

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2019 May 24 09:50 AM NC Rev Stamp: \$ 270.00
Book: 3700 Page: 106 - 107 Fee: \$ 26.00
Instrument Number: 2019006798

HARNETT COUNTY TAX ID #
039567 0011 03

05-24-2019 BY: MT

Prepared by M. Andrew Lucas- mail to Grantee
NO TITLE SEARCH PERFORMED – NO TAX ADVICE
DEED PREPARATION ONLY AT REQUEST OF GRANTOR
NO SETTLEMENT SERVICES PROVIDED
Stamps: \$ 270.00

STATE OF NORTH CAROLINA)
COUNTY OF HARNETT)

GENERAL WARRANTY DEED

THIS DEED, made this 17th day of May, 2019, by and between
LUIS VELEZ, single, 107 Valleyview Rd, Greentown, PA 18420, hereinafter called
"GRANTOR" to **KRISTI MOORE and husband, ANTHONY MOORE**, 724 Calvary Church
Road, Sanford, NC 27332, hereinafter called "GRANTEE";

WITNESSETH,

that the Grantor, in consideration of valuable considerations provided by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the Grantee, all of Grantor's fee simple interest in that certain lot or parcel of land situated in the Barbecue Township, Harnett County, North Carolina, more particularly described as follows:

Being all of Lot 1 containing 0.57 acres, according to "Survey for Associated Builders of Lee County" by Melvin A. Graham, PLS, dated 12/5/06, recorded in Map 2007, Slide 96, Harnett County Registry, to which map reference is hereby made.

The above property was conveyed to the Grantor by deed recorded in Book 2574, page 225, Harnett County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of said 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 to the same, against the lawful claims of all persons whomsoever, except for any exceptions as may be hereinafter stated: All such public utility easements or rights-of-way, if any, as may serve, cross, encroach upon, or otherwise affect the property herein conveyed; all such zoning ordinances and other governmental regulations, if any, as may apply to the property herein conveyed; all matters which would be revealed by a current and accurate survey of the property herein conveyed; restrictive covenants of record, if any.

This is _____ is not X the primary residence of the Grantor.

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

Luis Velez (SEAL)
Luis Velez

STATE OF Pennsylvania

COUNTY OF Wayne

I, Bernadette V. Rosato, a Notary Public do hereby certify that Luis Velez personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 17 day of May, 2019.

Bernadette V. Rosato
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Bernadette V. Rosato, Notary Public
Wayne County
My commission expires December 4, 2021
Commission number 1253251
Member, Pennsylvania Association of Notaries

My commission expires: 12/4/21