

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded

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Instrument Number: 2024007562

HARNETT COUNTY TAX ID #  
03958511 0070

05-07-2024 BY: MMC

Tax Lot No.....Parcel Identifier No. 9595-17-8054

Verified by.....County on the....day....of.....  
by.....

Property Address: 17 Pebble Beach Pt., Sanford, NC 27332  
No Revenue

Mail after recording to: Jeffrey E. 1300 Bragg Blvd., Suite 1316 Fayetteville, NC 28301

This instrument prepared by: The Law Office of Jeffrey E. Radford

Brief description for the index: Lot 70, BLK K, PH FOUR, Carolina Lakes

Without Title Exam

**NORTH CAROLINA QUITCLAIM DEED**

THIS DEED made this 7<sup>th</sup> day of May, 2024 by and between:

**GRANTOR**

Michael A. Gonzalez, married  
51 Caraway Court  
Cameron, NC 28326

**GRANTEE**

Michael A. Gonzalez, and wife  
Franca Gonzalez  
51 Caraway Court  
Cameron, NC 28326

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, an undivided interest in all that certain lot or parcel of land situated in City of Fayetteville, Cross Creek Township, Cumberland County, North Carolina and more particularly described as follows:

**Being all of Lot No. 70, Block K, according to the map of Carolina Lakes, Phase Four, recorded in the Office of Register of Deeds of Harnett County in Plat Cabinet 2, Slide 135, Harnett County Registry, North Carolina.**

Submitted electronically by "The Law Office of Jeffrey E. Radford"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

**PARCEL ID NO: 9595-17-8054**

**PROPERTY ADDRESS: 17 Pebble Beach Pt., Sanford, NC 27332**

The purpose of this conveyance is to sever the tenancy by the entirety in the property described herein pursuant to G.S. 39-13.3(c), or in the alternative, to transfer ownership pursuant to G.S. 39-13.3(a), and to vest sole title in the name of the Grantee, and allow Grantee to henceforth convey and encumber said property or any portion thereof without the consent or joinder of Grantor. Grantor hereby relinquishes: (1) all rights to administer the Grantee's estate as provided in G.S. 28A-4-1 with respect the real property described herein; (2) all right of intestate succession to the Grantee's estate as provided in G.S. 29-14; (3) the right to an elective life estate in the Grantee's estate as provided in G.S. 29-30; (4) the right to dissent from the Grantee's Will as provided in G.S. 30-1; and (5) the right to a year's in the Grantee's estate as provided in G.S. 30-15. It is the intention of the parties hereto that the property described herein shall be considered separate property of the Grantee pursuant to the Equitable Distribution Act (G.S. 50-20) and Grantor relinquishes all right and claim to said property in said Act. This conveyance is made pursuant to a property settlement agreement between the parties hereto and is made for valuable consideration, the receipt and sufficiency of which are acknowledged by the parties hereto.

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.

This is a quitclaim deed. Grantors make no warranties of title.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereto affixed by authority or its Board of Directors, the day and year first above written.

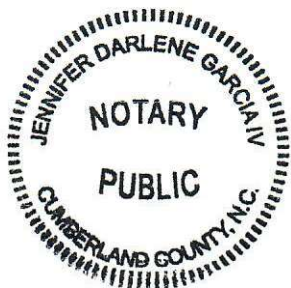
 (SEAL)  
Michael A. Gonzalez


STATE OF NORTH CAROLINA

COUNTY CUMBERLAND

I, Jennifer Darlene Garcia IV a Notary Public of said County and State do hereby certify Michael A. Gonzalez personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this the 7<sup>th</sup> day of May, 2024.



  
Signature of Notary Public/Jennifer Darlene Garcia IV  
Commission Expires: 11/28/2026