

For Registration
Fredrick Smith
Register of Deeds
Mecklenburg County, NC
Electronically Recorded
2023 Nov 13 01:38 PM RE Excise Tax: \$ 1400.00
Book: 38479 Page: 950 - 951 Fee: \$ 26.00
Instrument Number: 2023107289

Fredrick Smith

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,400.00
Parcel Identifier No. Property 1:
00716104 Verified by _____ County on the ____ day of _____, 20 ____
By: _____

Mail/Box to: Thomas & Webber, PLLC, 514 Williamson Road, Suite 421, Mooresville, NC 28117
This instrument was prepared by: Thomas & Webber, PLLC, 514 Williamson Road, Suite 421, Mooresville, NC 28117
Title Insurance Company: Meridian Title Company
Brief description for the Index: Lot 18, Park Place at Davidson

THIS DEED made this 13 day of November, 2023, by and between

GRANTOR	GRANTEE
Mario Augusto Hernandez and Gladys del Rosario Prieto, Married 231 Fairview Lane Davidson, NC 28036	Adam Hoeker and Patricia Hoeker, Married Property Address: 18609 Boulder Rock Loop Davidson, NC 28036 Mailing Address: 18609 Boulder Rock Loop Davidson, NC 28036

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 Mecklenburg County, North Carolina and more particularly described as follows:

BEING all of Lot 18, PARK PLACE AT DAVIDSON, Phase I, Map 2, as the same is shown on a map thereof, recorded in Map Book 50, Page 290, Mecklenburg County Public Registry.

Commonly known as 18609 Boulder Rock Loop, Davidson, NC 28036.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 37860 page 898 .

Submitted electronically by "Thomas and Webber, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Mecklenburg County Register of Deeds.

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

Delinquent property taxes, if any, are to be paid by the closing attorney to the county Tax Collector upon disbursement of the closing proceeds.

A map showing the above described property is recorded in Plat Book 50 page 290.

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:

1. Ad valorem taxes for the current year (prorated through the date of Settlement);
2. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

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

Mario Augusto Hernandez (SEAL)

Mario Augusto Hernandez

Gladys del Rosario Prieto (SEAL)

Gladys del Rosario Prieto

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

I, Tiffany A. Webber, Notary Public, do hereby certify that Mario Augusto Hernandez and Gladys del Rosario Prieto personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 13 day of November, 2023.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 11/16/2024

