

BK 2052 PG 654 - 656 (3)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Duplin County, North Carolina
Anita Marie Savage Register of Deeds

DOC# 10054763
04/12/2024 04:57:21 PM
Tax: \$559.00

Delinquent taxes, if any, to be paid by the closing Attorney to the DUPLIN County Tax Collector upon Disbursement of closing proceeds

This instrument prepared by Fisher & Berch, PLLC, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceedings.

Fisher & Berch, PLLC, Closing Attorney

Delinquent taxes, if any, to be paid by the closing Attorney to the Duplin County Tax Collector upon disbursement of closing proceeds.

04/12/2024 Date
Cara Wain Tax Assistant II

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$559.00 Parcel Identifier No: PORTION OF 07-2887
File No.: 24-176

Mail after recording to: Grantee
This instrument prepared by: Fisher & Berch, PLLC, Attorneys At Law

Brief Description for the index: PORTION OF 07-2887

THIS DEED, made April 3, 2024 by and between

<p>GRANTOR</p> <p>AVILA GENERAL CONTRACTING LLC A North Carolina Limited Liability Company</p>	<p>GRANTEE</p> <p>MONIQUE GONZALES-JASSO unmarried</p> <p>Mailing Address: 2256 S NC 41 AND 111 HWY BEULAVILLE, NC 28518</p>
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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 **DUPLIN** County, North Carolina and more particularly described as follows:

Submitted electronically by "Fisher & Berch, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Duplin County Register of Deeds.

BEING all of Lot 3, containing 0.95 acres, as shown on a plat entitled "Minor Subdivision for Section 1 DIEGO AVILA," dated June 5, 2023, prepared by Gairy Canady Land Surveying and recorded in Map Book 34, Page 259, Duplin County Registry.

SUBJECT to any and all Restrictions and Easements of record.

Pursuant to the provisions of North Carolina General Statutes § 105-317.2, this ___ is/ is not a conveyance of the Grantor's primary residence.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1985, Page 341, DUPLIN County Registry.

A map showing the above-described property is recorded in Map Book 34, Page 259, DUPLIN County Registry.

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:

- 1. Liens for taxes, assessments and other governmental charges that are not yet due and payable;**
- 2. All general utility easements and restrictive covenants of record;**
- 3. Reservation of oil, gas, mineral or other subsurface rights of record if any;**
- 4. The provisions of all applicable zoning and land use ordinances, statutes and regulations;**
- 5. Any exceptions listed after the description.**

MCS

Initials

ABA

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.

**AVILA GENERAL CONTRACTING LLC,
A North Carolina Limited Liability Company**

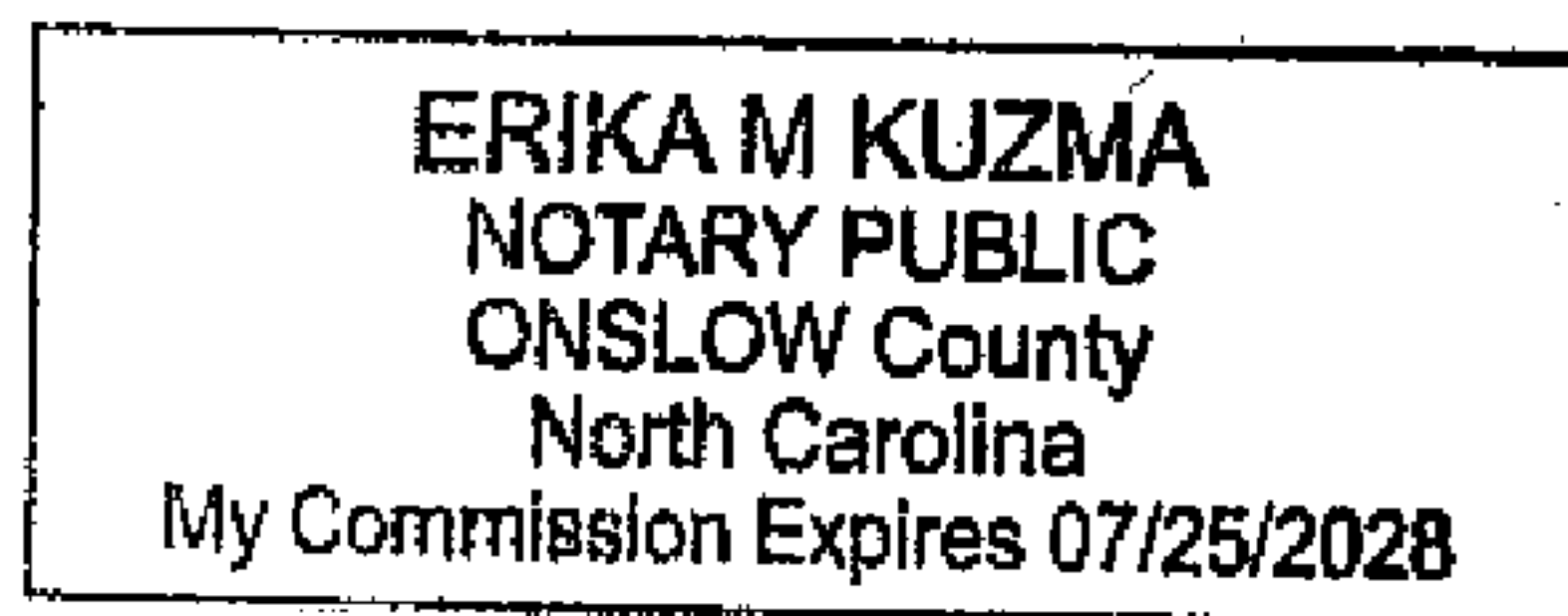
By: *[Signature]* (SIGN)
DIEGO SALVADOR AVILA AGUILERA, Member/Manager

STATE OF NC
COUNTY OF Onslow

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated above: **DIEGO SALVADOR AVILA AGUILERA, Member/Manager of AVILA GENERAL CONTRACTING LLC, A North Carolina Limited Liability Company.**

This the 3 day of April, 2024.

NOTARY SEAL



Erika M Kuzma
Notary Public

Erika M Kuzma
Typed or printed name of notary

My commission expires: 7-25-28