

Matthew S. Willis Register of Deeds

Harnett County, NC

Electronically Recorded

01/14/2025 04:28:27 PM

NC Rev Stamp: \$12.00

Book: 4268 Page: 553 - 557 (5) Fee: \$26.00

Instrument Number: 2025000649

HARNETT COUNTY TAX ID #
139681 0026 02

01-14-2025 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$12.00

Parcel Identifier No. 139681 0026 02 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Justin Taylor, Attorney at Law, PLLC, 4820 Six Forks Road, Suite 200, Raleigh, NC 27609

This instrument was prepared by: Justin Taylor, Attorney at Law, PLLC

Brief description for the Index: 0 ROSSER PITTMAN RD

THIS DEED made this 9th day of January, 20 25, by and between

GRANTOR

WILLIAM A.R. CHUBBS, HEIR & ADMINISTRATOR*,
and spouse TARA CHUBBS
*ESTATE OF WILLIAM MARION CHUBBS JR.
HARNETT COUNTY ESTATE FILE # 24-E-912

*216 Spinney Way
Susan City, California 94585*

GRANTEE

LUIS ANGEL LOPEZ RAMIREZ, unmarried
0 ROSSER PITTMAN RD
BROADWAY, NC 27505

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 BROADWAY, _____ Township, HARNETT County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 854 page 770.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____

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:

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

By: _____ (Entity Name) _____
 Print/Type Name & Title: _____ **NOTARIZE** _____
 _____ (SEAL)
 WILLIAM A.R. CHUBBS, HEIR &
 _____ (SEAL)
 TARA CHUBBS

By: _____ (SEAL)
 Print/Type Name & Title: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
WILLIAM A. R. CHUBBS, HEIR & ADMINISTRATOR 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 _____ day of
 _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

Notary Public

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
TARA CHUBBS 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 _____ day of
 _____, 20____

My Commission Expires: _____ Notary Public
(Affix Seal) _____
Notary's Printed or Typed Name _____

State of _____ County or City of _____
I, the undersigned Notary Public of the County of _____ of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ 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 the _____ of _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notary Public seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public

Notary's Printed or Typed Name

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Solano

On

1-9-2025

Date

before me,

Nicole M. Kasch, Notary Public

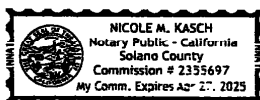
Here Insert Name and Title of the Officer

personally appeared

William A. R. Chubbs

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

General Warranty Deed

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

☐ Corporate Officer – Title(s):☐ Corporate Officer – Title(s):☐ Partner – ☐ Limited ☐ General☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Trustee☐ Guardian or Conservator☐ Other:☐ Other:

Signer is Representing:

Signer is Representing:

CALIFORNIA ACKNOWLEDGMENT

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Tara Chubbs

Name(s) of Signer(s)

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Signer's Name:

☐ Corporate Officer – Title(s):☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer is Representing:

Signer's Name:

☐ Corporate Officer – Title(s):☐ Partner – ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer is Representing:

Exhibit A

A parcel containing 1.14 acres being a part of the "Vann W. Womack Property," Upper Little River Township, Harnett County, North Carolina and described by map and survey dated October 16, 1987, as follows;

BEGINNING at a point in the center of N. C. Secondary Road #1215, boundary with Vanwyck-Douglas, thence North 10 deg. 13 min. 57 sec. East 350.11 feet to the Vann W. Womack and Elesta Douglas Estate, thence South 83 deg. 20 min. West 203.82 feet, thence South 30 deg. 03 min. East 409.76 feet, thence North 60 deg. 15 min. West 67.98 feet to the Beginning.