

June 10, 2021

Rogelio Rincon
400 Forever Lane
Coats, NC 27521

RE: Parcel # 1610-29-5419.000 / Deed Reference / Book: 3353 Pages: 834-837

Dear Mr. Rincon,

It has been brought to the attention of the Harnett County Planning Department that the above referenced parcel has been subdivided in an unauthorized manner. The subdivision of property is in violation of the Harnett County Unified Development Ordinance and the North Carolina General Statutes.

On November 6, 2015 a deed was recorded with the Harnett County Register of Deeds for a parcel of property that did not receive proper review or approval from the Harnett County Planning Department. Article III, Section 8.1 of the Harnett County Unified Development Ordinance states pursuant to NCGS 160D-803 a final plat shall be prepared, approved, and recorded pursuant to the provisions of this Ordinance whenever any subdivision of land takes place. North Carolina General Statute 160D-807 states if a local government adopts a subdivision regulation, any person who, being the owner or agent of the owner, thereafter subdivides the land in violation of the regulation, transfers or sells the land before being properly approved is guilty of a Class 1 misdemeanor.

In hopes of resolving this issue, we ask that you contact the Harnett County Planning Department in order to render compliance to the present violation. Failure to comply with the Harnett County Unified Development Ordinance will force the County to seek remedies through the courts under Chapter 153A-123 of the North Carolina General Statutes.

If you should have any questions, please contact me at (910) 893-7525 opt. 4. Your prompt attention is greatly appreciated.

Sincerely,

Kyle Holder,
Development Compliance Officer
Harnett County Development Services

Enc: Recorded Deed / Book: 3353 Pages: 834-837
Estate Division Planning Map

Cc: Roman Flores Rincon
James Levinson, Esq.
Matt Willis Harnett County Register of Deeds

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Sincerely,

Kyle Holder,
Development Compliance Officer
Harnett County Development Services

June 10, 2021

James R. Levinson , Esq.
P.O. Box 117
Benson, NC 27504

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Kyle Holder,
Development Compliance Officer
Harnett County Development Services

June 10, 2021

Roman Flores Rincon
PO Box 75
Coats, NC 27521

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Sincerely,

Kyle Holder,
Development Compliance Officer
Harnett County Development Services

FOR REGISTRATION
 Kimberly S. Hargrove
 REGISTER OF DEEDS
 Harnett County, NC
 2015 NOV 06 01:14:58 PM
 BK:3353 PG:834-837
 FEE:\$26.00
 INSTRUMENT # 2015015532

ABMCNEILL

HARNETT COUNTY TAX ID#

071519.0006.21



2015015532

11.6.15 BY [Signature]

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. out of parcel number 1610-29-5419.000 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: James R. Levinson, Esq. P.O. Box 117 Benson, NC 27504

This instrument was prepared by: James R. Levinson, Esq.

Brief description for the Index: 1.00 acres more or less

NO TITLE SEARCH/NO TAX EXAMINATION

THIS DEED made this _____ day of _____ 2015, by and between

GRANTOR

GRANTEE

Rogelio Rincon
 400 Forever Lane
 Coats, NC 27521

Roman Flores Rincon
 PO Box 75
 Coats, NC 27521

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 or parcel of land situated in the City of _____, _____ Township, Harnett County, North Carolina and more particularly described as follows:

See Schedule "A" - Legal Description

Subject to all easements and restrictions of record, if any.

The property hereinabove described was acquired by Grantor by instrument number _____ in Book 1985 at Page 145.
All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ Pages _____.

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:

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

(Entity Name) Rogelio Rincon (SEAL)
Print/Type Name: Rogelio Rincon

Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of North Carolina County or City of Johnston
 I, Doreen Anne Moore the undersigned Notary Public of the County or City of Cumberland and
 State aforesaid, certify that Rogelio Rincon, 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 32nd day of
November, 2015.

My Commission Expires 12/19/2019
 (Affix Seal)

Doreen Anne Moore
Doreen Anne Moore Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, _____ the undersigned Notary Public of the County or City of _____ and
 State aforesaid, certify that _____ 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 _____ day of
 _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

Do deed with this please

Rogelio Ricon

Beginning at an existing iron pipe in the SW corner of the 2.5 acre tract owned by Jesus Ortiz as shown in Map Book 2011 Page 134 and running along the western line of said tract N 22 degrees 48 minutes 32 seconds E 268.07 feet to an existing iron stake thence N 22 degrees 48 minutes 32 seconds E 137.48 feet to a stake in the line of Talamantos as shown in Map 99 Page 208 thence N 88 degrees 44 minutes 05 seconds E 168.6 feet to a point thence S 05 degrees 25 minutes 17 seconds W 375.15 feet to a point, thence S 86 degrees 30 minutes 0 seconds E 55.50 feet to the point of place beginning and containing 1 acre more or less.

This property is subject to an existing 30 foot easement as shown indeed Book 2469 Page 89 running along the eastern edge of this property and then along the northern edge of this property, with Grantor reserving the use of this nonexclusive easement of ingress and egress.