

HARNETT COUNTY TAX ID#
039577 0057 08

05/02/22 BY TC

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
2022 MAY 02 11:13:17 AM
BK:4147 PG:76-77
FEE:\$28.00
EXCISE TAX: \$38.00
INSTRUMENT # 2022009137
KCORE



Prepared by: JD Gilliam
Return to: Israel Salvador
340 Seawell Rosser Road
Sanford, NC 27332

Revenue \$38.00

NORTH CAROLINA
HARNETT COUNTY

WARRANTY DEED

This warranty deed, made and entered into this 28th day of April 2022, by and between J. DUANE GILLIAM, a free trader, hereinafter GRANTOR, and BRENDA SALVADOR BORJA, hereinafter GRANTEE or GRANTEES. The permanent mailing address for tax bills is 340 Seawell Rosser Road, Sanford, NC 27332;

Grantor 340 Seawall Roser Rd. Sanford NC 27332
WITNESSETH:

FOR VALUABLE CONSIDERATION RECEIVED, receipt of which is hereby acknowledged, the GRANTOR hereby has bargained sold and conveyed unto the GRANTEE and to her heirs, successors, and assigns in fee simple in all that certain tract or parcel of land located in HARNETT COUNTY, NORTH CAROLINA, and more particularly described as follows:

Harnett County PID # 039577 0057 08 – PIN # 9568-75-0162.000


BEING all of PARCEL B containing 1.10 acres, more or less, shown on a map entitled , "MINOR SUBDIVISION SURVEY FOR JAMES M. CAMERON" prepared by Melvin A. Graham, PLS, dated 04/26/2018 and duly recorded as Map No. 2019-384 in the Harnett County, North Carolina Registry, which reference to said map is hereby made for a more full and complete description.

This conveyance does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the above described premises, together with all the appurtenances thereunto belonging, or in any way appertaining, unto the GRANTEES and their heirs, successors and assigns forever in fee simple.

And the GRANTOR covenants that he is seized of said premises in fee and has the right to convey the same in fee simple; that the said premises are free from encumbrances other than restrictive covenants, easements, rights of way appearing of record, and the year 2022 ad valorem taxes which are not yet due and payable and that he will warrant and defend the title to the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal the day and year first above written.

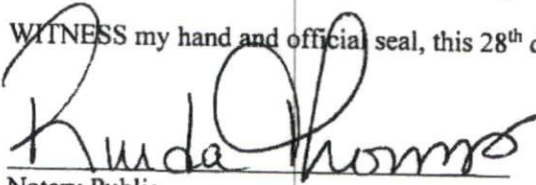
 (SEAL)
J. Duane Gilliam

NORTH CAROLINA

CUMBERLAND COUNTY

I, Ronda Thomas, a Notary public for said state certify that J. Duane Gilliam personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 28th day of April, 2022.



Notary Public

My Commission Expires: 07-23-2025

