

Excise Tax: \$0.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 1519-47-5743.000

Verified by _____ County on the ___ day of _____,

by _____

Mail after recording to: **Christopher D. Munz, Attorney**
10900 US HWY 421 S.
Erwin, NC 28339

This instrument was prepared by **Christopher D. Munz**

Brief Description for the index

Lot #1

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____, 2018, by and between

GRANTOR

Cirilo Cano
319 Bailey Rd.
Coats, NC 27521

GRANTEE

Eulogio Cano
301 Bailey Rd.
Coats, NC 27521

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of N/A, Grove Township, Harnett County, North Carolina and more particularly described as follows:

BEING ALL of Lot 1, containing 4.37 acres, more or less, as shown on map recorded in Plat Book 2017, Page 66, Harnett County Registry, to which map reference is hereby made for a more complete description of said property.

The purpose of this deed to convey all the Grantor's right, title and interest to the Grantee.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1669, Page 676, Harnett County Registry.

All or portion of the property herein conveyed __ includes or X does not include 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 except for the exceptions hereinafter stated.

Title to the property herein above described is subject to the following exceptions:

- a) Ad Valorem taxes for 2018 and subsequent years not yet due and payable
- b) Easements, roadways, and rights-of-way of record.
- c) Easements visible by an inspection of the premises.

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 hereunto affixed by authority of its Board of Directors, the day and year first above written.

Cirilo Cano (SEAL)

(SEAL)

(Corporate Name)

By: _____ President

SEAL-STAMP NORTH CAROLINA, _____ COUNTY

I, _____, a Notary Public of the County and State aforesaid, certify that Cirilo Cano, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this ____ day of _____,

20____

My commission expires: _____

Notary Public

SEAL-STAMP NORTH CAROLINA, _____ COUNTY

I, _____, a Notary Public of the County and State aforesaid, certify that _____, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this ____ day of _____,

20____

My commission expires: _____

Notary Public