

FILED	Apr 09, 2024
AT	12:26:11 PM
BOOK	11944
START PAGE	0560
END PAGE	0563
INSTRUMENT #	09979
RECORDING	\$26.00
EXCISE TAX	\$0.00

Excise Tax: \$0.00

Real Estate ID: 0417228279000

Prepared by: Cary Estate Planning (Paul Yokabitus) (WITHOUT TITLE EXAM)

Return to: GRANTEE

Brief Description for Index: **LT 248, MONTCLAIR, SEC IV**

## SPECIAL WARRANTY DEED

THIS DEED, made this 9<sup>th</sup> day of April, 2024, by and between Mario Alberto Arboleda, a married man, and Maria Gonzalez Arboleda, an unmarried woman, as joint tenants with rights of survivorship, GRANTOR, and Mario Alberto Arboleda, Trustee of The Maria Gonzalez Protection Trust, dated April 4, 2024, the GRANTEE, whose mailing address is 2544 Drummer Drive, New Hill, NC, 27562;

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 GOOD AND VALUABLE CONSIDERATION, to the GRANTEE, the receipt whereof is hereby acknowledged, has remised and by these presents does grant, bargain, sell and convey until unto the Grantee in fee simple all right, title, claim, and interest of the said Grantor in and to the parcel or land lying and being in the **County of Cumberland, State of North Carolina**, more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART  
HEREOF.**


Said property DOES NOT include the primary residence of the Grantors.


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:


1. Taxes for 2024 and subsequent years' ad valorem taxes.
2. All other easements, rights-of-way, restrictions, and encumbrances of record.

IN TESTIMONY WHEREOF, said Grantor has set their hand and seal the day and year first above written.

  
 \_\_\_\_\_  
 Mario Alberto Arboleda

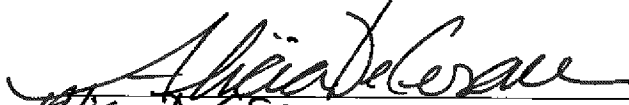
  
 \_\_\_\_\_  
 Maria Gonzalez Arboleda


STATE OF NORTH CAROLINA  
COUNTY OF WAKE

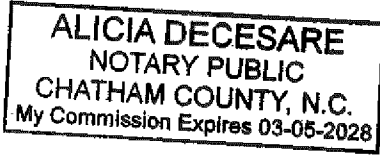
I, , a Notary Public, do hereby certify that Mario Alberto Arboleda and Maria Gonzalez Arboleda personally appeared before me this day, and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal this April 4, 2024.

(Official Seal)

  
 \_\_\_\_\_, Notary Public

My commission expires: 



*Olgha Bassam Qaqish*

Olgha Bassam Qaqish, wife of Mario Alberto Arboleda, signing to release her marital interest in this property

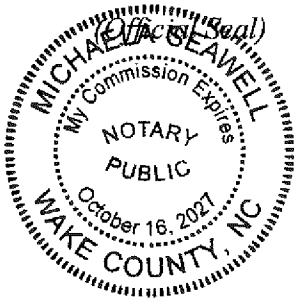
STATE OF NORTH CAROLINA  
COUNTY OF WAKE

I, Michaela Seawell, a Notary Public, do hereby certify that Olgha Bassam Qaqish personally appeared before me this day, and acknowledged the due execution of the foregoing instrument

Witness my hand and official seal this April 9, 2024.

Michaela Seawell  
Michaela Seawell, Notary Public

My commission expires: 10/16/2027



**EXHIBIT A**

BEING all of Lot 248, Montclair, Section IV, per plat recorded in Plat Book 26, Page 48, Cumberland County Registry.

PROPERTY ADDRESS: 742 Newport Road, Fayetteville, NC, 28314