

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$404.00

Tax Parcel ID: #6-220-S-049

Prepared by: Gordon E. Robinson, Jr., Attorney at Law  
410 New Bridge St., Ste. 2, Jacksonville, NC 28540

Brief description for the Index: Lot 49, Marbeth Park

THIS DEED made this 27<sup>th</sup> day of April, 2023, by and between:

GRANTOR	GRANTEE
Domenic A. Bustamante and wife, Sindia Y. Bustamante	Rodrigo De Alvare and wife, Robreana Alshae Hutchinson 102 Jer Mar Drive Havelock, NC 28532

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 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 of that certain lot or parcel of land situated in Six (6) Township, Craven County, North Carolina and more particularly described as follows:

Being all of Lot 49, Final Plan of Marbeth Park Subdivision, as the same is shown on that map of record in Plat Cabinet G, Slides 19, C & D, Craven County Register of Deeds.

Subject to restrictive and protective covenants recorded in Book 1557, Page 796, as amended, Craven County Register of Deeds.

The property hereinabove described was acquired by Grantor by deed recorded in Book 3662, Page 114, Craven County Registry.

All or a portion of the above-described property does  / does not  contain the primary residence of any grantor.

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 the 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:

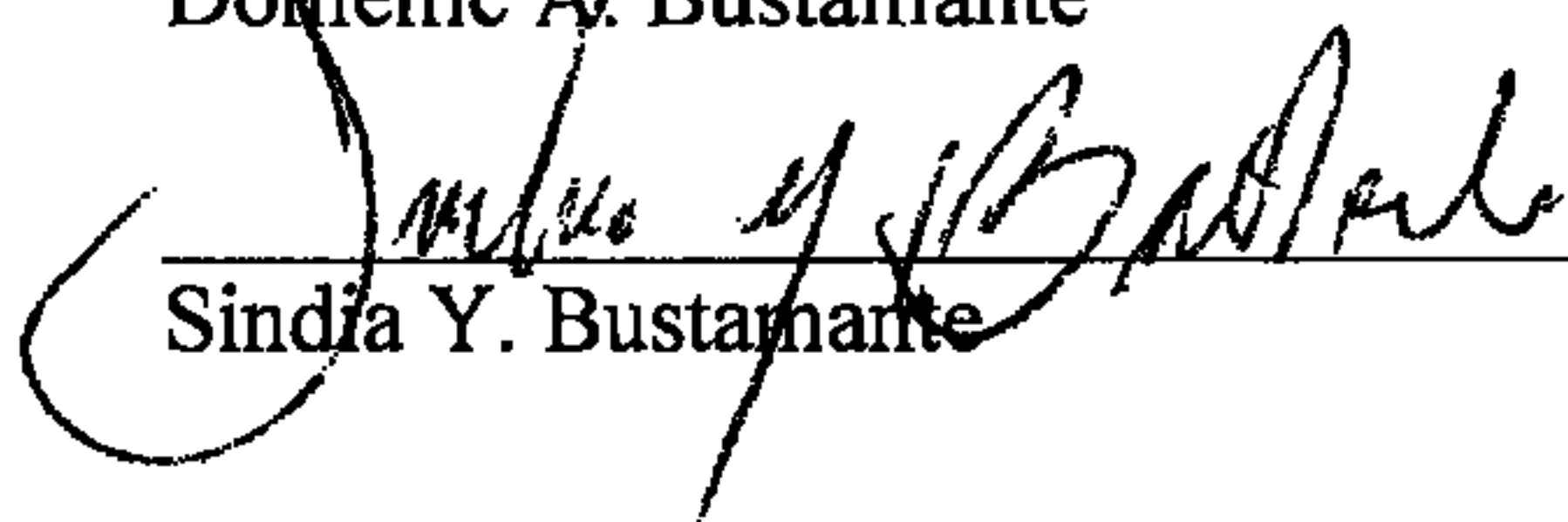
Title to the property hereinabove described is conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements appearing of record, if any, and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his or her hand and seal as of the day and year first above written.



(SEAL)

Domenic A. Bustamante

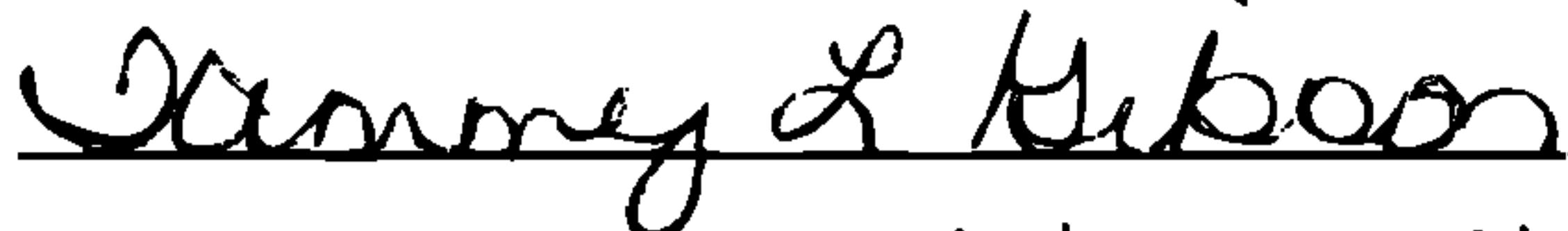


(SEAL)

Sindia Y. Bustamante

State of NC, County of Onslow

I, Tammy L. Gibson, a Notary Public in and for the aforesaid County and State, hereby certify that Domenic A. Bustamante and wife, Sindia Y. Bustamante personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and Notarial stamp or seal this, the 27th day of April, 2023.



, Notary Public

SEAL/STAMP

My Commission Expires: 1-11-2025

