

HARNETT COUNTY TAX ID#

099563 0023 04

099563 0023 05

3-13-24 BY MMC



Instrument #: 2024004064  
Recorded: 03/13/2024 10:08:04 AM  
Fee Amt: \$26.00 Page 1 of 2  
Excise Tax: \$130.00  
Harnett County, North Carolina  
Matthew S. Willis, Register of Deeds  
BK 4226 PG 2288 - 2289 (2)

North Carolina General Warranty Deed

Excise Tax 1300 Do NOT write above this line. Recording: Time, Book and Page

This instrument prepared by: Clyde L. Patterson  
Brief description for the Index Lots#2 and #3 Rouse's Roost  
This Deed made this 1st day of March, 2024, by and between Grantor and Grantee:  
Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Grantor: Clyde L. Patterson, Unmarried  
PO Box 459  
Broadway, N.C. 27505

Grantee: Leandro Cortez Castaneda and wife,  
Maria Erica Villalon Colchado  
2361 Adcock Road  
Lillington, NC 27546

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below:

Property: City of \_\_\_\_\_,  
Township of Johnsonville, County of Harnett, North Carolina.  
This property was acquired by Grantor by an instrument recorded in Book 1453, Page 268-270, Harnett County.  
A map showing the property is recorded in Plat Book 2000-305, Page \_\_\_\_\_, Harnett County.  
The legal description of the Property is:

This conveyance does not include the primary residence of the grantor herein.

BEING ALL OF LOTS NO. 2 AND NO. 3, containing 1.19 acres and 0.90 acres, respectively, as shown on a map entitled "Rouse's Roost", dated April 19, 2000, prepared by Dowell G. Eakes, RLS, and recorded in the office of the Register of Deeds of Harnett County at Map Number 2000-305. Reference to said map is hereby made for greater certainty of description.

Continued on Page 2

After recording mail to:

Clyde L. Patterson  
PO Box 459  
Broadway, NC 27505

Tax Lot No. \_\_\_\_\_  
Parcel Identifier No. 9563-61-3894 and 9563-61-2829  
Verified By \_\_\_\_\_ County,  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
By \_\_\_\_\_

Continued from Page 1

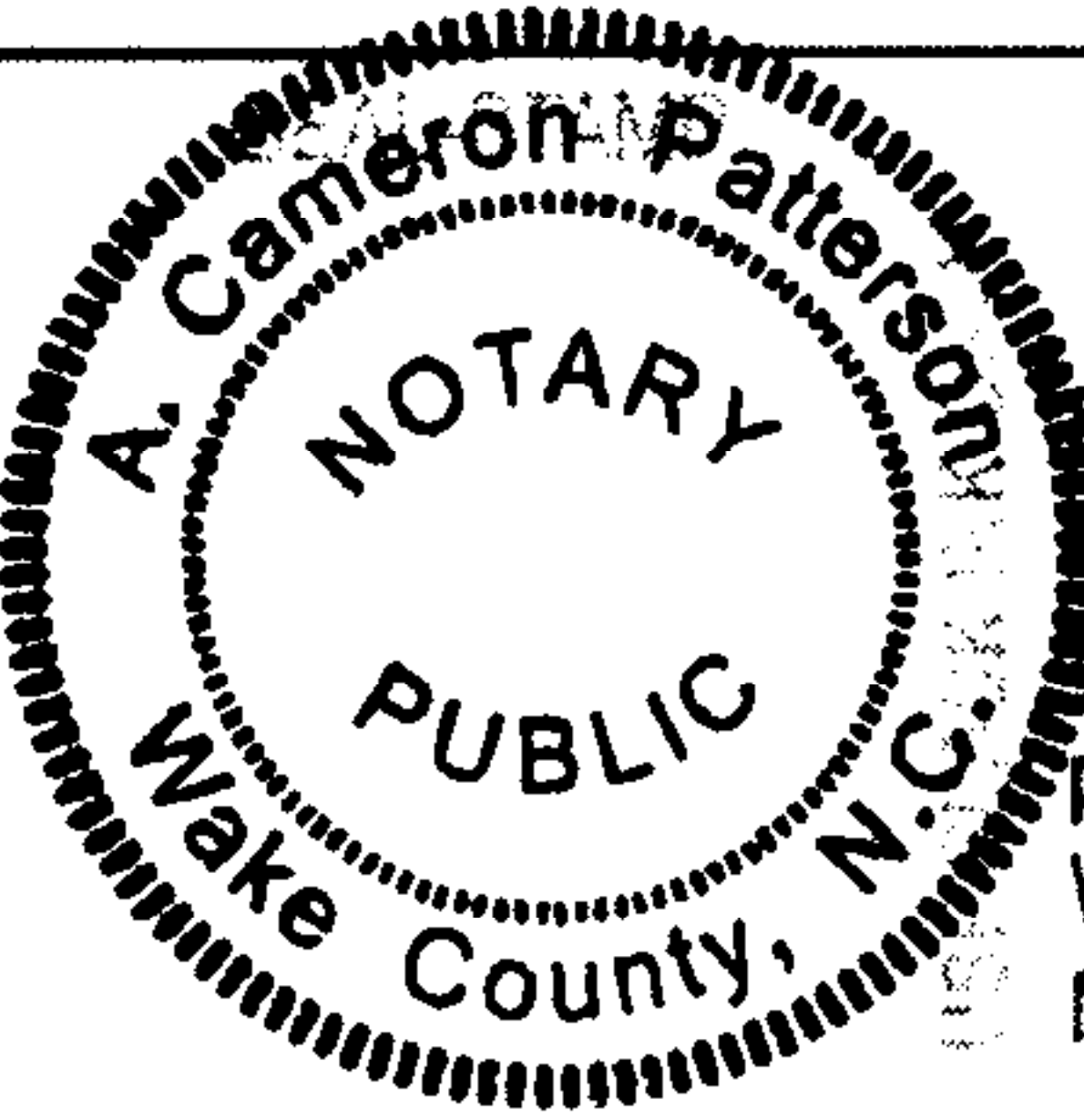
TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

**Promises by Grantor:** Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgements), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

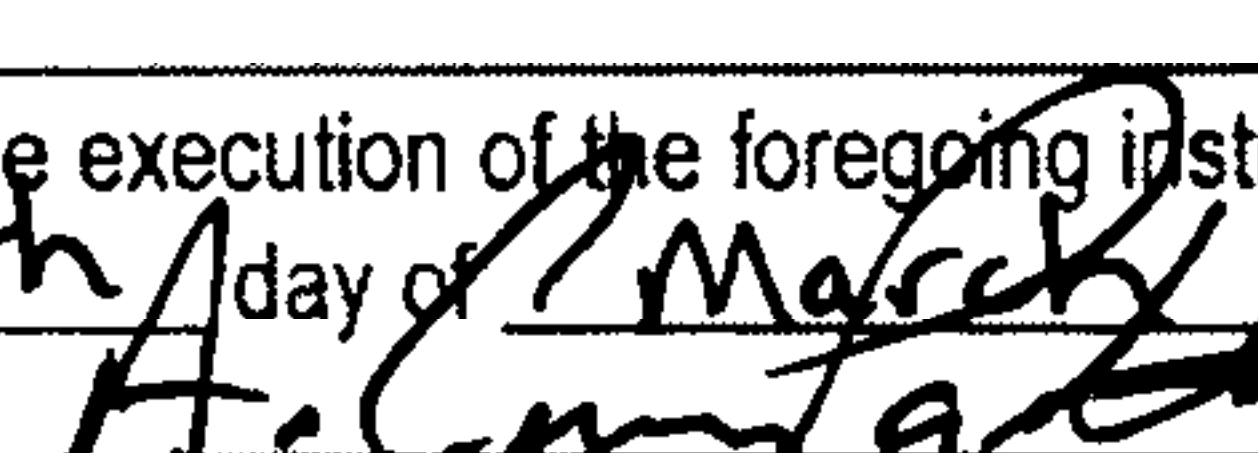
Restrictive covenants contained in instrument recorded in Book 1421, Page 0061-0062,  
Harnett County Registry.

**Signatures:** Grantor has duly executed the foregoing instrument, as of the day and year first written above.

| Entity       | Individual                                                                                                       |
|--------------|------------------------------------------------------------------------------------------------------------------|
| Name: _____  |  (Seal)<br>Clyde L. Patterson |
| By: _____    | _____ (Seal)                                                                                                     |
| Title: _____ | _____ (Seal)                                                                                                     |
| By: _____    | _____ (Seal)                                                                                                     |
| Title: _____ | _____ (Seal)                                                                                                     |
| By: _____    | _____ (Seal)                                                                                                     |
| Title: _____ | _____ (Seal)                                                                                                     |



INDIVIDUAL

STATE OF North Carolina COUNTY OF Lee  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
Clyde L. Patterson, Unmarried  
personally came before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and Notarial stamp or seal, this 9th day of March, 2024.  
My Commission Expires: 1/1/29  Notary Public

SEAL-STAMP

INDIVIDUAL

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
personally came before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My Commission Expires: \_\_\_\_\_ Notary Public

SEAL-STAMP

**ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership**  
STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
personally came before me this day and acknowledged  
that he is ~~an individual~~ of \_\_\_\_\_,  
a North Carolina or ~~corporation~~ / limited liability company / general  
partnership / limited partnership (strike through the inapplicable) and that by authority duly given and as an act of  
the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.  
Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My Commission Expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
-- REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY

By \_\_\_\_\_ Deputy/Assistant - Register of Deeds