

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Dec 23 12:59 PM NC Rev Stamp: \$ 465.00
Book: 3914 Page: 916 - 918 Fee: \$ 26.00
Instrument Number: 2020024227

HARNETT COUNTY TAX ID #
080654 0090 12

12-23-2020 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$465.00

Parcel Identifier No. 080654 0090 12 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Mann, McGibney & Jordan, PLLC, 621 W. Jones Street, Raleigh, NC 27603

This instrument was prepared by: Mann, McGibney & Jordan, PLLC, 621 W. Jones Street, Raleigh, NC 27603

Brief description for the Index: Lot 193, Avery Pond

THIS DEED made this 1 day of December, 2020, by and between

GRANTOR	GRANTEE
Jean DeRock and Carol DeRock, a married couple 761 E. Cardinal Drive Fuquay Varina, NC 27526	Edwin Gabriel Caban and Julie Anne Caban, a married couple 334 Mineral Springs Lane Fuquay Varina, NC 27526

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, parcel of land or condominium unit situated in the City of Fuquay Varina, _____ Township, Harnett County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3700 page 64.

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

A map showing the above described property is recorded in Plat Book 2018 page 321-323.

Submitted electronically by "Mann, McGibney & Jordan, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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, other than the following exceptions:

- 1. Ad valorem property taxes for the current year and subsequent years.
- All easements, restrictions and rights-of-way of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) JEAN DEROCK (SEAL)
 Print/Type Name: Jean DeRock

By: _____ Carol DeRock (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: Carol DeRock

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of NC - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Jean DeRock and Carol DeRock personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 1 day of Dec, 2000

My Commission Expires: March 19 2025

 Notary Public

MIRIAM NUNEZ
NOTARY PUBLIC
JOHNSTON COUNTY, NC

EXHIBIT "A"

Being all of Lot 193, Avery Pond Subdivision Phase IIIA, as set out and shown on plat of survey recorded in Map Number 2018, Pages 321-323, in the office of the Harnett County Register of Deeds, reference to which is hereby made for a more complete and accurate description.

Parcel ID: 080654 0090 12

Commonly known as: 334 Mineral Spring Lane, Fuquay Varina, NC 27526