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FILED Sep 09, 2024
AT 03:30:28 PM
BOOK 02208
START PAGE 0230
END PAGE 0232
INSTRUMENT # 04532
EXCISE TAX \$90.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 90.00

Parcel Identifier No. 12017894502 verified by _____ County on the _____ day of _____, 20____
By: 12017894501 & 12017876001

Mail/Box to: Grantee

This instrument was prepared by: John F. Wible, P.A., 8510 Six Forks Road, Suite 102, Raleigh, NC 27615

Brief description for the Index: LOT 1, 2 & 3, Survey for Dwight Dean Miller

THIS DEED made this 9th day of September, 2024 by and between

Table with 2 columns: GRANTOR and GRANTEE. Grantor: Carlos Hernandez and spouse, Custodia Solis, 1714 Castleberry Road, Clayton, NC 27520. Grantee: Carlos Manuel Batista, Jr., 3334 Little Creek Church Road, Clayton, NC 27520.

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

See Exhibit A attached hereto and incorporated herein by reference.

Property Addresses: 801 Barden St., 731 Barden St., 729 Barden St., Clinton, NC 28329

This instrument prepared by John F. Wible, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2122 page 413.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 33 page 3.

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: All easements, restrictions and rights-of-way of record, if any.

Ad valorem real property taxes for current year and subsequent years.

All 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.

(Entity Name)

Carlos Hernandez (SEAL)
Print/Type Name: Carlos Hernandez

By: _____

Custodia Solis (SEAL)
Print/Type Name: Custodia Solis

Print/Type Name & Title: _____

By: _____

Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

By: _____

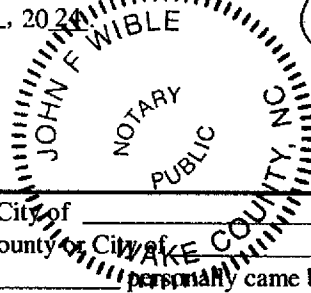
Print/Type Name: _____ (SEAL)

Print/Type Name & Title: _____

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Carlos Hernandez and spouse, Custodia Solis 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 9th day of September, 2024.

My Commission Expires: August 27, 2028
(Affix Seal)



John F. Wible 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 came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. 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

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
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

EXHIBIT A

TRACT NO. 1: That certain lot or parcel of land located on Barden Street in the City of Clinton which parcel is all of Lot Number 3 as shown on a map by Charles L. Matthis, R.L.S. of Clinton, North Carolina, which map is entitled "Survey for Dwight Dean Miller and wife, Terrace Patrice Miller", dated December 15, 1998 and recorded in Map Book 33 at Page 3 in the Sampson County Registry, to which reference is made for a more particular description.

TRACT NO. 2: That certain lot or parcel of land situate in North Clinton Township, Sampson County, North Carolina, and more particularly described as follows: Being all of Lot Number 1 as shown on a map by Charles L. Matthis, R.L.S. of Clinton, North Carolina, which map is entitled "Survey for Dwight Dean Miller and wife, Terrace Patrice Miller, dated December 15, 1998, and recorded in Plat Book 33 at Page 3 in the Sampson County Registry, to which plat reference is made for a more complete description

TRACT NO. 3: That certain tract or parcel of land located on Barden Street in the City of Clinton which parcel is all of Lot Number 2 as shown on a map by Charles L. Matthis, R. L. S. of Clinton, North Carolina, which map is entitled "Survey for Dwight Dean Miller and wife, Terrace Patrice Miller", dated December 15, 1998 and recorded in Map Book 33 at Page 3 in the Sampson County Registry, to which map is made for a more particular description.