

HARNETT COUNTY TAX ID#
130610 0083 04
08-18-2020 BY SB

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Aug 18 04:30 PM NC Rev Stamp: \$ 0.00
Book: 3855 Page: 94 - 96 Fee: \$ 26.00
Instrument Number: 2020014293

TRUE AND CERTIFIED

Prepared by and Return to:
Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#: 130610 0083 04
REVENUE STAMPS: -0-

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

WARRANTY
DEED

This **WARRANTY DEED** is made the 14th day of August, 2020, by and between **Norma I. Mendez and spouse, Antonio Mendez**, of 8358 NC 210 South, Bunnlevel, NC, 28323 (hereinafter referred to in the neuter singular as "the Grantor") and **Juan Gallegos and spouse, Janizel Gallegos**, of 494 Raymack Drive, Lillington, NC, 27546 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

BEING ALL OF LOT #1 containing 1.00 acres as shown on "Minor Subdivision Survey for Norma I. Mendez" dated July 15, 2020 by Shawn T. Rumberger, PLS and recorded in Map Number 2020, Page 275, Harnett County Registry.

The property hereinabove described being the same property acquired by Grantor Norma I. Mendez in Deed Book 1844, Page 303, Harnett County Registry. For further reference to chain of title see Deed Book 1211, Page 397, Harnett County Registry.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

**The property herein described is () or is not (X) the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

**The property herein described is () or is not (X) the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

Norma I. Mendez (SEAL)
Norma I. Mendez

Antonio Mendez (SEAL)
Antonio Mendez

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Shannon T. Howell, a Notary Public in and for Harnett County, North Carolina, certify that Norma I. Mendez and Antonio Mendez personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 18th day of Aug, 2020.



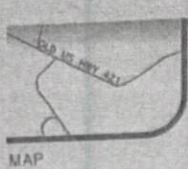
Shannon Howell
Notary Public

My Commission Expires: 8/23/2020

...dwellings using well -
...isting Septi-

#Emr

X 20_235_(US_421)_18...



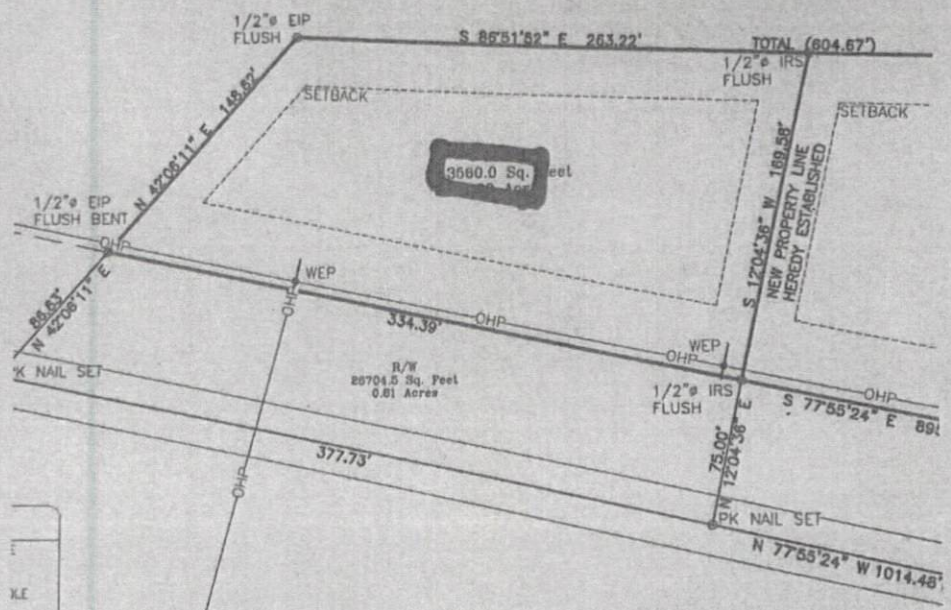
NCDOT: _____
SUBDIVISION ADMINISTRATOR _____ DATE _____

STATE OF _____
ON THIS _____ DAY
PERSON DESCRIBED
ACKNOWLEDGED TH
THAT THE STATE
WITNESS MY HAND
(OFFICIAL SEAL)

PRESENTED FOR REGISTRATION IN THE OFFICE OF
THE REGISTER OF DEEDS FOR _____
COUNTY, NORTH CAROLINA ON THE _____ DAY OF
_____ 20____ AT _____ O'CLOCK
_____ M. AND RECORDED IN SAID OFFICE IN PLAT
BOOK _____ PAGE _____

REGISTER OF DEEDS

N/F
BENNIE DARNELL TAYLOR &
COLEMAN SHELBY TAYLOR
D.B. 631, PG.802



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150' PU.

1/2\"/>

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LOT.
IN
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AREA SUMMARY	
LOT 1	1.00 AC.
R/W	0.61 AC.
TOTAL	1.61 AC.
LOT 2	2.09 AC.
R/W	1.03 AC.
TOTAL	3.12 AC.
LOT 1	1.00 AC.
LOT 2	2.09 AC.
TOTAL	3.09 AC.
ORIGINAL LOT	3.09 AC.

DATED
RD.
400K
7.