

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
05/15/2024 01:25:42 PM
Book: 4235 Page: 104 - 106 (3)
Instrument Number: 2024008158

NC Rev Stamp: \$0.00
Fee: \$26.00

HARNETT COUNTY TAX ID #
060596 0293 01

05-15-2024 BY: MMC

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier No. 060596 0293 01 Verified by _____ County on the ___ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Law Office of Adam Lane Gregory, PLLC – 255 Bowling Spring Dr., Angier, NC 27501
No Title Search Performed; No Closing Performed; No Tax Advice Given

Brief description for the Index: 75 Hope Ln, Dunn

THIS DEED made this 15 day of May, 2024, by and between

GRANTOR	GRANTEE
America Castillo (f/k/a America Rodela)	America Castillo and spouse, Nathan Castillo
95 Hope Lane Dunn, NC 28334	Mailing Address: 95 Hope Lane Dunn, NC 28334 Property Address: 75 Hope Lane Dunn, NC 28334

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 _____, _____ Duke _____ 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.


The property hereinabove described was acquired by Grantor by instrument recorded in **Book 4015, Book 223**, Harnett County Registry.
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 Cabinet 2, Slide 67**, Harnett County Registry.

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:

- 1. Ad valorem taxes for the year 2024 and thereafter.
- 2. Easements, restrictions, and rights of way of record in the Harnett County Register of Deeds.
- 3. Restrictive Covenants of record.


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


 _____ (SEAL)
 America Castillo

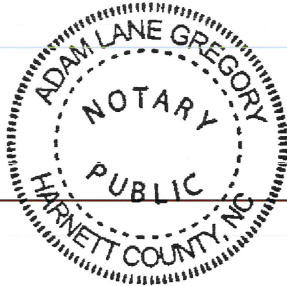
NORTH CAROLINA

Harnett COUNTY

I, Adam Lane Gregory, a Notary Public of Harnett County and State aforesaid, certify that **America Castillo** 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 15 day of May, 2024.


 Notary Public Name: Adam Lane Gregory

(SEAL)



My Commission Expires: 12-17-2028

EXHIBIT "A"
(Legal Description)

BEING all of Lot 33B as shown on that map entitled "Property to be Purchased by James R. Brown, Averasboro Township, Harnett Co., N.C." prepared by Piedmont Surveying, dated June 15, 1983 and recorded in Plat Cabinet 2, Slide 67, Harnett County Registry, to which map and its recordation reference is incorporated herein for a more complete description of said property. Being the same property conveyed by deed dated July 2, 1983 to Johnny Brown and wife, Linda Kay Brown and James R. Brown and wife, Billie V. Brown, recorded in Book 750, Page 603, Harnett County Registry.

TOGETHER with all right, title and interest of James R. Brown and wife, Billie V. Brown and Johnny Brown and wife, Linda Kay Brown in and to that certain easement duly recorded in Book 750, Page 605, Harnett County Registry, to which easement and its recordation reference is hereby made for a more complete description of interest being conveyed herein.

Property Address: 75 Hope Lane, Dunn, NC 28334
PID# 060596 0293 01