

HARNETT COUNTY TAX ID#  
080653 0115 17

03-22-2023 BY TC

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded

03/22/2023 03:04:09 PM NC Rev Stamp: \$0.00  
Book: 4186 Page: 1437 - 1438 (2) Fee: \$26.00  
Instrument Number: 2023004315

Submitted electronically by Senter, Stephenson, Johnson, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ -0-

Parcel Identifier No. **080653011517** Verified by Harnett County on the \_\_\_\_\_ day of \_\_\_\_\_ 2023

By: \_\_\_\_\_

Mail/Box to: GRANTEE

This instrument was prepared by: Senter, Stephenson, Johnson PA [W/O TITLE SEARCH OR TAX ADVICE]

Brief description for the Index: **Lot #9 Forest Trails S/D**

THIS DEED made this 22 day of March, 2023, by and between

**GRANTOR**

**Maria Scalco, unmarried**

490 Kinsman Court  
Fuquay-Varina, NC 27526

**GRANTEE**

**Maria Scalco, unmarried  
(a 99 percent interest)**

**Roberto Ghigi, married  
(a one percent interest)**

**AS JOINT TENANTS WITH RIGHT  
OF SURVIVORSHIP**

490 Kinsman Court  
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 or parcel of land situated in Harnett County, North Carolina and more particularly described as follows:

**BEING all of lot #109, Phase Three, Forest Trails Subdivision, as shown on map recorded #2008-358&359 and corrected on map #2008-393 and further corrected on map #2008-409 of the Harnett County Registry.**

**THE PURPOSE OF THIS DEED IS TO CREATE JOINT TENANCY WITH RIGHT OF SURVIVORSHIP WITH EACH GRANTEE.**

The property hereinabove described was acquired by Grantor in Book 3545, page 100, Harnett County Registry.

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

A map showing the above described property is recorded at #2008-358 & 359; #2008-393 and #2008-409 in the Harnett County Registry.

**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. General Services easements, restrictions and rights of way of public record; and
- 2. 2023 ad valorem taxes, not yet due and payable.

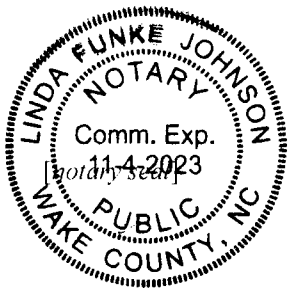
**IN WITNESS WHEREOF**, the Grantors have hereunto set their hand and seal the day and year first appearing above.

Maria Scalco (SEAL)  
**Maria Scalco**

STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, the undersigned notary public, do hereby certify that **Maria Scalco** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and notary seal, this 22 day of March, 2023.



Linda Funke Johnson  
 Signature of Notary Public  
Linda Funke Johnson  
 Printed Name of Notary Public

My commission expires: 11-4-2023