

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Aug 25 01:28 PM NC Rev Stamp: \$ 76.00
Book: 3857 Page: 805 - 806 Fee: \$ 26.00
Instrument Number: 2020014759

HARNETT COUNTY TAX ID #
010525 0042

08-25-2020 BY: MT

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$76.00

Parcel Identifier No. 010525 0042 Verified by _____ County on the ___ day of _____, 20____
By: _____

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 20.442)

Brief description for the Index: 1.34 ac Sorrell, McLamb & King

THIS DEED made this 25th day of August, 2020, by and between

GRANTOR	GRANTEE
Patsy Ann Konen, unmarried 871 Rainey Drive Spring Lake, North Carolina 28390	Eduardo Rojas Garcia, a married man 9405 Purfoy Road Fuquay-Varina, North Carolina 27526

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 _____, Anderson Creek _____ Township, Harnett _____ County, North Carolina and more particularly described as follows:

Property Address: 2741 Overhills Road, Bunnlevel, NC 28323

BEGINNING at the easternmost corner of the 10.55 acre tract heretofore conveyed to Johnny R. Rudisill and wife Barbara Rudisill, by deed recorded in Book 676, Page 982, and runs thence North 47 degrees 02 minutes East 265.45 feet to the southern margin of SR 1120; thence with the southern margin said road South 50 degrees 57 minutes East 100 feet; thence South 26 degrees 41 minutes West 363.00 feet; thence South 86 degrees 50 minutes West 100 feet; thence North 02 degrees 22 minutes West 212.15 feet to the BEGINNING, containing 1.34 acres, more or less, and being a part of the 73.48 acre tract of Monroe land described in Book 652, Page 763, Harnett Count Registry.

See also Deed Book 2337, Page 594-596, Harnett County Registry.

This property is conveyed subject to restrictive covenants and conditions as set out in instrument recorded in Deed Book 1083, Page 849, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3230, Page 599-600

All or a portion of the property herein conveyed includes or 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:

1. 2020 Harnett County ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.
3. This property is sold subject to all such facts as a current survey of the subject property would reveal.

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

By: _____ (Entity Name) Patsy Ann Konen (SEAL)
 Print/Type Name: Patsy Ann Konen

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

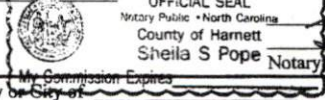
By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

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

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Patsy Ann Konen 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 25 day of August

My Commission Expires: 4/23/2025
 (Affix Seal)

 Sheila S Pope Notary Public
 Notary's Printed or Typed Name

State of North Carolina - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 North Carolina - County or City of _____

I, the undersigned Notary Public of the County or City 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 act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20_____.

My Commission Expires: _____ Notary Public
Notary's Printed or Typed Name _____

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$76.00

Parcel Identifier No. 010525 0042 Verified by _____ County on the ___ day of _____, 20____
By: _____

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 20.442)

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GRANTOR

Patsy Ann Konen, unmarried
871 Rainey Drive
Spring Lake, North Carolina 28390

GRANTEE

Eduardo Rojas Garcia, a married man
9405 Purfoy Road
Fuquay-Varina, North Carolina 27526

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 _____, Anderson Creek _____ Township, Harnett County, North Carolina and more particularly described as follows:

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2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.
3. This property is sold subject to all such facts as a current survey of the subject property would reveal.

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

 (Entity Name) Patsy Ann Konen (SEAL)
 By: _____ Print/Type Name: Patsy Ann Konen

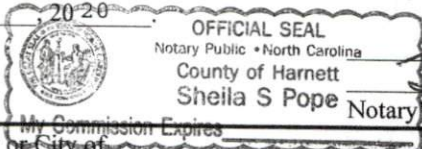
Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

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

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

State of North Carolina - County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett and State aforesaid, certify that Patsy Ann Konen 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 25 day of August

My Commission Expires: 4/23/2025
 (Affix Seal)  Sheila S. Pope Notary Public
 My Commission Expires _____ Notary's Printed or Typed Name

State of North Carolina - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 North Carolina - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20_____.