

This document presented and filed:
07/07/2023 02:19:24 PM

Clementine White
CLEMENTINE WHITE, Pasquotank County, NC
Excise Tax: \$92.00

PASQUOTANK COUNTY

Deed number 23-757

Transfer tax \$ 460.00 pd VCC

Delinquent tax \$ 0

[Signature]
Pasquotank County Assessor's Office

Space Above For Recording Data

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by William P. Norrell, Attorney
Return to Caplan Law Group, 407 S Griffin St, Ste M, Elizabeth City, NC 27909

Excise Tax: \$92.00
Transfer Tax: \$460.00 PIN: 7992 666355

State of North Carolina, County of Pasquotank

THIS GENERAL WARRANTY DEED made this 28th day of June, 2023, by and between **Teresa Rose and husband, Lloyd Rose**, whose mailing address is 2748 S Nansemond Drive, Suffolk, VA 23435 and **Christopher Cordero, unmarried**, whose mailing address is 880 N Main Street, Marion, NC 28752 (hereinafter collectively referred to as "Grantor"), and **Juarez Mauricio Javier**, whose mailing address is 2102 W Main St, Elizabeth City, NC 27909 (hereinafter collectively referred to as "Grantee");

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto said Grantee, Grantee's heirs, successors, administrators and assigns, all of that certain piece, parcel, or tract of land situate, lying and being in Pasquotank County, State of North Carolina, and being more particularly described as follows:

See Exhibit A attached hereto.

Per N.C.G.S. §105-317.2, the property does not include the primary residence of Grantor.

This document was prepared by William P. Norrell, a licensed North Carolina attorney, without title search, closing or tax advice. Delinquent taxes if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

Being that same property conveyed to Edwin Cordero and wife, Nancy Sue Cordero, pursuant to deed at Book 620, Page 895, Pasquotank County Registry, 11/25/97. Edwin passed 4/20/05, leaving Nancy as the sole surviving tenant by the entirety. Nancy passed on 6/22/20, leaving Christopher Cordero and Teresa Rose as her sole surviving heirs.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any way appertaining, unto the Grantee, Grantee's heirs, successors, administrators, and assigns forever.

AND GRANTOR COVENANTS to and with Grantee, Grantee's heirs, successors, administrators, and assigns, that Grantor is lawfully seized in fee simple of the Property, and has full right and power to convey the same to Grantee in fee simple; that the Property is free from any and all encumbrances, except as set forth herein; and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, with the exception of the following:

Ad valorem taxes for the current year (prorated through the date of Settlement) and subsequent years; Easements, restrictions and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed and sealed this document, this the day and year first above written.

**[REMAINDER OF PAGE INTENTIONALLY BLANK –
SIGNATURE(S) ON FOLLOWING PAGE(S)]**

Teresa Rose (SEAL)
Teresa Rose

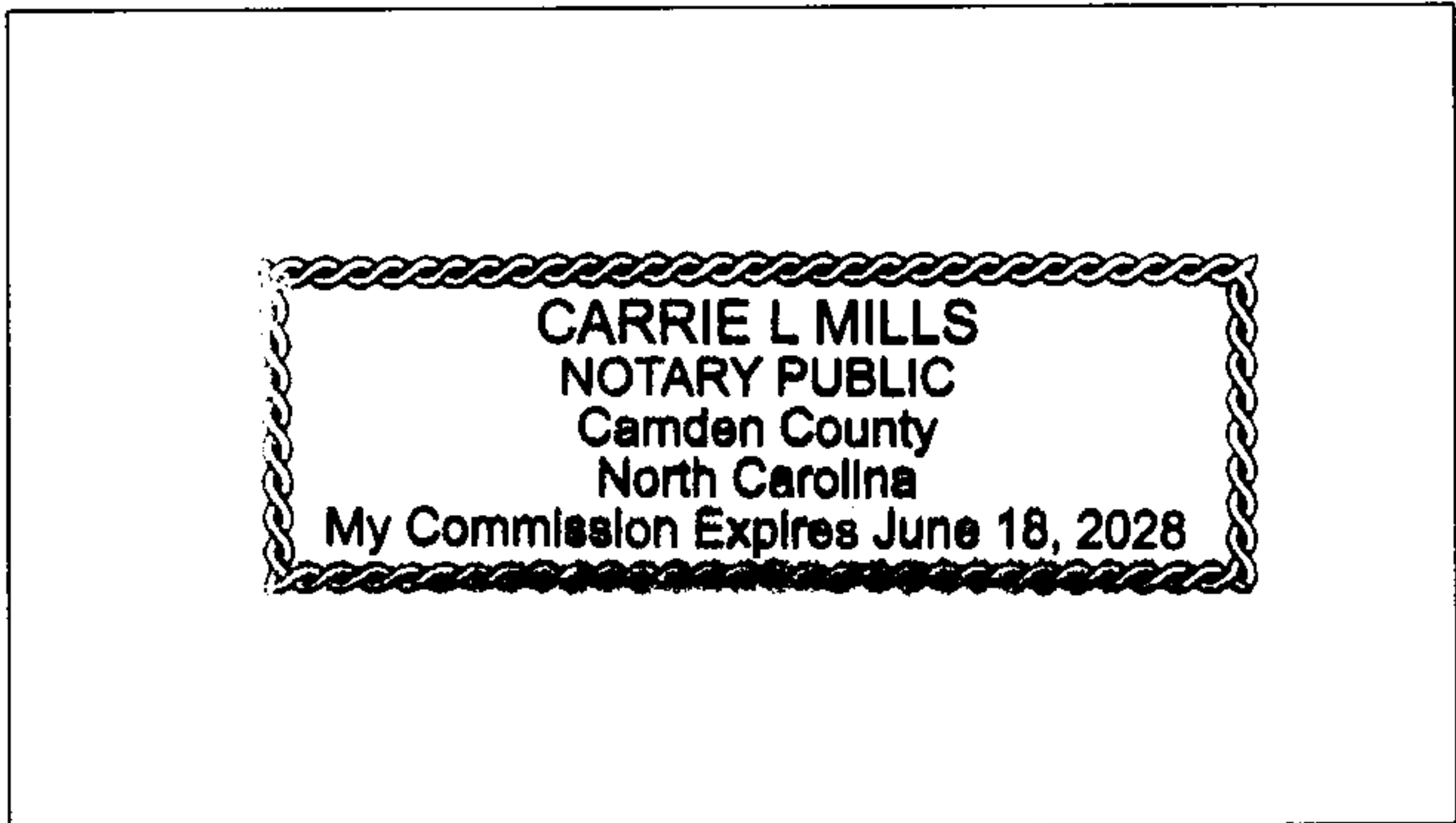
Lloyd H Rose (SEAL)
Lloyd Rose

Christopher Cordero (SEAL)
Christopher Cordero

State of NC County/City of Pasquotank

I, a Notary Public of County City of Camden State of North Carolina, certify that on this date before me personally appeared Teresa Rose, Lloyd Rose and Christopher Cordero, personally known to me or who produced satisfactory evidence of identification and voluntarily signed the foregoing or attached instrument for the purposes therein stated and in the capacity indicated.

WITNESS my hand and official stamp or seal this the 5th day of July, 2023.



Notary seal or stamp must appear within this box.

Carrie L Mills
Notary Public
Type or Print Name: Carrie L Mills
My Commission Expires: June 18, 2028

Exhibit A

Lot 3 as delineated on plat prepared by S. Elmo Williams, Registered Surveyor, under date of May 5, 1997, revised September 29, 1997, entitled in part, "Tanglewood Industrial Park, Sect. C," of record in Map Book 23 at Page 6 in the Pasquotank Registry.