

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
05/17/2022 12:25:44 PM NC Rev Stamp: \$30.00
Book: 4151 Page: 496 - 497 (2) Fee: \$26.00
Instrument Number: 2022100668

HARNETT COUNTY TAX ID #
050613 0260

05-17-2022 BY: TC

NORTH CAROLINA GENERAL WARRANTY DEED

Mail to the preparer: Whitaker and Hamer, PLLC, 542 N. Main St. Fuquay Varina NC 27526
Parcel # 050613 0260, Harnett County File# F22-5008 Excise Tax: \$ 30

THIS WARRANTY DEED is made on the 4th day of May, 2022 by and
between:

Cesar Hurtado (an unmarried man),
941 Stinson Ave.
Spring Lake, NC 28390

(hereinafter referred to in the neuter singular as "the **Grantor**"); and,

JDM Ventures USA, LLC
A North Carolina Limited Liability Company
3233 Virginia Creeper Lane
Willow Spring, NC 27592

(hereinafter referred to in the neuter singular as "the **Grantee**");

WITNESSETH, that the Grantor(s), for a valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, has and by these presents does hereby give, grant, bargain, sell and convey unto the Grantee(s), its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situated in **Harnett County, North Carolina** acquired by the Grantor by deed recorded in **Book 3717, Page 188**, and more particularly described as follows:

BEING all of Lot 35, Block 4 of Captain's Landing Subdivision according to a map recorded in Map Book 21, Page 52 in the Office of the Register of Deeds of Harnett County, North Carolina, reference to which is hereby made for a greater certainty of description.

This conveyance is made subject to all privileges of ingress and egress across the Harper land in Book 590, Page 306.

Parcel ID: 050613 0260

Property Address: 398 Natchez Trace Fuquay Varina NC 27526

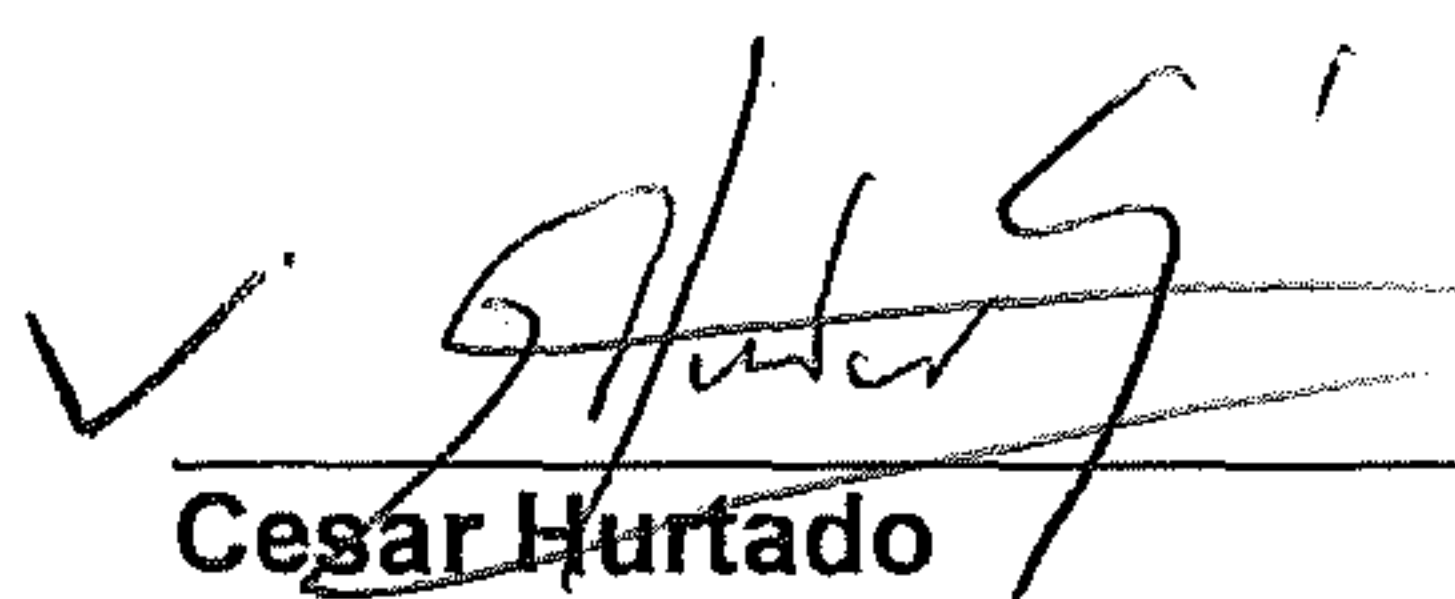
Submitted electronically by "McCullers, Whitaker & Hamer, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of the property herein conveyed _____ does does not contain the 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. 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 following exceptions:

1. The county property tax for the current year.
2. Public Utility Easements for Local Service.
3. Subject to easements, restrictions, covenants and rights-of-way of record.

IN WITNESS WHEREOF, the Grantors have set their hands and seals and adopt the printed word "Seal" as their lawful seal on the date set forth in the acknowledgment below.



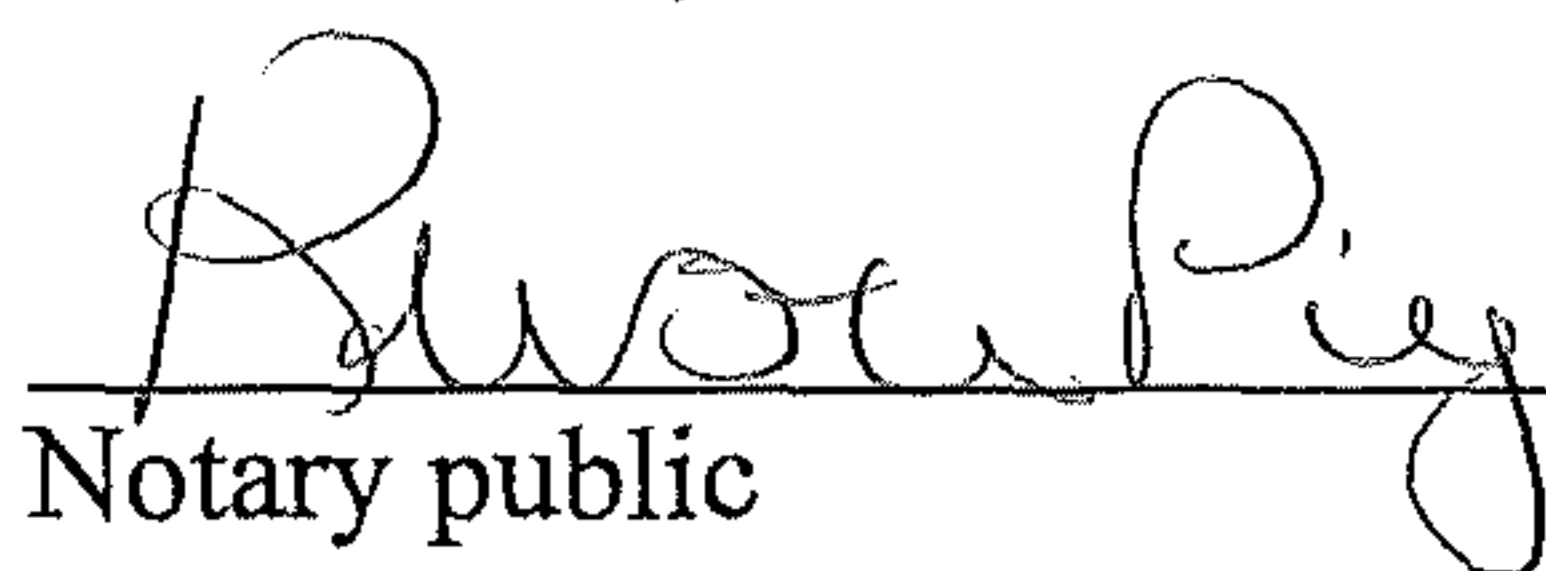
 _____ (Seal)

 Cesar Hurtado

State of Florida, Charlotte County

I, a Notary Public of the County and State aforesaid, certify that **Cesar Hurtado**, Grantor(s), personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 4 day of May, 2022

<<notary seal here>>



 Notary public



My commission expires: 01-13-2023