Doc No: 10019314
Recorded: 08/15/2018 12:30:56 PM
Fee Amt: $26.00 Page 1 of 4
Excise Tax: $340.00
Duplin County North Carolina
June H. Hargrove, Register of Deeds
BK 1878 PG 253 - 256 (4)

This certifies that there are no delinquent ad valorem taxes, which the Duplin County Tax Collector is charged with collecting, that are a lien on Parcel Identification Number 01-3014 Duplin County Assessor's Office. This is not a certification that the PIN matches the deed description.
GARY M. ROSE-TAX COLLECTOR/ASSESSOR
By _____ Tax Assistant Date 8-15-18

STATE OF NORTH CAROLINA
COUNTY OF DUPLIN
This Instrument has been filed for Registration on the Date, Time and in the Book and Page shown on the First Page hereof, and is being returned for your safekeeping.
June H. Hargrove
June H. Hargrove, Register of Deeds

340
26
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Prepared by: Diener Law, PA, 209 E. Arlington Blvd., Greenville, NC 27858
Return to: Grantee
Parcel No. 01-3014
Excise Tax: $340.00

NORTH CAROLINA

GENERAL WARRANTY DEED

DUPLIN COUNTY

This deed, made and entered into this 31st day of December, 2017, by and between MARIO R. FUNES AND WIFE, FLOR P. FUNES and JOSE J. FUNES AND WIFE, GILMA Y. FUNES, whose address is 183 John Rich Rd Warsaw, NC 28398, 104 W Plank Rd Warsaw, NC 28398, hereinafter referred to as "Grantor," and, CARLOS JOEL MANGANDI, whose address is 1114 E Magnolia Ave, Auburn Alabama 36830, hereinafter referred to as "Grantee."

WITNESSETH:

That said Grantors, for and in consideration of valuable consideration paid to Grantors, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto the Grantee in fee simple all that certain tract or parcel of land lying and being in Duplin County, North Carolina, and more particularly described as follows:

BEING all of that track containing 63.39 acres more or less as shown on a map entitled "Boundary Survey for Myra S. West Heirs" dated July 18, 2007 recorded in Map Book 22 Page 254 of the Duplin County Registry. For further reference see Book 466 Page 405 of the Duplin County Registry.

THERE IS HEREBY EXCEPTED FROM THE ABOVE DESCRIBED PROPERTY THE FOLLOWING EXCEPTIONS:

EXCEPTION NO. 1: COMMENCING at a railroad spike found in the center of the intersection of S. R. No. 1300 (Wards Bridge Road) and S. R. No. 1350 (C. A. Godbold Road). And runs thence a tie line of South 82 degrees 10 minutes 39 seconds West 925.38 fee to a 5/8 inch iron rod found in the center of the pavement of S. R. No. 1300, South 82 degrees 20 minutes 45 seconds West 260.08 feet to a 5/8 inch iron rod found in the center of the pavement of S. R. No. 1300, South 82 degrees 14 minutes 11 seconds West 300.00 feet a Mag Nail set in the center of the payment, and North 07 degrees 39 minutes 15 seconds West 30.00 to a ¾ inch iron rod set, the southwest corner of the old Jessie Jenkins lot, said iron rod being the true point of beginning, and runs thence along the northern right-of-way line of S. R. No. 1300 South 2 degrees 14 minutes 11 seconds West 60.00 feet to a point, thence North 07 degrees 40 minutes 08 seconds West 192.83 feet (passing a 1 inch iron pipe found on line at 6.75 feet) to a 1inch iron pipe found, thence with the Anthony Raymond Barnette line (Bk. 1185, Pg. 162) North 07 degrees 39 minutes 48 seconds West 207.81 feet to a 1 inch iron pipe found, thence North 82 degrees 19 minutes 26 seconds East 60.08 feet to a ¾ inch iron rod set, thence South 07 degress 39 minutes 15 seconds East 430.55 feet (passing a ¾ inch iron rod set on line at 100.16 feet at the northwest corner of the Jerry W. Ezzell, Jr. lot as recorded in Book 1488, Page 680) to the point of beginning, being the 60 foot roadway known as "Smith Street".

EXCEPTION NO. 2: That certain Deed dated February 9, 2009, from William S. Draughton and wife, Kaywood G. Draughton to William David Grady and wife, Gwendolyn Lanier Grady and record in Book 1642 Page 802 of the Duplin County Registry and containing 2.94 acres.

To have and hold the aforesaid tract or parcel of land and all privileges thereunto belonging in fee simple forever

And Grantors covenant with Grantee that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions hereinafter stated.

The property described above _____ is ___X___ is not (check only one) the primary residence of the Grantors.

Title to the property described above is subject to ad valorem taxes for the current year and easements and restrictive covenants of record, if any.

The designation Grantors and Grantee as used herein shall include the parties hereto, their heirs, successors, assigns and legal and/or personal representatives.

In Testimony Whereof, said Grantors have hereunto set their hands and seals, the day and year first above written.

MARIO R. FUNES (SEAL)

FLOR P. FUNES (SEAL)

JOSE J. FUNES (SEAL)

GILMA Y. FUNES (SEAL)

STATE OF NORTH CAROLINA
Wayne COUNTY

I, Jose' Rodriguez Quinteros, Notary Public of Wayne County, do hereby certify that MARIO R. FUNES, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of December, 2017.

NOTARY PUBLIC
My commission expires: 8-7-19

Jose Rodriguez Quinteros
Notary Public
Wayne County, NC

I, Jose' Rodriguez Quinteros, Notary Public of Wayne County, do hereby certify that FLOR P. FUNES, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of December, 2017.

NOTARY PUBLIC
My commission expires: 8-7-19

Jose Rodriguez Quinteros
Notary Public
Wayne County, NC

I, Jose' Rodriguez Quinteros, Notary Public of Wayne County, do hereby certify that JOSE J. FUNES, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of December, 2017.

NOTARY PUBLIC
My commission expires: 8-7-19

Jose Rodriguez Quinteros
Notary Public
Wayne County, NC

I, Jose' Rodriguez Quinteros, Notary Public of Wayne County, do hereby certify that GILMA Y. FUNES. Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 31st day of December, 2017.

Jose' Rodriguez Quinteros
NOTARY PUBLIC
My commission expires: 8-7-19

Jose Rodriguez Quinteros
Notary Public
Wayne County, NC