

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2013 MAY 01 03:16:29 PM
BK: 3112 PG: 768-769
FEE: \$26.00
INSTRUMENT # 2013007439

MAWOOD



HARNETT COUNTY TAX ID#

071509.003301

5-1-13 BY *[Signature]*

Revenue: \$0.00

Tax Lot No. Parcel Identifier No 1509-61-0333.000 & 1509-51-8324.000

Mail after recording to Grantee

This instrument was prepared by Lynn A. Matthews, Attorney at Law
(No Title Examination or Tax Advice Given)

Brief Description for the index

11.14 acres and .72 acres Map 2012-383

**NORTH CAROLINA GENERAL WARRANTY DEED
(Reserving Life Estate)**

THIS DEED made this 8th day of April, 2013, by and between

GRANTOR

JEANETTE JOHNSON, widow

GRANTEE

JENNIFER DAWN JOHNSON, unmarried

317 Melvin Daniel Lane
Dunn, NC 28334

388 John Lee Road
Dunn, NC 28334

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, **SUBJECT ONLY TO THE LIFE ESTATE HEREINAFTER RESERVED BY JEANETTE D. JOHNSON**, all that certain lot or parcel of land situated in Grove Township, Harnett County, North Carolina and more particularly described as follows:

BEING all of Parcel "1A" containing .72 acres (.63 net of R/W) and Tract "B" containing 11.14 acres (10.96 net of R/W) as shown on map entitled "Recombination Survey for Jeanette D. Johnson, widow" dated June 11, 2012 and recorded in Map Number 2012-383, Harnett County Registry. Reference to which is hereby made for greater certainty of description.

The interest in the property hereinabove described was acquired by Grantor by instrument recorded in Book 738, Page 64-69, Harnett County Registry.

The above described property does include the Grantor's primary residence.

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, EXPRESSLY RESERVING UNTO JEANETTE D. JOHNSON, HOWEVER, A LIFE ESTATE IN AND TO THE SAID PARCEL OF LAND.

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:

- 1. Easements, rights of way and restrictions as they appear of record.

IN WITNESS WHEREOF, the Grantors has hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written

Jeanette D. Johnson
 JEANETTE D. JOHNSON

STATE OF NORTH CAROLINA

COUNTY OF HARNETT

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

JEANETTE D. JOHNSON

Dated: 4/8/13

Lynn A. Matthews
 Lynn A. Matthews, Notary Public
 My Commission Expires: 5/31/16

