

BOOK 687 PAGE 27

PITT COUNTY NC 10/31/96
\$120.00



Real Estate
Excise Tax

Excise Tax \$ 120.00

FILED
ANNIE G. HOLDER
REGISTER OF DEEDS
Annie G. Holder
95 OCT 31 AM 11:53

PITT COUNTY, NC

Recording Time, Book and Page

Tax Lot No. 35307 Parcel Identifier No. 467516332973000
Verified by _____ County on the _____ day of _____, 19____
by _____

Mail after recording to Mr. & Mrs. Jose G. Hernandez, 703 Jeannette Street, Winterville, NC 28590
This instrument was prepared by Stanley M. Sams

Brief Description for the index Lot No. 46, Block C, Weathington Heights, Section II

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this October 28, 1996, by and between

GRANTOR	GRANTEE
Marjorie K. Malvaso, unmarried 706 Channel Drive Winterville, NC 28590	Jose G. Hernandez and wife, Juana L. Hernandez 703 Jeannette Street Winterville, NC 28590

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Winterville, Winterville Township, Pitt County, North Carolina and more particularly described as follows:

Being Lot No. 46, in Block C, of Weathington Heights Subdivision, Section II, as shown on map thereof made by Stroud Engineering & Land Surveying Co. dated July 1978, and recorded in Map Book 27, at Page 89 and 89A of the Pitt County Registry, to which reference is made for a more complete and accurate description.

This conveyance is made subject to restrictive covenants recorded in Book 7-47, Page 644 of the Pitt County Registry.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book Y47, Page 106.

A map showing the above described property is recorded in Plat Book 27, Page 89+.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for 1997 and subsequent years.

Easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (Corporate Name) Marjorie K. Malvaso (SEAL)
 Marjorie K. Malvaso

By: _____ (SEAL)

 President

ATTEST: _____ (SEAL)

 Secretary (Corporate Seal) _____ (SEAL)



NORTH CAROLINA, Pitt County.
 I, a Notary Public of the County and State aforesaid, certify that Marjorie K. Malvaso, unmarried Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31 day of October, 1996.
 My commission expires: / / My Commission Expires May 9, 1998
Beverley R. Queen Notary Public

SEAL-STAMP NORTH CAROLINA, Pitt County.
 I, a Notary Public of the County and State aforesaid, certify that , personally came before me this day and acknowledged that he/she is _____ Secretary of , a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by him/her as its _____ Secretary. Witness my hand and official stamp or seal, this _____ day of _____, 19____.
 My commission expires: / / _____
 _____ Notary Public

The foregoing Certificate(s) of Beverley R. Queen,
a notary public
 is/are certified to be correct. This instrument and this certificate are duly registered at the date and in the Book and Page shown on the first page hereof.
Annie G. Holder REGISTER OF DEEDS FOR Pitt COUNTY
 By _____ Deputy/Assistant-Register of Deeds.