

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
04/09/2025 10:28:26 AM NC Rev Stamp: \$170.00
Book: 4279 Page: 1514 - 1516 (3) Fee: \$26.00
Instrument Number: 2025006048

HARNETT COUNTY TAX ID #
050636 0084

04-09-2025 BY: LA

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$170.00

Parcel Identifier: 050636 0084 Verified by Harnett County on the ____ day of _____, 20____

By: _____

Mail/Box to: Grantee 308 Grande Pointe Drive, Garner, NC 27529

This instrument was prepared by: Bagwell Holt Smith P.A.

THIS DEED made effective as of the 8 day of April, 20 25, by and between

GRANTOR	GRANTEE
Eliran Nunez, a single person 1200 Fenwick Pkwy Durham, NC 27713	Mary Allison Tulachan, a single person 1910 Wade Stephenson Road Holly Springs, NC 27540

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, parcel of land, or condominium unit situated in Harnett County, North Carolina, and more particularly described as follows:

See Exhibit A attached and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4190 Page 512.

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

submitted electronically by "Bagwell Holt Smith PA-CC"
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.



(SEAL)

Eliran Nunez

STATE OF NC

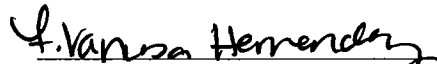
COUNTY OF Orange

I, a Notary Public, certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Eliran Nunez

Date: 4-8, 2025

(Affix Official Seal below)




Official Signature of Notary Public

Print Name: F. Vanessa Hernandez

My commission expires: 7-22-24

EXHIBIT A

BEGINNING at a point in the center line of S. R. 1403, said point also being James L. Avent's house lot corner and runs thence along the center line of said road North 11 degrees 30 minutes West 295 feet to a point; thence a new marked line with M. W. Avent North 79 degrees East 180 feet to an iron rod and white oak pointer; thence another new marked line with M. W. Avent South 11 degrees 30 minutes East 295 feet to a bolt and point in James L. Avent's line; thence with said Avent's line South 79 degrees West 180 feet to the point of beginning; containing 1.21 acres more or less according to survey of E. C. Smith, R. L. S., March 13, 1972. This being a part of the land described in a deed from B.T. Murray and wife to M.W. Avent and wife dated December 13, 1945 and recorded in Book 298, Page 129, Harnett County, and being the same land conveyed to Robert Nelson Caviness and Virginia Avent Caviness by deed April 14, 1972, recorded in Book 572, Page 17, Harnett County Registry;

SAVE AND EXCEPT, HOWEVER, all that parcel containing 0.609 total acres as shown on a map dated August 28, 1980, prepared by C.W. Russum, Registered Surveyor, which parcel was conveyed to Calvin Edison Womack and Ruby E. Womack by deed dated September 21, 1982, recorded September 22, 1982, in Book 738, Page 581, Harnett County Registry.

Parcel ID: 050636 0084

Property Address: 1910 Wade Stephenson Road, Holly Springs, NC 27540