

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
02/28/2025 04:27:14 PM NC Rev Stamp: \$100.00
Book: 4273 Page: 2945 - 2946 (2) Fee: \$26.00
Instrument Number: 2025003461

HARNETT COUNTY TAX ID#
10054912010354

02-28-2025 BY SM

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Parcel Identifier No. 10054912010354 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Currie Tee Howell, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: LOTS 8 AND 9, BLOCK 3

THIS DEED made this 28th day of February, 2025, by and between

GRANTOR

GRANTEE

JOSE NOE LOPEZ LEMUS, unmarried

ROSI MARIBEL RAMOS GARCIA, separated

108 DARFIELD COURT
CLAYTON, NC 27520

PO BOX 1497
ANGIER, NC 27501

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Lillington, Lillington Township, Harnett County, North Carolina and more particularly described as follows:

BEING ALL OF LOTS 8 AND 9, BLOCK 3, A SHOWN ON THAT PLAT OF SURVEY ENTITLED, "MAP SHAWTOWN PROPERTY NEAR LILLINGTON, NC", AS RECORDED IN MAP BOOK 4, PAGE 89, HARNETT COUNTY REGISTRY.

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

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.

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

This conveyance is expressly made subject to the lien created by all the Grantors' real 2025 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

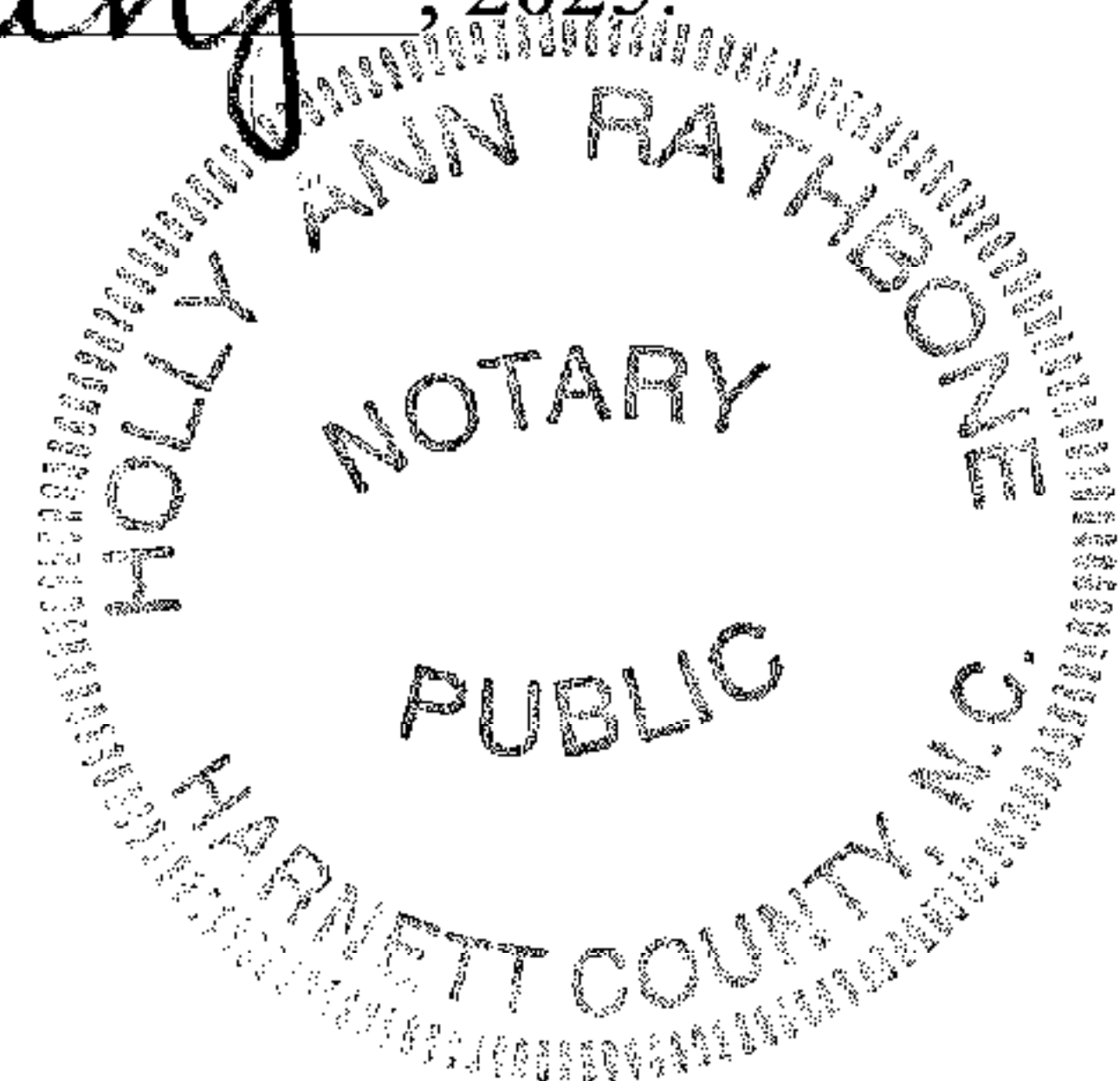
Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

GRANTOR(S):

JOSE LOPEZ (SEAL)
JOSE NOE LOPEZ LEMUS

State of NC - County or City of Harnett
I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that JOSE NOE LOPEZ LEMUS personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 28 day of February, 2025.



(Affix Seal)

Holly Ann Rathbone
Holly Ann Rathbone
Notary's Printed or Typed Name
My Commission Expires: 8/27/28