

BK 4410 PG 235 - 237 (3)

DOC# 1001045989

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Fee: \$26.00

Henderson County, North Carolina

Tax: \$190.00

William Lee King, Register of Deeds

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$190.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 10013736

Mail after recording to: The Lyda Law Firm – 308 Martin Luther King Jr. Blvd. Hendersonville, NC 28792

This instrument was prepared by: Jack Lyda – The Lyda Law Firm –

THIS DEED made this 13th day of March, 2026 by and between

GRANTOR

**GREGORY LANE PITTILLO and wife,
SHARON MESSICK PITTILLO**

**6620 Pleasant Pine Court,
Wilmington, NC 28403**

GRANTEE

JUAN CARLOS BORGES, married

**48 Kennedy Rise,
Hendersonville, NC 28792**

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 or parcel of land situated in Henderson County, North Carolina and more particularly described as follows:

BEING all of that property described on the Exhibit "A" attached hereto and incorporated herein.

Submitted electronically by "Jack Lyda PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Henderson County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 4279, Page 466, Henderson County Registry.

A map showing the above-described property is recorded in Plat Slide 15069, Henderson County Registry and referenced within this instrument.

The above-described property ☐ does ☒ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Henderson County ad valorem taxes for 2026, and subsequent years, which are a lien, but not yet due and payable, easements, rights of way, zoning and use, statutes, regulations, and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his 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.

Gregory Lane Pittillo (SEAL)
Gregory Lane Pittillo
Sharon Messick Pittillo (SEAL)
Sharon Messick Pittillo

STATE OF NORTH CAROLINA – COUNTY OF New Hanover

I, Jacob Anderson, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purposes therein expressed: Gregory Lane Pittillo and wife, Sharon Messick Pittillo

Witness my hand and official stamp or seal, this the 6 day of March, 2026.

My Commission Expires: Sept 11, 2027

Jacob Anderson
Notary Public

Print Notary Name: Jacob Anderson

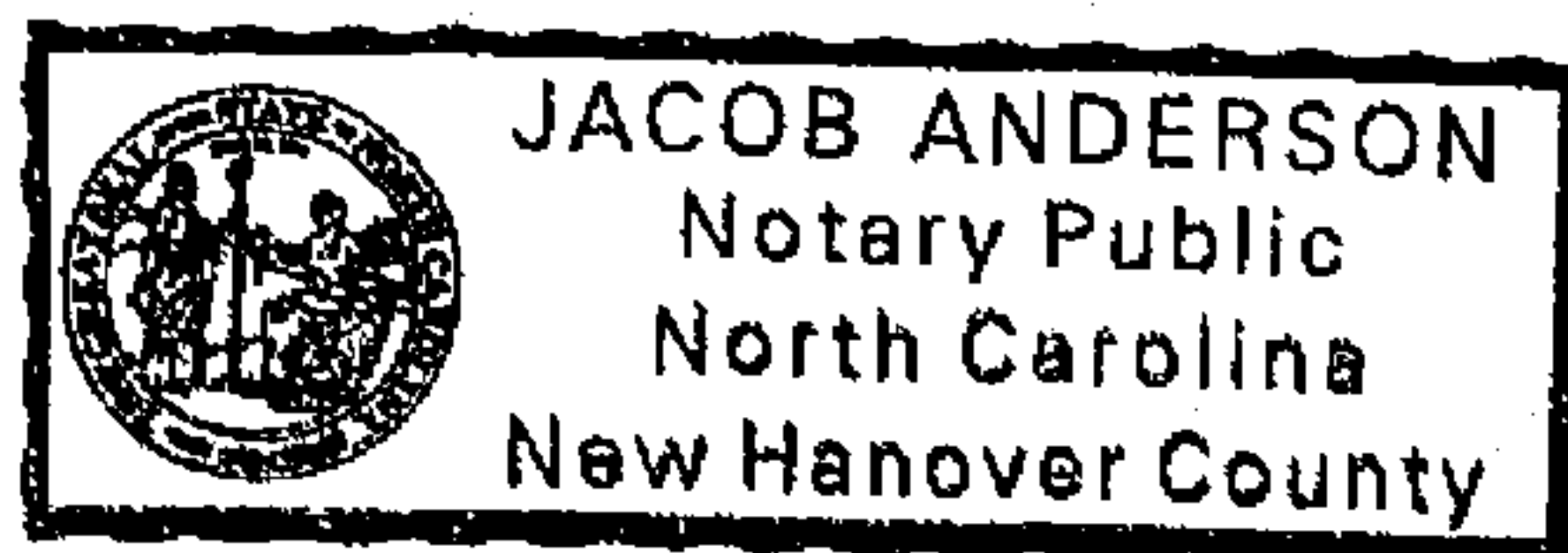


EXHIBIT "A"

BEING all of that 0.50 acres +/-, as shown on that Plat of Survey which is titled "Recombination Survey for Gregory Lane Pittillo & Sharon Messick Pittillo", prepared by Ownbey Land Surveying, PLLC on July 17, 2023 as Job #230616, and having been recorded in Plat Book 2023, Slide 15069, Henderson County Registry; reference to which is hereby made for a more definite description.

TOGETHER WITH and SUBJECT TO easements, rights of way and all other such matters as shown on the above-referenced plat and further of record in the Henderson County Registry.

ALSO BEING the identical property conveyed in a Deed from Gregory Lane Pittillo and wife, Sharon Messick Pittillo to Gregory Lane Pittillo and wife, Sharon Messick Pittillo recorded on April 16, 2025, in Book 4279, Page 466, Henderson County Registry.

Pin: 10013736