



2003026317

FOR REGISTRATION REGISTER OF DEEDS  
KIMBERLY S. HARGROVE  
HARNETT COUNTY NC  
2003 DEC 30 09:41:18 AM  
BK: 1873 PG: 563-565 FEE: \$17.00  
NC REV STAMP: \$96.00  
INSTRUMENT # 2003026317

HARNETT COUNTY TAX I.D. #  
03-9589-0029  
12-30-03 BY JSF

Excise Tax 96.00 Do NOT write above this line. Recording: Time, Book and Page

# North Carolina General Warranty Deed

This instrument prepared by: Clyde L. Patterson  
Brief description for the Index Lot 2, J. M. Kelly Acres  
This Deed made this 8th day of August, 2003, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**Grantor:** Clyde L. Patterson, Unmarried and  
Douglas Wayne Mangum and wife, Mary Elizabeth Mangum  
4271 Leaflet Church Road, Broadway, N. C. 27505

**Grantee:** Juan Carlos Perez Martinez  
3185 Rosser Pittman Road  
Broadway, N. C. 27505

**Transfer of Ownership:** Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below:

**Property:** City of \_\_\_\_\_  
Township of Barbecue, County of Harnett, North Carolina.  
This property was acquired by Grantor by an instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, \_\_\_\_\_ County.  
A map showing the property is recorded in Plat Book 2001, Page 661, Harnett County.  
The legal description of the Property is:

BEING ALL OF LOT NO. 2, containing 1.32 acres, more or less, as shown on map entitled "J. M. Kelly Acres", dated June 13, 2001, by Dowell G. Eakes, RLS, recorded in the Office of the Register of Deeds of Harnett County at Map Number 2001-661. Reference to said map is hereby made for a greater certainty of description.

This Tract No. 2 is subject to a 50 foot utility and access easement along the southern border of said lot as shown on map referred to hereinbefore.

Continued on Page 2

After recording mail to:  
Juan Carlos Perez Martinez  
3185 Rosser Pittman Road  
Broadway, N. C. 27505

Tax Lot No. \_\_\_\_\_  
Parcel Identifier No. \_\_\_\_\_  
Verified By \_\_\_\_\_ County,  
on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By \_\_\_\_\_

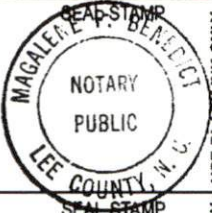
TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

**Promises by Grantor:** Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgements), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

Restrictive covenants contained in instrument recorded in Book 1560 Pages 0534-0535, Harnett County Registry.

**Signatures:** Grantor has duly executed the foregoing instrument, as of the day and year first written above.

Entity	Individual
Name: _____	<i>Clyde L. Patterson</i> (Seal)
By: _____	Clyde L. Patterson (Seal)
Title: _____	<i>Douglas Wayne Mangum</i> (Seal)
By: _____	Douglas Wayne Mangum (Seal)
Title: _____	<i>Mary Elizabeth Mangum</i> (Seal)
By: _____	Mary Elizabeth Mangum (Seal)
Title: _____	_____ (Seal)



**INDIVIDUAL**  
 STATE OF North Carolina COUNTY OF Lee  
 I, a Notary Public of the County and State aforesaid, certify that Clyde L. Patterson, Unmarried and Douglas Wayne Mangum and wife, Mary Elizabeth Mangum  
 Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.  
 Witness my hand and official stamp or seal, this 16th day of December, 2003  
 My Commission Expires: 8-12-2006 *Magalene P. Benedict* Notary Public

**INDIVIDUAL**  
 STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_  
 Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.  
 Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_ Notary Public

**SEAL-STAMP**  
**ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership**  
**USE BLACK INK ONLY**  
 STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 I, a Notary Public of the County and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation / limited liability company / general partnership / limited partnership (*strike through the inapplicable*) and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.  
 Witness my hand and official stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 My Commission Expires: \_\_\_\_\_ Notary Public

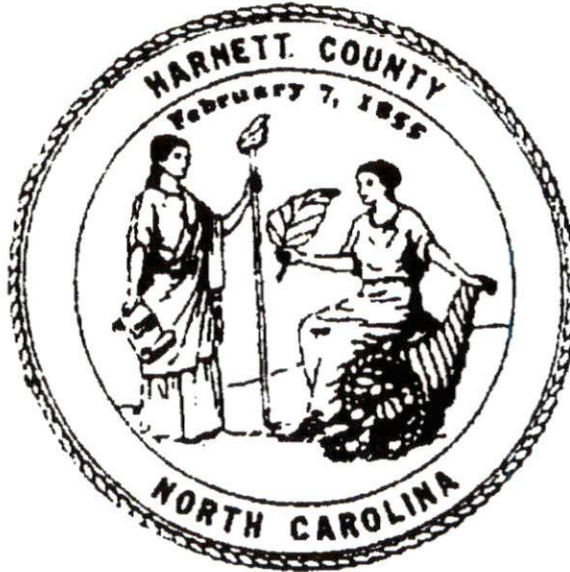
The foregoing Certificate(s) of Magalene P. Benedict

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.

- REGISTER OF DEEDS FOR Harnett COUNTY

By \_\_\_\_\_ Deputy/Assistant - Register of Deeds





KIMBERLY S. HARGROVE  
REGISTER OF DEEDS, HARNETT  
305 W CORNELIUS HARNETT BLVD  
SUITE 200  
LILLINGTON, NC 27546

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Filed For Registration: 12/30/2003 09:41:18 AM

Book: RE 1873 Page: 563-565

Document No.: 2003026317

DEED 3 PGS \$17.00

NC REAL ESTATE EXCISE TAX: \$96.00

Recorder: ELMIRA MCLEAN

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State of North Carolina, County of Harnett

The foregoing certificate of MAGALENE P. BENEDICT Notary is certified to be correct. This 30TH of December 2003

KIMBERLY S. HARGROVE , REGISTER OF DEEDS

By: *Elmira McLean*  
Deputy/Assistant Register of Deeds

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**DO NOT DISCARD**



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