

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
05/23/2022 02:14:27 PM NC Rev Stamp: \$970.00  
Book: 4151 Page: 2732 - 2733 (2) Fee: \$26.00  
Instrument Number: 2022101133

HARNETT COUNTY TAX ID #  
03958503 0032

05-23-2022 BY: TC

### GENERAL WARRANTY DEED

REVENUE: \$970.00

File No.: RAE1346833

PARCEL ID: 03958503-0032 / 9585-68-8726.000

This instrument prepared by: Chris Salyer, licensed North Carolina attorney. Hutchens Law Firm LLP  
Return to: Hutchens Law Firm, LLP, 3800 Raeford Road, Fayetteville, NC 28304

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Legal Description: Lot 32, "Carolina Lakes subdivision", Block C

#### NORTH CAROLINA COUNTY OF HARNETT

THIS DEED made this 23<sup>rd</sup> day of May, 2022, by and between

Grantor	Grantee
Jason P. Tingstrom and spouse, Manuela Tingstrom, whose address is 6202 Lochside View, Colorado Springs, CO 80927	Michael J Melo and wife Marcela M Melo, whose address is 36 Lookout Point, Sanford, NC 27332

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 or parcel of land situated in or near the City of Sanford, Harnett County, North Carolina and more particularly described as follows:

Parcel Number 03958503-0032 / 9585-68-8726.000

submitted electronically by "Hutchens Law Firm LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

BEING all of Lot 32, "Block C, Carolina Lakes" subdivision, as per plat thereof recorded in Map Book 23, Page 96, Harnett County Register of Deeds, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3326, Page 940**, Harnett County Registry, North Carolina.


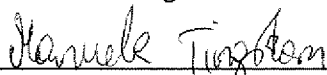
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Restrictive covenants, easements and rights of way as may appear of record in the aforesaid registry as well as current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in the corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors

The property herein X is      is not the principal residence of the Grantors.

  
\_\_\_\_\_  
Jason P. Tingstrom  
  
\_\_\_\_\_  
Manuela Tingstrom

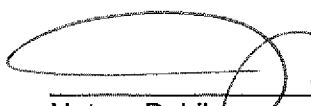
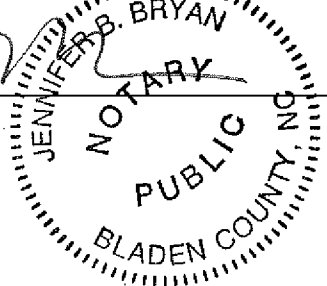
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STATE OF North Carolina

Cumberland COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jason P. Tingstrom and Manuela Tingstrom

This the 23 day of May, 2022.

  
\_\_\_\_\_  
Notary Public  


My Commission Expires: 11/14/2026