

For Registration Matthew S. Willis
Register of Deeds
Harnett County, NC
Electronically Recorded
2021 May 26 12:36 PM NC Rev Stamp: \$ 30.00
Book: 3989 Page: 124 - 125 Fee: \$ 26.00
Instrument Number: 2021011961

HARNETT COUNTY TAX ID #
03958702 0020 43

05-26-2021 BY: EG

Stamps: \$ 30.00
Prepared by M. Andrew Lucas- mail to Grantee
STATE OF NORTH CAROLINA)
COUNTY OF HARNETT)
PIN - 9587-31-9767.000

GENERAL WARRANTY DEED

THIS DEED, made this 24 day of May, 2021, by and between **KARTON PROPERTIES, LLC**, a North Carolina Limited Liability Company, 509 Fountain Place, Burlington, NC 27215, hereinafter called "GRANTOR" to **FERNANDO VILLANEUVA, single**, 28 Christopher Drive, 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 near the City of Sanford, Harnett County, North Carolina, more particularly described as follows:

Being all of lot 143, Phase V, Overview Estates, as shown on a plat thereof recorded in Plat Cabinet F, Slide 577-A, Harnett County Registry, to which plat reference is hereby made for a greater certainty of description.

The above property was conveyed to the Grantor by deed recorded in Book 2055, Page 645, 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. 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 against the claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- 1) Restrictions, easements and rights of way of record.

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

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

Karton Properties, LLC
a North Carolina Limited Liability Company

By: Walter A. Kimbrell (SEAL)
Walter A. Kimbrell, Manager

STATE OF NORTH CAROLINA
COUNTY OF Lee

I, Heather Pieschel-Chandler a Notary Public, do hereby certify that Walter A. Kimbrell, personally appeared before me this day and acknowledged that he is Manager of Karton Properties, LLC, a North Carolina limited liability company, and that he, as Manager being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and notarial seal this 24 day of May, 2021.



Heather Pieschel-Chandler
Notary Public

My commission expires: 9/7/25