

Harnett County, NC
Electronically Recorded
06/21/2022 03:35:29 PM NC Rev Stamp: \$0.00
Book: 4155 Page: 2729 - 2731 (3) Fee: \$26.00
Instrument Number: 2022103297

HARNETT COUNTY TAX ID#
130621 0053 02

06-21-2022 BY AG

TRUE AND CERTIFIED

Prepared by and Return to:

Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546

The attorney preparing this instrument has made no record search or title examination of the property described herein, and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#: 130621 0053 02
REVENUE STAMPS: -0-

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

WARRANTY DEED

This **WARRANTY DEED** is made the 17th day of June, 2022, by and between **Alfonso Arvizu Benavidez and wife, Adelaida Arvizu**, of 412 Ardross Street, Fuquay Varina, NC 27526 (hereinafter referred to in the neuter singular as "the Grantor") and **Israel Arvizu Benavidez and wife, Luz Maria Arvizu**, of 40 Mason Hill Lane, Lillington, NC 27546 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

BEING all of Lot #2 containing 1.877 acres less 0.425 in the road right-of-way for a net total of 1.452 acres as shown on Minor Subdivision for: "Alfonso Arvizu Benavidez" dated August 6, 2021 by James W. Mauldin, PLS and recorded in Map # 2022, Page 119, Harnett County Registry.

The property hereinabove described being a portion of the same property acquired by Grantor in Deed Book 3715, Page 233, Harnett County Registry.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

**The property herein described is not the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

Alfonso Arvizu Benavidez (SEAL)
Alfonso Arvizu Benavidez

Adelaida Arvizu (SEAL)
Adelaida Arvizu

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, Shannon T. Howell, a Notary Public in and for Harnett County, North Carolina, certify that Alfonso Arvizu Benavidez and wife, Adelaida Arvizu personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 21 day of June, 2022.



Shannon T. Howell
Notary Public

My Commission Expires: 8/23/2025