

Matthew S. Willis Register of Deeds
 Harnett County, NC
 Electronically Recorded
 07/14/2023 02:15:02 PM
 Book: 4200 Page: 85 - 87 (3)
 Instrument Number: 2023011478

NC Rev Stamp: \$610.00
 Fee: \$26.00

HARNETT COUNTY TAX ID #
 03958708 0020 29

07-14-2023 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED
*****PREPARED WITHOUT TITLE EXAMINATION*****

Excise Tax:	\$610.00
Parcel ID:	9587-40-8871
Mail/Box to:	Jennifer Kirby Fincher, PLLC, 324 N. McPherson Church Rd, Fayetteville, NC 28303
Prepared by:	Jennifer Kirby Fincher, PLLC, 324 N. McPherson Church Rd, Fayetteville, NC 28303
Brief description for the index:	Lot 103, Peachtree Crossing, Ph Three

THIS GENERAL WARRANTY DEED ("Deed") is made on the 5th day of June, 2023, by and between:

GRANTOR	GRANTEE
Danny J. Estrada and Carmen J. Estrada, divorced 235 Broad Street Winter Haven, FL 33881	John Philip Gressard, Jr. and spouse, Kimberly Ann Gressard Amanda Margaret Foley, an unmarried person David Aaron Honeycutt, an unmarried person, as joint tenants with right of survivorship 306 Valley View Court Sanford, NC 27332

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Sanford, Sanford City, Harnett County, North Carolina and more particularly described as follows (the "Property"):

Being all of Lot 103, in a subdivision known as "Peachtree Crossing", Phase Three, according to the same being duly recorded at Plat Book 2000, Page 161A - 161B, Harnett County Registry, North Carolina.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2446 Page 314.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 2000 Page 161A-161B.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

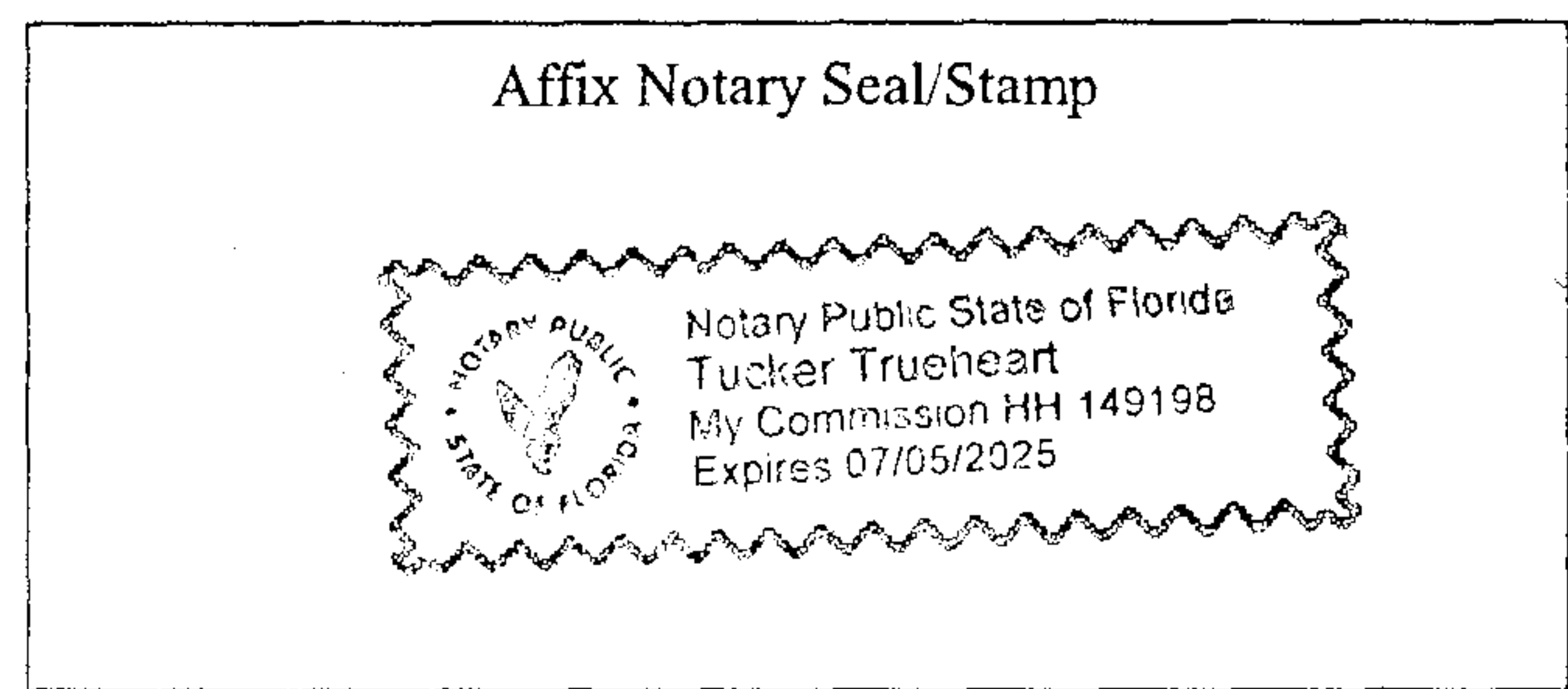
restrictions, easements and rights-of-way of record; ad valorem property taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

[Signature]
Name: Danny J. Estrada

STATE OF Florida, COUNTY OF Polk

I, Tucker Trueheart, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 10 day of July, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Danny J. Estrada




[Signature]
Notary Public (Official Signature)
My commission expires: 07/05/25

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

restrictions, easements and rights-of-way of record; ad valorem property taxes for the current year.

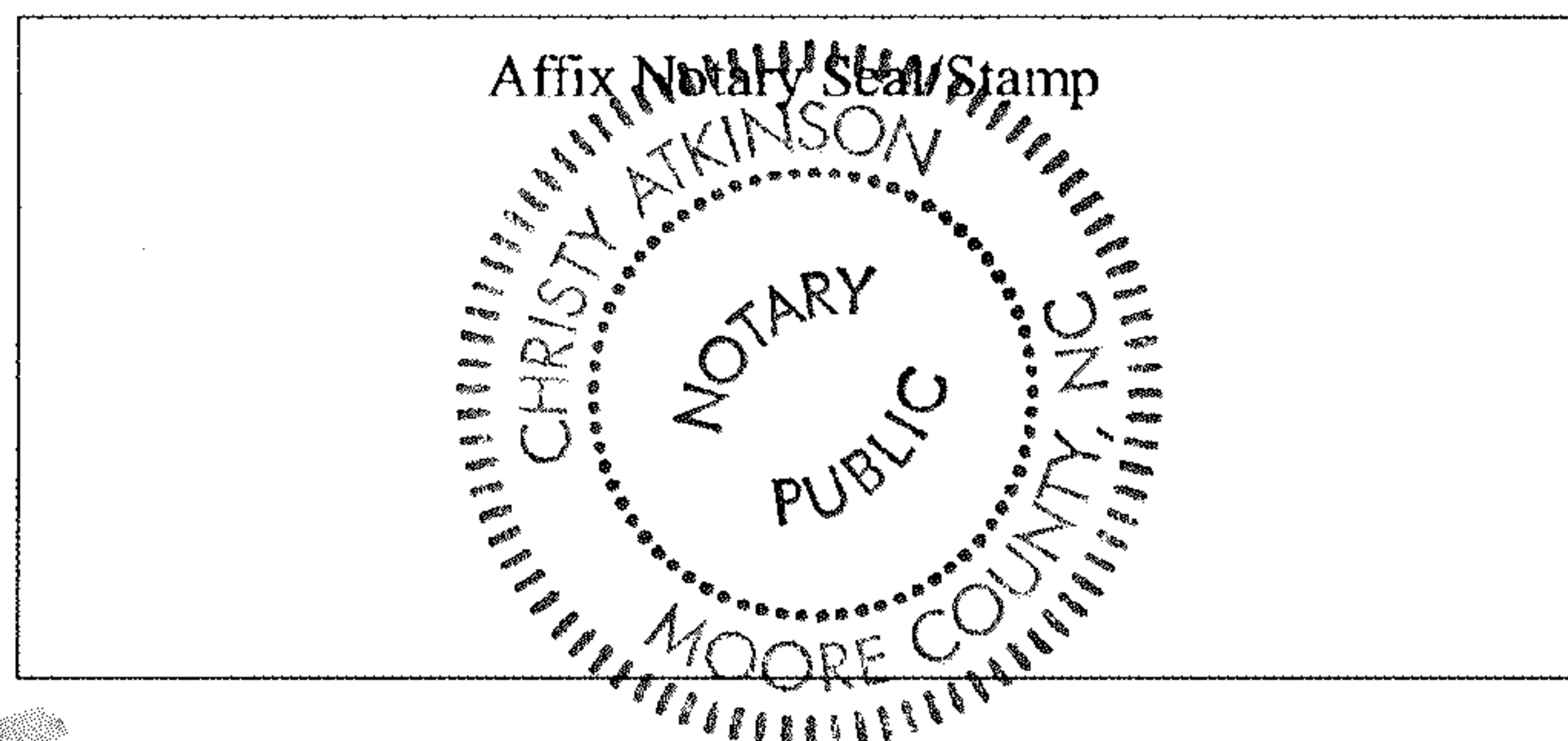
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

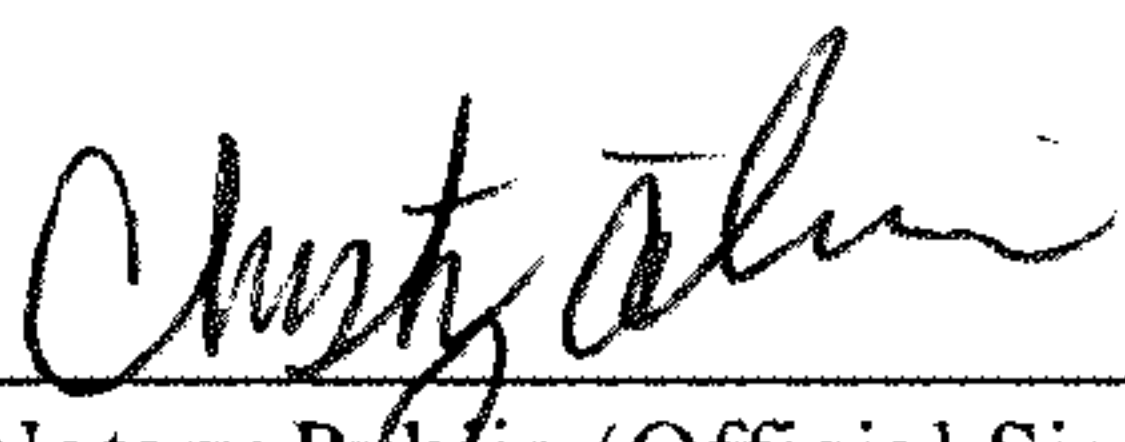

Name: Carmen J. Estrada

STATE OF North Carolina, COUNTY OF Lee

I, Christy Atkinson, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 10th day of July, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Carmen J. Estrada




Notary Public (Official Signature)
My commission expires: 4-30-2028