

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2019 Jan 16 11:47 AM NC Rev Stamp: \$ 100.00  
Book: 3667 Page: 701 - 703 Fee: \$ 26.00  
Instrument Number: 2019000581

HARNETT COUNTY TAX ID #  
040664 0067

01-16-2019 BY: MT

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100

PIN#: 040664 0067

Mail/Box to: GRANTEE

This instrument was prepared by: Harris & Hilton, P.A., 7320 Six Forks Road, Suite 100, Raleigh, NC 27615

Brief description for Index: M&B

THIS DEED made this 14 day of January 2019, by and between

#### GRANTOR

**Jimmy Carnel Alston, A/K/A Jimmy Connell  
Alston and spouse,  
Angel C. Alston**

4004 Brown Place  
Raleigh, NC 27604

#### GRANTEE

**Jose Luis Aparicio Vargas, with 50% ownership and  
Luis Vaca Sanchez, with 50% ownership  
as tenants in common with rights of survivorship**

00 Robinson Lane  
Angier, NC 27501

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 Harnett County, North Carolina and more particularly described as:

**SEE ATTACHED EXHIBIT "A"**

The property described above was acquired by Grantor by instrument recorded in Book 1019 Page 815.  
A map showing the above described property is recorded in Book of Maps NA Page(s) NA.

Submitted electronically by "Harris & Hilton, P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of the property conveyed  is/ is not a principal residence of the 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.

Grantor covenants with 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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

Jimmy Carnel Alston (SEAL)  
Jimmy Carnel Alston

Angel C. Alston (SEAL)  
Angel C. Alston

STATE OF NC COUNTY OF Wake

I, the undersigned Notary Public, certify that the following person(s) personally appeared before me this day and that I have personal knowledge of the identity of the principal(s) and/or I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a NID and that he/she/they acknowledged to me that he/she/they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Jimmy Carnel Alston and Angel C. Alston**

Date: 1-14-19

(Official Seal)

Loren Hedrick

Printed Name: Loren Hedrick

My commission expires: 6-16-21



## EXHIBIT A

From a point on the bank of Neillis Creek at an existing iron pipe South 35° 17' 23" East 1144.21' to a new iron stake which is the point of beginning; thence South 35° 17' 23" East 572.42' to a turning point; thence North 53° 38' 04" West 138.89' to a new stake; thence North 67° 08' 36" West 31.46' to a turning point; thence South 88° 17' 59" West 180.19' to a turning point; thence South 46° 42' 23" West 173.22' to a turning point; thence South 37° 50' 05" West 115.54' to a new iron stake; thence North 35° 17' 23" West 335.00' to a new iron stake; thence North 54° 08' 42" East 629.45' to the point of beginning, containing 5 acres, more or less.

Being a part of the land conveyed to Kenneth Lee McDouglad by Harold L. Butts and wife, Mahalia L. Butts, dated November 6, 1972, of record in the Harnett County Registry of Deeds in Book 585, Page 91.