
09.9575.0148.45

3132020 BY SB.



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$32.00

PIN#9375-35-0632.000, PID#099575 0148 45, REID#0057518

Property Address: 130 Elirea Ln, Cameron NC 28326

Mail after recording to: Angel A. Ortega, 192 Hollow Tree Ct, Cameron NC 28326

This instrument was prepared by: Frank W. Wishart, Jr., Attorney
 (without title examination or opinion on title)

THIS DEED made this 28th day of February, 2020, by and between

GRANTOR	GRANTEE
<p>GLOBAL HOUSE, INC. PO Box 118 Sanford NC 27330</p>	<p>ANGEL A. ORTEGA 192 Hollow Tree Ct. Cameron NC 28326</p>

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 Johnsonville Township, Harnett County, North Carolina, and more particularly described as follows:

BEING all of Lot Number Two (2) as shown on plat of survey entitled "Subdivision of The Viranda", dated 11-28-2001, revised 07-10-2002, as prepared by James Coxe Hasty, RLS, and recorded in Map Number 2002-1319, Harnett County Registry, to which plat reference is hereby made for greater certainty of description.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The property herein described was acquired by Grantor by instrument recorded in Book 3229, Page 915, Harnett County Registry.

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: Easements, restrictions and rights of way of record and utility lines and rights of way in existence, if any, over, under, or upon the above described property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

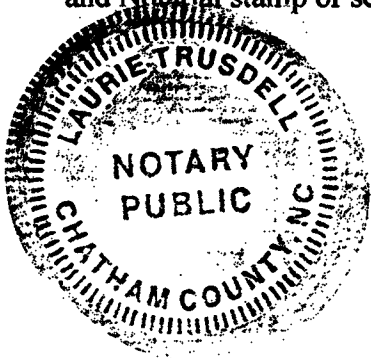
GRANTOR:

GLOBAL HOUSE, INC.

By: John H. Kelley (SEAL)
John H. Kelley, President

State of North Carolina - County of Lee

I, the undersigned Notary Public of the County and State aforesaid, certify that John H. Kelley, personally came before me this day and acknowledged that he is the President of Global House, Inc. a North Carolina corporation, 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 2 day of March, 2020.



Laurie Trusdell
Notary Public
Laurie Trusdell
Notary's Printed or Typed Name

My Commission Expires: 7-20-21