

Excise Tax \$118.00

Recording Time, Book and Page

Parcel ID No. Out of 021527010407 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Tart Law Group, P.A., 700 West Broad Street, Dunn, NC 28334

This instrument was prepared by: Lee L. Tart Malone, Attorney at Law

Brief description for the Index: Lot 1, containing 1.56 acres, Map Book 2023, Page 139

**NORTH CAROLINA GENERAL WARRANTY DEED**

This deed made this 13<sup>th</sup> day of April, 2023 by and between:

<p><b>GRANTOR:</b></p> <p><b>Carl Gregory</b>  <b>a/k/a Carl Andrew Gregory</b>  <b>and wife, Jessica M Gregory</b></p> <p><b>951 Lane Road</b>  <b>Dunn, NC 28334</b></p>	<p><b>GRANTEE:</b></p> <p><b>Gabriela Ortiz Saldierna, Unmarried</b></p> <p><b>923 Castlepointe</b>  <b>Fuquay-Varina, NC 27526</b></p>
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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 Grantee, the receipt of which is hereby acknowledged, has and by these presents doth grant, bargain, sell and convey unto the Grantee in fee simple in all that certain lot or parcel of land situated near the City of Dunn, Averasboro Township, Harnett County, North Carolina, and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS INSTRUMENT.**

All or a portion of the property herein conveyed does \_\_\_\_\_ or XX does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3909, Page 999, Harnett County Registry and the Estate File of Belinda Tart Gregory, File No. 22-E-986, filed in the Office of the Clerk of Superior Court of Harnett County.

A map showing the above described property is recorded in Map Book 2023, Page 139.

TO HAVE AND TO HOLD the aforesaid tract 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 said premises in fee simple, has 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 will forever defend the said title against the lawful claims of all persons whomsoever, other than the following exceptions:

- a) General utility easements and right of ways appearing of record.
- b) Ad valorem taxes for the year 2023 and subsequent years, not yet due and payable.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

Carl Gregory (SEAL)  
 Carl Gregory  
 a/k/a Carl Andrew Gregory

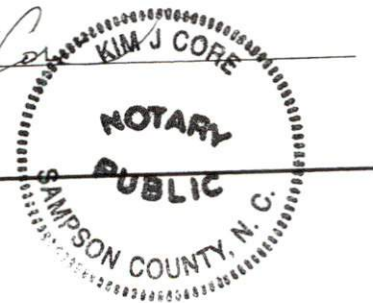
Jessica M. Gregory (SEAL)  
 Jessica M. Gregory

STATE OF NORTH CAROLINA  
 COUNTY OF Sampson

I, Kim J. Core, Notary Public of the County and State aforesaid, certify that Carl Gregory a/k/a Carl Andrew Gregory, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this 13<sup>th</sup> day of April, 2023.

Kim J. Core  
 Notary Public

My Commission Expires: 10-28-2025



STATE OF NORTH CAROLINA  
 COUNTY OF Sampson

I, Kim J. Core, Notary Public of the County and State aforesaid, certify that Jessica M. Gregory, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this 13<sup>th</sup> day of April, 2023.

Kim J. Core  
 Notary Public

My Commission Expires: 10-28-2025



## EXHIBIT "A"

Being all of **Lot 1**, according to **Map Number 2023, Page 139**, recorded in the Harnett County Registry, entitled "Division of the Property of: BELINDA GREGORY", Averasboro Township, Harnett County, North Carolina as surveyed by George L. Lott, Professional Land Surveyor, dated February 9, 2023, incorporated herein by reference, and made a part of this instrument. Said lot consisting of **1.50 acres**.

This being a portion of the property conveyed by Deed dated December 14, 2020 from James Scott Talley conveying his Life Tenant Interest to Belinda Gregory a/k/a Belinda Gail Tart and recorded in Book 3909, Page 999, Harnett County Registry. Also see the Estate file of Linda Porter Tart, File Number 13-E-547, filed in the Office of the Clerk of Superior Court for Harnett County.