

BK 2061 PG 786 - 788 (3)
This Document eRecorded:
Fee: \$26.00 DocType: DEED
Duplin County, North Carolina
Anita Marie Savage Register of Deeds

DOC# 10056741
08/12/2024 08:43:20 AM
Tax: \$280.00

This certifies that there are no delinquent ad valorem taxes, which the Duplin County Tax Collector is charged with collectiong, that are a lien on Parcel Identification Number 12-1445 Duplin County Assessor's Office. This is not a certification that the PIN matches the deed description.
GARY M. ROSE-TAX COLLECTOR/ASSESSOR

By Kaytlin Burgess Tax Accepted Date 08/12/2024

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$280.00

Parcel Identifier No. Part of 12-1445 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Law Office of J. Chris Huff, P.C., 1650 Military Cutoff Road, Suite 200, Wilmington, NC 28403

This instrument was prepared by: Law Office of J. Chris Huff, P.C., 1650 Military Cutoff Road, Suite 200, Wilmington, NC 28403

Brief description for the Index: Tract 1, 33/170

THIS DEED made this 17 day of AUGUST, 2024 by and between

GRANTOR	GRANTEE
Mario R. Funes and wife, Flor Pineda Funes	Property Venture Specialists, LLC, a North Carolina limited liability company 1500 W Broadway Ave Maryville, TN 37801

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, parcel of land or condominium unit situated in the City of Warsaw, Warsaw City, Duplin County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 33 page 170.

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

A map showing the above described property is recorded in Plat Book 33 page 170

Submitted electronically by "Law Office of J. Chris Huff, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Duplin County Register of Deeds.

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:

2024 ad valorem real property taxes; Applicable restrictions and easements of record; All local, county, state and federal laws and regulations relative to zoning, occupancy, subdivision, usage, construction and development of the described property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

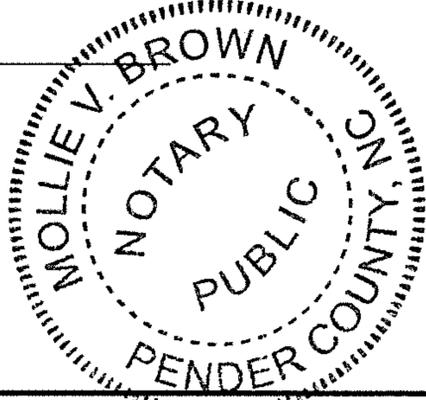
Mario R. Funes (SEAL)
Print/Type Name: Mario R. Funes

Flor P. Funes (SEAL)
Print/Type Name: Flor Pineda Funes

State of NC - County of Pender

I, the undersigned Notary Public of the County and State aforesaid, certify that Mario R. Funes and Flor Pineda Funes 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 7 day of August, 2024.

My Commission Expires: 08/22/28



Mollie V. Brown
Mollie V. Brown, Notary Public

State of _____ - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____, personally appeared before me this day and acknowledged that he/she 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/she 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: _____, Notary Public

State of _____ - County of _____

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

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20_____.

My Commission Expires: _____

EXHIBIT "A"

BEING ALL that certain 0.63 Acres, more or less, designated as Tract 1 as set forth, shown and depicted upon that certain map entitled "Boundary Survey for: Mario R. Funes and wife, Flor Pineda Funes", dated February 24, 2022, as prepared by Jim Blachard Associates, P.C., as recorded in Map Book 33, Page 170, of the Duplin County Registry, reference to which is hereby made for a more particular description.