

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

HARNETT COUNTY TAX ID #  
070598 0247

07/21/2023 04:03:36 PM NC Rev Stamp: \$610.00  
Book: 4200 Page: 2906 - 2908 (3) Fee: \$26.00  
Instrument Number: 2023011993

07-21-2023 BY: TC

## NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax: \$610.00**

Parcel Identifier No. 070598 0247 Verified by \_\_\_\_\_ County on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee No Title Search; Not Tax Advice; No Closing Performed

This instrument was prepared by: Law Office of Adam Lane Gregory, PLLC – 255 Bowling Spring Dr., Angier, NC 27501

Brief description for the Index: 2075 NC 55 W

THIS DEED made this 12 day of July, 2023, by and between

**GRANTOR**  
STS Construction, L.L.C., a North Carolina Limited  
Liability Company

2661 NC 55 W  
Coats, NC 27521

**GRANTEE**  
Ronald Enrique Carvajal Gallardo and spouse,  
Numira Johanna Figuera Rodriguez

2075 NC 55 W  
Coats, NC 27521

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 \_\_\_\_\_, \_\_\_\_\_ Grove \_\_\_\_\_ Township, \_\_\_\_\_ Harnett \_\_\_\_\_ County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS INSTRUMENT.**

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 4170, Page 1544**, Harnett County Registry.

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

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

Submitted electronically by "Ragsdale Liggett 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 taxes for the year 2023 and thereafter.
2. Easements, restrictions, and rights of way of record in the Johnston County Register of Deeds.

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

**STS Construction, L.L.C.,**  
A North Carolina Limited Liability Company

BY: *Joshua R. Jones*  
**Joshua R. Jones, Member Manager**

NORTH CAROLINA

Harnett COUNTY

I, Adam Lane Gregory, a Notary Public of Harnett County and State aforesaid, certify that Joshua R. Jones, personally appeared before me this day and acknowledged that he is the Member Manager of STS Construction, L.L.C., a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and official stamp or seal, this the 12 day of July, 2023.

*Adam Lane Gregory*  
Notary Public Name: Adam Lane Gregory



(SEAL)

My Commission Expires: 12-17-2023



**EXHIBIT "A"**  
**(Legal Description)**

FIRST TRACT:

LYING AND BEING GROVE TOWNSHIP, HARNETT COUNTY, NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE CORNER IN THE WEST MARGIN OF THE PROPERTY LINE OF THE NORTH CAROLINA STATE ROUTE #55, AT A POINT SOUTH 68 DEGREES WEST 38 FEET FROM THE ORIGINAL SOUTHEAST CORNER OF THE TRACT FROM WHICH THIS LOT IS CARVED, IN THE LINE BETWEEN THIS TRACT AND THE J.G. MCLAMB, DECEASED, LANDS AND RUNS THENCE SOUTH 68 DEGREES WEST 125 FEET TO A STAKE CORNER; THENCE NORTH 28 DEGREES WEST PARALLEL WITH THE NORTH CAROLINA STATE ROUTE #55, 100 FEET TO A STAKE CORNER; THENCE NORTH 68 DEGREES EAST 125 FEET TO A STAKE CORNER IN THE WEST MARGIN OR PROPERTY LINE OF THE NORTH CAROLINA STATE ROUTE #55; THENCE WITH SAID WEST PROPERTY LINE OF THE SAID HIGHWAY OR STATE ROUTE #55, SOUTH 28 DEGREES EAST 100 FEET TO THE BEGINNING AND IS 12,500 SQUARE FEET, MORE OR LESS.

FOR FURTHER REFERENCE SEE DEED DATED MAY 2, 1959, FROM IRA WEDDING AND WIFE, ELSIE WEDDING TO ELAINE JONES AND RECORDED IN THE HARNETT COUNTY REGISTRY IN BOOK 386, PAGE 250.

SECOND TRACT:

BEGINNING AT THE SOUTH WEST CORNER OF THE LOT HERETOFORE CONVEYED BY ANNIE SMITH, WIDOW, TO IRA WEDDING AND WIFE, OCTOBER 26, 1955, OF RECORD IN BOOK 386, PAGE 249, HARNETT COUNTY REGISTRY, AND RUNS THENCE SOUTH 68 DEGREES WEST 25 FEET TO A CORNER IN LINE BETWEEN THIS LAND AND THE MCLAMB ESTATE; THENCE NORTH 28 DEGREES WEST 150 FEET TO A CORNER; THENCE NORTH 68 DEGREES EAST 150 FEET TO A CORNER IN THE WEST PROPERTY LINE OF NORTH CAROLINA STATE ROUTE #55; THENCE WITH THE SAID WEST MARGIN OF HIGHWAY SOUTH 28 DEGREES EAST 50 FEET TO THE NORTH LINE OF SAID LOT; THENCE SOUTH 68 DEGREES WEST 125 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE WITH THE WEST LINE OF SAID LOT SOUTH 28 DEGREES EAST 100 FEET TO THE BEGINNING, AND IS .28 ACRE, MORE OR LESS, ACCORDING TO A SURVEY BY O.S. YOUNG, REGISTERED SURVEYOR, MAY 16, 1960.

FOR FURTHER REFERENCE SEE DEED FROM ELAINE JONES KEENE AND HUSBAND, OKER KENNETH KEENE, JR., DATED JUNE 22, 1963, TO LEWIS SMITH AND WIFE, AND RECORDED IN HARNETT COUNTY REGISTRY IN BOOK 427, PAGE 154.

FOR FURTHER REFERENCE SEE DEED BOOK 448, PAGE 404, HARNETT COUNTY REGISTRY AND ESTATE FOR LOIS S. FAIRCLOTH 12E767, HARNETT COUNTY CLERK OF SUPERIOR COURT