

For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Jan 28 01:58 PM NC Rev Stamp: \$ 89.00  
Book: 3931 Page: 119 - 120 Fee: \$ 26.00  
Instrument Number: 2021002051

HARNETT COUNTY TAX ID #  
03958513 0072

01-28-2021 BY: KK

**NORTH CAROLINA GENERAL WARRANTY DEED**  
**DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR**  
**UPON DISBURSEMENT OF CLOSING PROCEEDS**

File No.: AL-33401-20-B

Excise Tax: \$89.00

Parcel Identifier No. 03-9585-13-0072 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Single Source Real Estate Services, Inc., 2919 Breezewood Ave., Suite 300, Fayetteville, NC 28303

This instrument was prepared by: Lakhiani Law, PLLC, 2919 Breezewood Avenue, Suite 300, Fayetteville, NC 28303

Brief description for the Index: Lot 72, Carolina Lakes, Block "M", Phase Five

THIS DEED made this 27th of January, 2021, by and between

GRANTOR	GRANTEE
Jorge E Rios-Calero and wife, Eva N Marti 'de Rios 6191 Lake Trail Drive Fayetteville, NC 28304	Ivercon, Inc. P.O. Box 64778 Fayetteville, NC 28306

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 Sanford, Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Lot 72, Block "M", in a subdivision known as Carolina Lakes, Phase Five, and the same being duly recorded in Plat Cabinet C, Slide 135A, Harnett County Registry, North Carolina.

Parcel ID: 03-9585-13-0072

Property Address: 111 Clearwater Hbr, Sanford, NC 27332

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 826 page 917.

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 C page 135A.

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:

Subject to restrictive covenants, easements and rights-of-way as they may appear of public record.

Subject to ad valorem taxes which are a lien but not yet due and payable.

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

\_\_\_\_\_  
(Entity Name)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

THIS DOCUMENT WAS PREVIOUSLY RECORDED  
*Jorge E Rios Calero*  
Print/Type Name: Jorge E Rios Calero (SEAL)

*Eva N Marti 'de Rios*  
Print/Type Name: Eva N Marti 'de Rios (SEAL)

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

**ASHISH G LAKHIANI**  
NOTARY PUBLIC  
WAKE COUNTY, NC  
My Commission Expires 6-15-2024

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Jorge E Rios-Calero and Eva N Marti 'de Rios 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 27th of January, 2021.

My Commission Expires: May 15, 2024

*Ashish G. Lakhiani*  
\_\_\_\_\_  
Ashish G. Lakhiani, Notary Public

The foregoing Certificate(s) of \_\_\_\_\_  
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant –Register of Deeds