

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
06/26/2023 12:48:01 PM NC Rev Stamp: \$600.00
Book: 4197 Page: 2070 - 2071 (2) Fee: \$26.00
Instrument Number: 2023010287

HARNETT COUNTY TAX ID #
039597 0039 62

06-26-2023 BY: SM

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

Excise Tax: \$600.00

Parcel Identifier No. 039597 0039 62 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Hutchens Law Firm, 4317 Ramsey Street, Fayetteville, NC 28311 RAM1362503

This instrument was prepared by: The Real Estate Law Firm, 2919 Brezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: Lot 67, Patton's Point

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

GRANTOR	GRANTEE
Elvin J. Santos Rentas and Leilani M. Perez Zayas 12313 Desert Dove Avenue El Paso, TX 79938	Matthew August Cordes, unmarried 25 Eisenhower Court Broadway, NC 27505

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, parcel of land or condominium unit situated in the City of Broadway, Barbecue Township, Harnett County, North Carolina and more particularly described as follows:
BEING all of Lot 67, in a subdivision known as Patton's Point, and the same being duly recorded in Map Book 2005, Page 905, Harnett County Registry, North Carolina.

Parcel ID: 039597 0039 62

Property Address: 25 Eisenhower Court, Broadway, NC 27505

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3201 page 533.
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 2005 page 905.

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:

SUBJECT TO ALL VALID AND SUBSISTING RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RIGHTS OF WAYS AND EASEMENTS PROPERLY OF RECORD, IF ANY, AND AD VALOREM TAXES DUE FOR THE CURRENT YEAR.

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

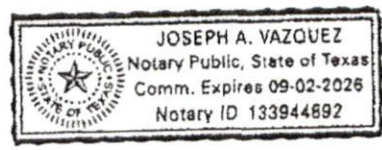
[Signature] (SEAL)
Print/Type Name: Elvin J. Santos Rentas
[Signature] (SEAL)
Print/Type Name: Leilani M. Perez Zayas

State of Texas County of El Paso

I, the undersigned Notary Public of El Paso County and State aforesaid, certify that Elvin J. Santos Rentas and Leilani M. Perez Zayas personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed and in the capacity indicated. Witness my hand and Notarial stamp or seal this 22 day of June, 2023.

My Commission Expires: 09/02/2026

[Signature]
Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant-Register of Deeds