

For Registration Matthew S. Willis
 Register of Deeds
 Harnett County, NC
 Electronically Recorded
 2021 Sep 28 08:53 AM NC Rev Stamp: \$ 76.00
 Book: 4051 Page: 77 - 79 Fee: \$ 26.00
 Instrument Number: 2021022701

HARNETT COUNTY TAX ID #
 050635 0137 03

09-28-2021 BY: ED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$76.00

Parcel Identifier No. 0635-64-4851 Verified by _____ County on the ____ day of _____, 20__
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Horsley Law Firm, P.A.

Brief description for the Index: TRACT B, CHARLES A. BAKER PROP

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

GRANTOR

Wilberto Hernandez Cabanas, Unmarried
 4316 Suncliffe Court
 Apex, NC 27539

GRANTEE

Javier Ortiz Hernandez, Unmarried
 5816 Heritage Lane
 Raleigh, NC 27606

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 or parcel of land situated in the City of Fuquay Varina, _____ Township, Harnett County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3787 page 855.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book E page 193-A.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

submitted electronically by "Horsley Law Firm, 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.

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: 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 as of the day and year first above written.

 (Entity Name) (SEAL)
 By: _____ Print/Type Name: Wilberto Hernandez Cabanas

 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 Wake
 I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that _____
Wilberto Hernandez Cabanas 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 day of September, 2021, 2021.
 My Commission Expires: August 26, 2022
 (Affix Seal)


 Charles J. Horsley Notary Public
 Notary's Printed or Typed Name

State of _____ - 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: _____
 (Affix Seal) _____ Notary Public
 Notary's Printed or Typed Name

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

 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.
 My Commission Expires: _____
 (Affix Seal) _____ Notary Public
 Notary's Printed or Typed Name

EXHIBIT "A"

Legal Description

o Full Assurance Lane, Fuquay-Varina, NC 27526

PIN 0635-64-4851

All that certain lot of parcel of land situated in the Buckhorn Township, Harnett County, North Carolina and being more particularly described and bounded as follow: Being Tract "B" containing 1.000 acre, more or less, as shown on Map titled "Surveyed & Mapped for Charles A. Baker, Buckhorn Township, Harnett County, N.C." dated December 11, 1991, by Stancil & Associates, Registered Land Surveyor, P.A. as recorded in Plat Book E, Slide 193-A, Harnett County Registry.

Access to this property is thru easements recorded in Plat Cabinet F, Slide 254-B; Plat Cabinet Slide E, Slide 3-C and Plat Cabinet E, Slide 193-A, Harnett County Registry.

This lot of land was conveyed to Milton Jones by deed of W. Mark Cumalander, Substitute Trustee, acting in the place and stead of the original Trustee, Haywood A. Lane, Jr. dated February 15, 1995 and recorded in Deed Book 1086 at Page 712 on February 22, 1995 in said registry.

For chain of title, see Deed Book 3445, Page 319 and Deed Book 3456, Page 540 of the Harnett County Registry.