

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 Apr 07 10:18 AM NC Rev Stamp: \$ 0.00
Book: 3964 Page: 812 - 814 Fee: \$ 26.00
Instrument Number: 2021007748

HARNETT COUNTY TAX ID #
03958601 0374 82
03958601 0374 85

04-07-2021 BY: EG

Stamps: NONE
GIFT DEED- NO OPINION ON TITLE
Prepared by Robert Gilleland - mail to Grantee
STATE OF NORTH CAROLINA)
COUNTY OF HARNETT)
PIN #: 9585-05-4512.000 & 9585-05-3728.000

GENERAL WARRANTY DEED

THIS DEED, made this 7th day April, 2021, by and between **JAIME INVESTMENTS, INC., a North Carolina Corporation**, 7633 Knightdale Blvd Suite 103 Knightdale, NC 27545, hereinafter called "GRANTOR" to **MORELOS CONSTRUCTION, INC., a North Carolina Corporation**, 2512 Watson Ave, 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, grant, sell and convey unto the Grantee, in fee simple those certain lots or parcels of land situated in Harnett County, North Carolina, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

The above property was conveyed to the Grantor by deed recorded in Book 3922, Page 880, 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; restrictive covenants of record, if any.

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

IN TESTIMONY WHEREOF, the Grantor has caused this instrument to be executed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

JAIME INVESTMENTS, INC.

David Perez (SEAL)
By: David Perez, President

STATE OF NORTH CAROLINA
COUNTY OF LEE

I, Magali J. Olea, the undersigned Notary Public of the county and state aforesaid, certify that David Perez personally came before me this day and acknowledged that he is a President of Jaime Investments, Inc, a North Carolina Corporation, and that by authority duly given and as the act of such entity, they signed the forgoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 7 day of April, 2021.



Magali J. Olea
Notary Public

My Commission Expires: 08/24/2023

Exhibit "A"

Being all of Lots 377 and 380 of Carolina Hills Subdivision-Phase III as shown on a plat recorded in Plat F, Slide 520-C of the Harnett County Registry, plat being incorporated herein by reference for greater certainty of description. Wetlands delineation recorded in Plat Cabinet F, Slide 563-A, Harnett County Registry, North Carolina.