

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 6/9/2023 2:54:04 PM
 Fee Amt: \$246.00 Page 1 of 3
 Revenue Tax: \$220.00
 Pitt County, NC
 Lisa P. Nichols REG OF DEEDS

BK 4418 PG 751 - 753

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by Wray Harrison, 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 proceeds.

Excise tax \$ 220.00

Tax Lot Nos. 17384

Mail after Recording to: GRANTEES

This Instrument was Prepared by HARRISON LAW FIRM, P.A., Wray Harrison, Attorney

Brief Description for the Index: 3303 N. JEFFERSON STREET

THIS DEED made this 8th day of MAY, 2023, by and between

GRANTOR	GRANTEE
<p>LOURDES SAAVEDRA SERRANO, unmarried</p> <p>3303 N. JEFFERSON STREET FOUNTAIN, NC 27829</p> <p><input checked="" type="checkbox"/> If checked, the property includes the primary residence of at least one of the GRANTOR, otherwise note as N/A, (per NCGS 105-317.2)</p>	<p>RAYMOND M. VAZQUEZ, a single man</p> <p>RUBEN BUSTAMANTE MARTINEZ, a single man</p> <p>As Joint Tenants with Rights of Survivorship</p> <p>3303 N. JEFFERSON STREET FOUNTAIN, NC 27829</p>

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 the Grantee in fee simple, all that certain lot or parcel of land situated in the City/Town of **FOUNTAIN, PITT** County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Submitted electronically by Harrison Law Firm, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Pitt County Register of Deeds.

The property hereinabove described was acquired by the Grantor by instrument recorded in **Book 4246, Page 305-307**

A map showing the above-described property is recorded in **Book of Maps X-17, Page 400.**


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, that title is marketable and free of all encumbrances and that the 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. AD VALOREM TAXES FOR THE CURRENT AND PRIOR YEARS
- 2. RESTRICTIONS AND EASEMENTS AND RIGHTS OF WAY 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 above written.

 (SEAL)
LOURDES SAAVEDRA SERRANO

STATE OF NC
Wake County,

I, Steven J. Rankin a Notary Public, certify that

LOURDES SAAVEDRA SERRANO, GRANTOR, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 8th day of May, 2023.


 NOTARY PUBLIC

MY COMMISSION EXPIRES 9-7-2025

NOTARY SEAL

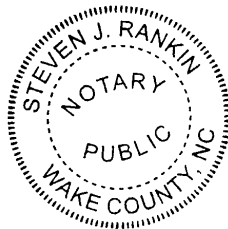


EXHIBIT "A"

The Land is described as follows:

Beginning at a stake in the Eastern property line of Jefferson Street, said stake being located 184 feet North of the intersection formed by the Northern property line of Mills Street and the Eastern property line of Jefferson Street running thence in an Easterly direction and parallel with Mills Street 85 feet to a point; running thence in a Northerly direction and parallel with Jefferson Street 66 feet to the point; running thence in a Westerly direction and parallel with Mills Street 85 feet to a point in the Eastern property line of Jefferson Street; running thence in a Southerly direction and along the Eastern property line of Jefferson Street 66 feet to the point of beginning being a portion of that certain lot described in Deed recorded in Book X-17, Page 400, Office of the Register of Deeds of Pitt County.