

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

02/20/2023 12:08:20 PM

NC Rev Stamp: \$0.00

Book: 4182 Page: 2858 - 2862 (5) Fee: \$26.00

Instrument Number: 2023002501

Prepared by: Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#09957501 0185 24; 09957502 0186 25; 099575 0186 37; 099575 0186 77;
03958601 0373 56

REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 10th day of January, 2023, by and between **Miguel A. Briceno and spouse, Maria J. Gutierrez a/k/a Maria Juana Gutierrez Campos** of 314 Valley Forge Way S, Cameron, NC 28326 (hereinafter referred to in the neuter singular as "the Grantor") and **Miguel A. Briceno** of 314 Valley Forge Way S, Cameron, NC 28326 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Johnsonville Township of said County and State, and more particularly described as follows:

Tract 1
376 Heritage Way, Cameron, NC 28326

Being all of Lot B37, Heritage Village, Phase II, Section II, Block B, as shown on map prepared by Thomas J. Matthews, RLS, and recorded in Plat Cabinet F, Slide 285-B, Harnett County Registry. Reference to said map is hereby made for a greater certainty of description.

The property hereinabove described being the same property acquired by Grantor in Book 3940, Page 551, Harnett County Registry.

Tract 2

264 Valley Forge Way S, Cameron, NC 28326

Being all of Lot F-94, Block F, in a subdivision known as a revision of Heritage Village, Section III, Phase VI, according to a plat of the same recorded in Plat Cabinet F, Slide 724-B, Harnett County Registry and being the same property conveyed to Jamie D. Ferrell by deed recorded in Book 2755, Page 571.

The property hereinabove described being the same property acquired by Grantor in Book 3688, Page 182, Harnett County Registry.

Tract 3

731 Heritage Way, Cameron, NC 28326

Being all of Lot Number E-6, Block "E", in a subdivision known as Heritage Village, Section I, Phase V, and the same being duly recorded in Plat Cabinet F, Slide 444-A, Harnett County Registry, North Carolina.

The property hereinabove described being the same property acquired by Grantor in Book 3905, Page 448, Harnett County Registry.

Tract 4

49 New Jersey Way, Cameron, NC 28326

Being all of Lot Number E46, Block "E", in a subdivision known as Heritage Village, Section II, Phase V, and the same being duly recorded in Plat Cabinet F, Slide 479-D, Harnett County Registry, North Carolina.

The property hereinabove described being the same property acquired by Grantor in Book 3705, Page 490, Harnett County Registry.

Tract 5

72 Brent Wood, Sanford, NC 27332

Being all of Lot 249, Carolina Hills, Phase III, as shown on plat of same recorded in Plat Cabinet F, Slide 496-A, Harnett County Registry, North Carolina.

Subject to Wetlands as delineated and recorded in Plat Cabinet F, Slide 562D, Harnett County Registry.

Together with a 1996 Fleetwood Mobile Home with Serial #NCFLT69A/B 13257 WP12 Affixed and taxed as real property.

The property hereinabove described being the same property acquired by Grantor in Book 3412, Page 885, Harnett County Registry.

The above-described real property is conveyed subject to covenants, easements, and restrictions, if any, that are a matter of public record.

This conveyance is made pursuant to N.C.G.S. Section 39-13.3 for the purpose of vesting the property herein described in fee simple to the Grantee. It is further intended and agreed that this conveyance is made pursuant to the provisions of N.C.G.S. Section 52-10 and Section 29-30(a)(2) to release and quitclaim any marital rights or interests in the property which the Grantor spouse has or may have in the future, including but not limited to the right to claim against the property for equitable distribution, the right to inherit the property by intestate succession or by will, and the right to claim a widow's or widower's intestate share, elective share, or life estate against the property. It is the specific intent of this deed that the property shall be the sole and separate property of the Grantee, free and clear of all rights the Grantor spouse has or may have in the future under any North Carolina General Statute or law, this being a full and complete conveyance and release of all such rights by the Grantor spouse in and to this property.

**The property herein described is () or is not (x) the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

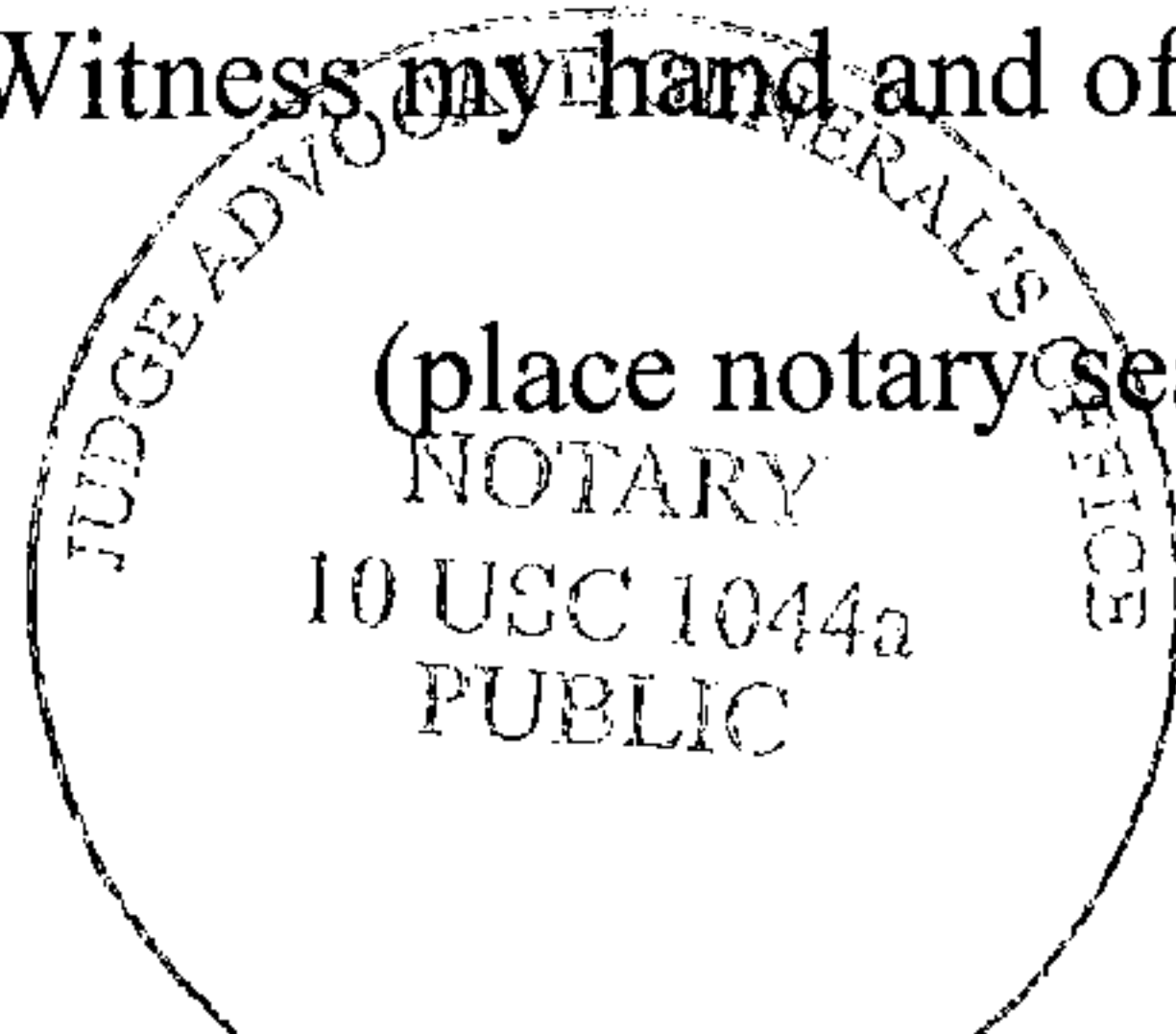
Miguel A. Briceno

Miguel A. Briceno (SEAL)

STATE OF WITH THE UNITED STATES ARMED FORCES
COUNTY OF AT FORT BUCHANAN, PUERTO RICO

I, a Notary Public of the County and State aforesaid, certify that Miguel A. Briceno personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 7th day of February, 2023.



Patricia M. Landrau Santiago

Notary Public

My Commission Expires INDEFINITE COMMISSION

Patricia M. Landrau Santiago, U.S. ARMY
MILITARY PARALEGAL
UNDER AUTHORITY 10 USC 1044a
INDEFINITE COMMISSION

GRANTOR

[Signature] (SEAL)
Maria J. Gutierrez

STATE OF North Carolina
COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that Maria J. Gutierrez personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 20th day of February, 2023.

(place notary seal here)

Sheila F. Graham
Notary Public

My Commission Expires: 8/8/2026

