

Matthew S. Willis Register of Deeds
Harnett County, NC
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HARNETT COUNTY TAX ID #
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02-28-2024 BY: MMC

Prepared by M. Andrew Lucas—mail to Grantee
STAMPS: \$729.00

STATE OF NORTH CAROLINA)
COUNTY OF HARNETT)
PID: 139680005317

GENERAL WARRANTY DEED

THIS DEED, made this 27th day of February, 2024, by and between
RICARDO RODRIGUEZ MENDOZA, single, 1332 Blacks Road, Cameron, NC 28326,
hereinafter called "GRANTOR" to **WAYNE L. BLINCOE AND MICHELE W. BLINCOE**
AS TRUSTEES OF THE BLINCOE FAMILY TRUST DATED JUNE 1, 2022, 51 Knight
Road, Broadway, NC 27505, hereinafter called "GRANTEE";

WITNESSETH,

that the Grantor, in consideration of TEN DOLLARS and other valuable considerations to them paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Harnett County, North Carolina, more particularly described as follows:

BEING ALL OF LOT 5, CONTAINING 1.09 ACRES, MORE OR LESS, AS SHOWN ON PLAT ENTITLED "MINOR SUBDIVISION SURVEY FOR: JOSE RUBIO & CARMELA MORENO SANCHEZ" DATED 8/3/2022 AND RECORDED IN MAP BOOK 2022, PAGE 386, HARNETT COUNTY REGISTRY, NORTH CAROLINA.

(Property Address: 51 Knight Road, Broadway, NC 27505)

The above property was conveyed to the Grantor by deed recorded in Book 4195, page 276, Harnett County Registry.

All or a portion of the property herein conveyed does/ does not include the primary residence of a Grantor.

Submitted electronically by "Harrington Gilleland Winstead Feindel & Lucas, LLP"
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 aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of said 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 to the same, against the lawful claims of all persons whomsoever, except for any exceptions as may be hereinafter stated: Ad valorem taxes for the current year (prorated through the date of settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

Ricardo Rodriguez Mendoza (SEAL)
Ricardo Rodriguez Mendoza

STATE OF NORTH CAROLINA
COUNTY OF LEE

I, Heather Pueschel-chandler a Notary Public, do hereby certify Ricardo Rodriguez Mendoza, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 27 day of February, 2024.



Heather Pueschel-chandler
Notary Public

My Commission Expires:
9/7/2025