

For Registration Matthew S. Willis
 Register of Deeds
 Harnett County, NC
 Electronically Recorded
 2022 Apr 05 10:35 AM NC Rev Stamp: \$ 0.00
 Book: 4136 Page: 326 - 327 Fee: \$ 26.00
 Instrument Number: 2022007161

HARNETT COUNTY TAX ID #
 050613 0302

04-05-2022 BY: AC

**STATE OF NORTH CAROLINA
 COUNTY OF HARNETT**

**GENERAL
 WARRANTY DEED**

Excise Tax: \$0.00

PID: 050613 0302

Prepared by: Mercogliano & Associates, PA, P.O. Box 1381, Fuquay-Varina, NC 27526

Mail to: Grantee

No Title Search Performed. No Title Opinion Given. No Tax Advice Given

THIS DEED made this 5th day of April, 2022, by and between

GRANTOR	GRANTEE
Magdalena Orozco, a single woman P.O. Box 204 Fuquay Varina, NC 27526	Gila Villasenor and Ivan Villasenor, a married couple 619 Jasmine Road Fuquay Varina, NC 27526

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 or parcel of land more particularly described as follows:

Being all of Lot 22, Captain's Landing, as shown in Map Book 21, Page 52, Harnett County Registry.

Subject to easements, rights of way, protective covenants, and other matters of public record.

Subject to 2022 Ad Valorem taxes.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3424, Page 790, Harnett County Registry.

Submitted electronically by "Mercogliano & Associates, PA"
 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 above-described 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 lawfully seized of the premises in fee simple, has the right and power to convey the same in fee simple, that title is marketable and free from any and all encumbrances and that Grantor will forever warrant and defend the title against the lawful claims of all persons whomsoever.

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

Magdalena Orozco (SEAL)
Magdalena Orozco

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Karen Salemo, a Notary Public of Harnett County, North Carolina certify that Magdalena Orozco personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial stamp or seal this 5th day of April, 2022.

Karen Salemo
Notary Public
Harnett County
North Carolina



Notary Public

My Commission Expires:

9/9/2023