

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2019 Jul 02 08:25 AM NC Rev Stamp: \$ 700.00
Book: 3712 Page: 417 - 418 Fee: \$ 26.00
Instrument Number: 2019009001

HARNETT COUNTY TAX ID #
03958517 0364

07-02-2019 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$700

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

File A1-22247-19-NM

Mail after recording to: Return to Single Source RE Services, 2919 Breezewood Ave, #300, Fayetteville, NC 28303

This instrument was prepared by: J Stanley, PO Box 2091, Cornelius, NC 28031

Brief description for the Index: Lot 364, Blk O, Carolina Lakes

THIS DEED made this the 24th day of June, 2019 by and between

GRANTOR

Michael Ryan Homes, Inc.
PO Box 481452
Charlotte, NC 28269

GRANTEE

Anthony J. Dorantes, and wife
Cassandra N. Dorantes
87 Sherwood 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 or parcel of land situated in the Township of Barbecue, Harnett County, North Carolina, and more particularly described as follows:

Being all of Lot 364, Block Q, according to the map Carolina Lakes, Phase Six, recorded in Plat Cabinet D, Slide 57-D, Harnett County Registry. Reference to said map is hereby made for a more perfect description.

Property Address: 87 Sherwood Ln, Sanford, NC 27332
Parcel ID#: 9595-37-9560.000

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3580 page 911.

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

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 stated. Title to the property hereinabove described is subject to the following exceptions: Subject to All Easements, Restrictive Covenants and Rights of Way of Record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

MICHAEL RYAN HOMES, INC.
(Entity Name)

By: [Signature]

Print/Type Name & Title: Michael Rife, Vice President

State of North Carolina, County of Cabarrus

I, a Notary Public of the County and State aforesaid, certify that Michael Rife personally appeared before me this day and acknowledged that he is the Vice President of Michael Ryan Homes, Inc., a North Carolina company, 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 24 day of May, 2019.

My Commission Expires: 06/09/2023

Rebecca Lewis
Rebecca Lewis Notary Public
Notary's Printed or Typed Name

