

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

03/11/2025 10:20:28 AM

NC Rev Stamp: \$22.00

Book: 4275 Page: 607 - 608 (2) Fee: \$26.00

Instrument Number: 2025004064

HARNETT COUNTY TAX ID #  
03958601 0372 20

03-11-2025 BY: MMC

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$22.00

PARCEL IDENTIFIER NO. 03958601 0372 20

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025  
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Investors Title Insurance Company*)

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105

BRIEF DESCRIPTION FOR THE INDEX: Lot 115 Carolina Hills Phase II

THIS DEED made this \_\_\_\_ day of March, 2025, by and between

GRANTOR	GRANTEE
<b>Meliada Griffin Berryman, an unmarried woman</b>	<b>Luis Heberto Campos, a married person and Heber Hernan Campos Aguirre, a married person</b>
Mailing Address 119 Richfield Ct. Vass Vass, NC 28394	Property Address: 321 Winding Ridge Sanford, NC 27332  Mailing Address

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Sanford, Harnett County, North Carolina, and more particularly described as follows:

**BEING ALL OF LOT NO. 115 IN A SUBDIVISION KNOWN AS CAROLINA HILLS, PHASE II, ACCORDING TO A PLAT BEING DULY RECORDED IN PLAT CABINET F, SLIDE 285-D, HARNETT COUNTY REGISTRY.**

**Property Address: 321 Winding Ridge Rd. Sanford, NC 27332**

**Parcel ID: 03958601 0372 20**

All or a portion of the property herein conveyed (\_\_\_\_) includes or (☒) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 2670 at Page 847.

**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.

Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

*Melinda Griffin Berryman*  
Melinda Griffin Berryman

STATE OF NC

COUNTY OF MOORE

I certify that Melinda Griffin Berryman, an unmarried woman, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7TH day of March, 2025.

Notary Signature:

*JAMES T ANDERSON*

Notary's Printed Name:

JAMES T ANDERSON

My Commission Expires:

10-24-2029

