

**NORTH CAROLINA
QUITCLAIM DEED**

Excise Tax: 0

Recording Time, Book and Page:

Tax Map No.:

Parcel Identifier No.: 032120 / 1833-59-5826

Mailing after recording to: OSCAR ESCOBAR 1583 SID MITCHELL RD, YOUNGSVILLE, NC 27596

This instrument was prepared by: Lisa Page, an Attorney licensed to practice law in North Carolina. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

TITLE NOT CERTIFIED OR EXAMINED, NOR CLOSING PERFORMED, BY PREPARER

THIS DEED, made this 28th day of October, 2022, by and between

GRANTOR

Sayda J. Caruana, married, who is joined herein by her spouse, David James Caruana
Mailing Address: 2599 Keystone Springs Rd., Tarpon Springs, FL 34688
and

Oscar Escobar, unmarried
1583 Sid Mitchell Road, Youngsville, NC 27596

GRANTEE

Oscar Escobar, unmarried
Mailing Address: 1583 Sid Mitchell Road, Youngsville, NC 27596

Property Address: 1583 Sid Mitchell Road, Youngsville, NC 27596

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 remise, release, and forever quitclaim unto the Grantee, in fee simple, all that certain lot, parcel of land, or condominium unit, and more particularly described as follows:

BEING ALL OF LOT 4, AS SHOWN ON MAP ENTITLED "SURVEY FOR JAMES KORNEGAY" RECORDED IN BOOK OF MAPS 1998, PAGE 267, FRANKLIN COUNTY REGISTRY.

All or a portion of the property hereinabove described as acquired by the Sayda J. Caruana and Oscar Escobar by instrument recorded in Document No. 10066988, Book 2313, Page 2137-2141, in the Office of the Register of Deeds for Franklin County, State of North Carolina.

Pursuant to NCGS 105-317.2 Grantor certifies that the property _____ does _____ does not include the Grantor's primary residence.

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

THIS CONVEYANCE is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The Grantor makes no warranties, express or implied, as to the title of the property described herein.

SIGNATURE PAGES TO FOLLOW

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

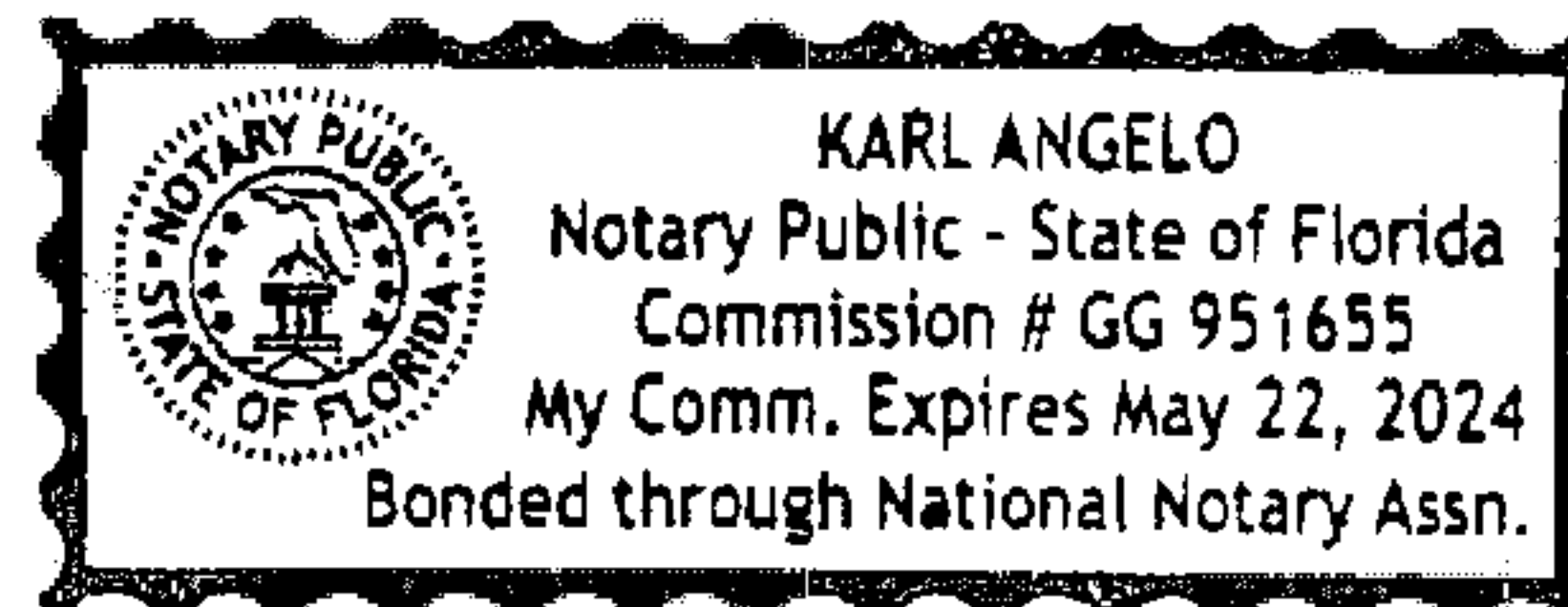
Sayda J. Caruana
Sayda J. Caruana

STATE OF FLORIDA, PINELLAS COUNTY

I certify that **Sayda J. Caruana** personally appeared before me this day, and acknowledging to me that he/she signed the foregoing document. Witness my hand and official stamp or seal this the 27th day of OCTOBER, 2022.

KARL ANGELO
Notary Public

My Commission expires: MAY 22, 2024
MAY 22, 2024



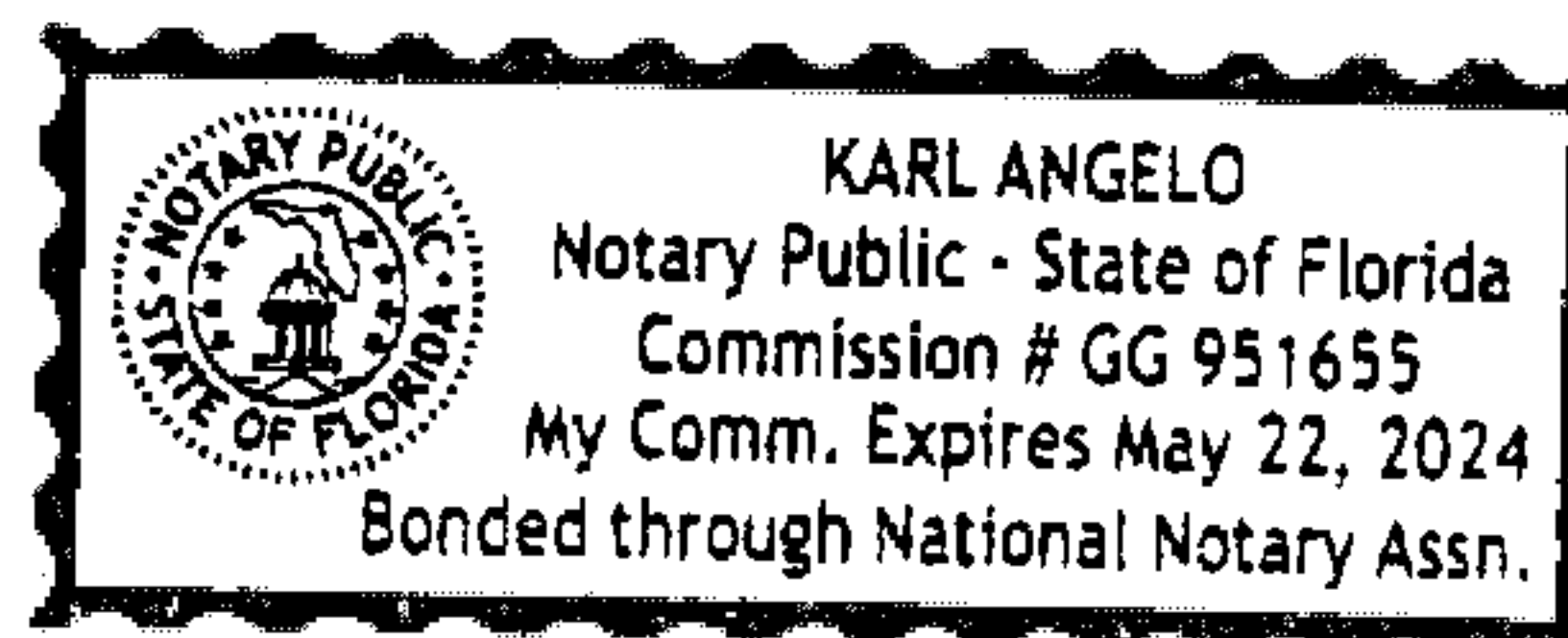
David James Caruana
David James Caruana

STATE OF FLORIDA, PINELLAS COUNTY

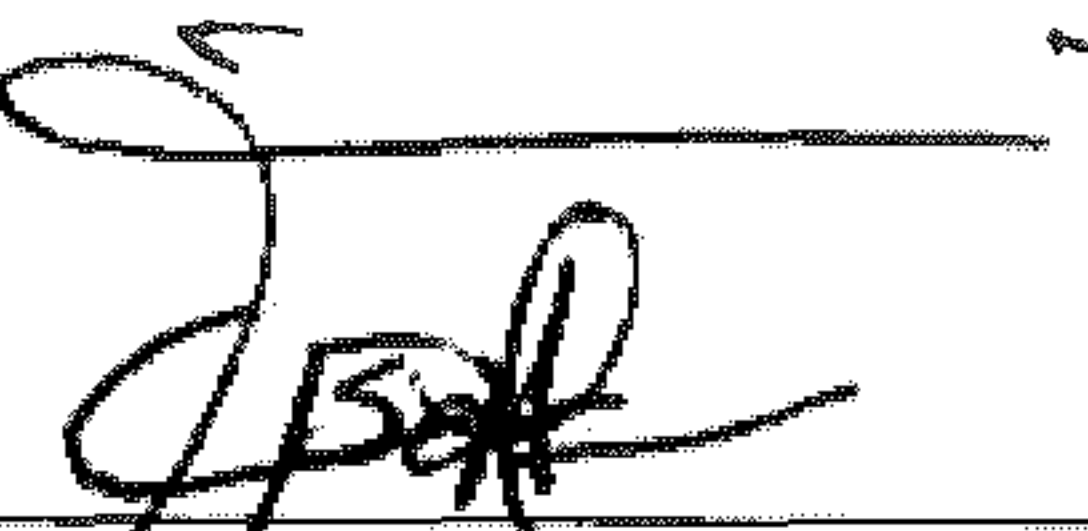
I certify that **David James Caruana** personally appeared before me this day, and acknowledging to me that he/she signed the foregoing document. Witness my hand and official stamp or seal this the 27th day of OCTOBER, 2022.

KARL ANGELO
Notary Public

My Commission expires: MAY 22, 2024



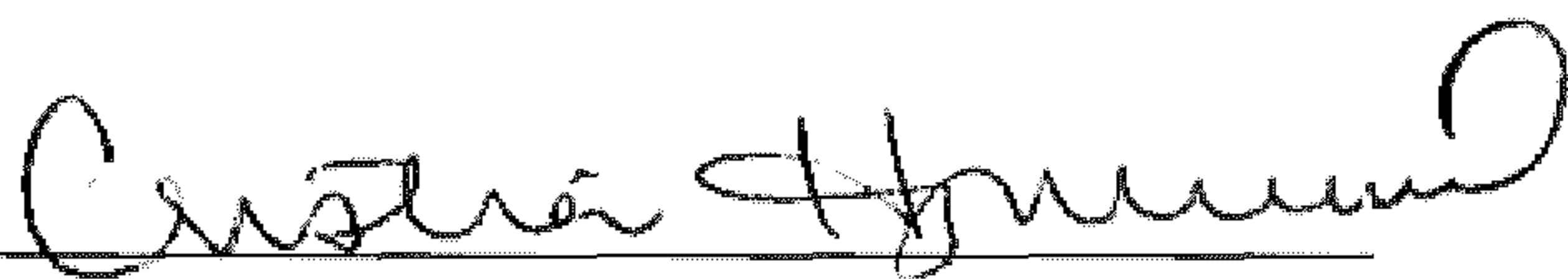
IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.



Oscar Escobar

Maryland, Montgomery COUNTY

I certify that **Oscar Escobar** personally appeared before me this day, and acknowledging to me that he/she signed the foregoing document. Witness my hand and official stamp or seal this the 28 day of October, 2022.



Notary Public
My Commission expires:

