

Matthew S. Willis Register of Deeds
Harnett County, NC
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Instrument Number: 2022112205

HARNETT COUNTY TAX ID #
139680 0082

10-26-2022 BY: TC

Prepared by Robert Gilleland—mail to Grantee

STAMPS: \$70.00

STATE OF NORTH CAROLINA)
COUNTY OF HARNETT)
PIN: 9680-49-1790

GENERAL WARRANTY DEED

THIS DEED, made this 24th day of October, 2022, by and between
BETTY KNIGHT McPHERSON and spouse, DENNIS C. McPHERSON, 1278 Greenwood
Road, Sanford, NC 27332, hereinafter called "GRANTOR" to **JUAN GABRIEL CRUZ
MAGANA and spouse, MARIA ELENA CONTRERAS ESQUIVEL**, 3604 Cox Mill Road,
Sanford, NC 27332, hereinafter called "GRANTEE";

WITNESSETH,

that the Grantor, in consideration of TEN DOLLARS and other valuable considerations to
them paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold
and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that
certain lot or parcel of land situated in Upper Little River Township, Harnett County, North
Carolina, more particularly described as follows:

**BEING ALL OF LOT 1, containing 0.69 acre according to that certain survey for
Nancy Knight prepared by Larry K. Allen, RLS, dated April 5, 1992, and filed for
recordation in Plat Cabinet #F, Slide 27-C, Harnett County Registry.**

(448 Knight Road, Broadway, NC 27505)

The above property was conveyed to the Grantor by deed recorded in Book 1417, page
896, Harnett County Registry.

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

submitted electronically by "Harrington Gilleland Winstead Feindel & Lucas, LLP"
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 tract or parcel of land and all privileges and appurtenances thereunto 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 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 to the same, against the lawful claims of all persons whomsoever, except for any exceptions as may be hereinafter stated: All such public utility easements or rights-of-way, if any, as may serve, cross, encroach upon, or otherwise affect the property herein conveyed; all such zoning ordinances and other governmental regulations, if any, as may apply to the property herein conveyed; all matters which would be revealed by a current and accurate survey of the property herein conveyed; restrictive covenants of record, if any.

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

Betty Knight McPherson (SEAL)
Betty Knight McPherson

Dennis C. McPherson (SEAL)
Dennis C. McPherson

STATE OF NORTH CAROLINA
COUNTY OF LEE

I, Robert B. Gilleland a Notary Public, do hereby certify Betty Knight McPherson and Dennis C. McPherson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal this 24th day of Oct., 2022.

Robert B. Gilleland
Notary Public

My Commission Expires: 12/20/2024

