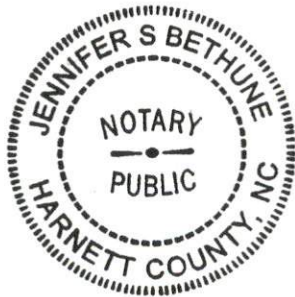


March 28, 2022

I Genevieve Lucas being the owner and primary executor of the Lucas Family Trust, give my permission for Tamera Stewart to place a singlewide mobile home on the property in Harnett County.

Genevieve Lucas - owner
Tamera Stewart - renter



Jennifer S Bethune
Jennifer S Bethune

10/23/23

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Feb 25 02:05 PM NC Rev Stamp: \$ 0.00
Book: 3785 Page: 864 - 870 Fee: \$ 26.00
Instrument Number: 2020002894

HARNETT COUNTY TAX ID #
039578 0044 04

02-25-2020 BY: MT

Prepared by Robert Gilleland
Mail to Grantee
No Stamps

**NORTH CAROLINA
HARNETT COUNTY**

GENERAL WARRANTY DEED

This Deed, made this 6th day of January, 2020, by and between
GENEVIEVE LUCAS, unmarried, **RICHARD W. LUCAS**, unmarried, and **CHERYL D. SMITH**, unmarried, the sole heirs at law of **THEODORE ROOSEVELT LUCAS a/k/a ROOSEVELT LUCAS**, 611 Harkey Road, Sanford, NC 27330 ("Grantor"), and **TRUSTEE(S) OF LUCAS FAMILY TRUST dated September 27, 2001**, 611 Harkey Road, Sanford, NC 27330 ("Grantee");

WITNESSETH:

WHEREAS, Theodore Roosevelt Lucas a/k/a Roosevelt Lucas was the owner of the property described herein, which is the identical property described in deed recorded in Book 675, page 250-251, Harnett County Registry (the "Property"); and

WHEREAS, Theodore Roosevelt Lucas a/k/a Roosevelt Lucas died intestate on September 6, 2009, in the District of Hamden, state of Connecticut, and no estate administration was conducted in the District of Hamden, state of Connecticut, nor before the Harnett County (NC) Clerk of Court; and

WHEREAS, Genevieve Lucas is the widow and heir at law of Theodore Roosevelt Lucas a/k/a Roosevelt Lucas, along with their two (2) children, Richard W. Lucas and Cheryl D. Smith, who are also heirs at law under North Carolina's laws of intestate succession (see supporting affidavits attached as Exhibits "A" and "B"), and this deed is being executed and recorded to provide record notice of the source of title of the Grantor to the Property and to convey said

Property to the Grantee.

NOW THEREFORE, Grantor does hereby grant, bargain, sell and convey unto the Grantee, in his/her capacity as Trustee, all that certain tract or parcel of land lying and being in the County of Harnett and State of North Carolina in Barbecue Township and more particularly described as follows:

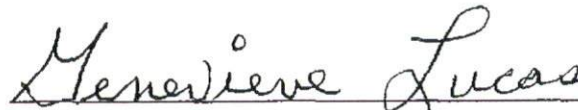
See attached Exhibit "C" for legal description of the property conveyed.


**(138 Lucas and Tucker Lane, Sanford, NC 27332)
PID 039578 0044 04 PIN# 9578-44-2342.000
REID: 0019969**

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

TO HAVE AND TO HOLD said tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee, in his/her capacity as Trustee, in fee simple forever. And the Grantor does hereby covenant with the Grantee, that Grantor is seized of said 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: All such zoning ordinances and other governmental regulations, if any, as may apply to the property herein conveyed; all matters which would be revealed by a current and accurate survey of the property herein conveyed; all utilities easements of record, if any.

IN TESTIMONY WHEREOF, Grantor has hereunto set her/his hand and seal the day and year first above written. For convenience in signing this instrument, separate signature pages have been used.

 (SEAL)
Genevieve Lucas

 (SEAL)
Cheryl D. Smith

STATE OF NORTH CAROLINA; COUNTY OF LEE

I, Magali J. Olea, a Notary Public for the aforesaid county and state do hereby certify that **Genevieve Lucas** and **Cheryl D. Smith** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 8 day of January, 2020.

Magali J. Olea
Notary Public

My commission expires: 08/24/2023



SEPARATE SIGNATURE PAGE TO DEED DATED JANUARY 6, 2020, FROM GENEVIEVE LUCAS ET ALS TO TRUSTEE(S) OF LUCAS FAMILY TRUST DATED 9/27/2001 FOR 4.89 ACRES, LOT 2, TONY LUCAS PROPERTY.

Richard W. Lucas (SEAL)
Richard W. Lucas

STATE OF Connecticut, COUNTY OF New Haven

I, Eusebio Sampablo Diaz, a Notary Public for the aforesaid county and state do hereby, certify that **Richard W. Lucas** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and notarial seal, this the 20 day of February, 2020.

Eusebio Sampablo Diaz
Notary Public

My commission expires: 06/30/22

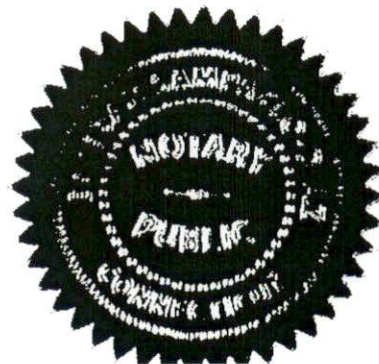


EXHIBIT "A"

AFFIDAVIT RE: SOLE HEIRS AT LAW OF THEODORE ROOSEVELT LUCAS

James Barnes., first being duly sworn, deposes and says:

I am a resident of Guilford County, North Carolina, residing at 123 SW Cloverleaf Place, Apt. 327, High Point, NC 27263, and I am a "disinterested" affiant in the sense that I will gain no financial benefit of any kind from the matters to which I am attesting in this affidavit.

I personally knew Theodore Roosevelt Lucas, who died on September 6, 2009, in Hamden, Connecticut, and his wife of many years, Genevieve Lucas, who survives, and have been friends with them for more than fifteen (15) years, and attended the same church with them in Connecticut before locating to my current address.

It is my understanding and belief, based on our personal relationship, that the only children of their marriage were their son, RICHARD W. LUCAS, and their daughter, CHERYL D. SMITH. IT IS THEREFORE my opinion and belief that Genevieve Lucas, Richard W. Lucas and Cheryl D. Smith are the sole heirs at law of Theodore Roosevelt Lucas under North Carolina's law of intestate succession.

This 18th day of November, 2019.

James Barnes (signature)
James Barnes

Sworn to and subscribed before me this 18th day of November, 2019.

(signature)
Notary Public
My commission expires: 12/20/2019



EXHIBIT "B"

AFFIDAVIT RE: SOLE HEIRS AT LAW OF THEODORE ROOSEVELT LUCAS

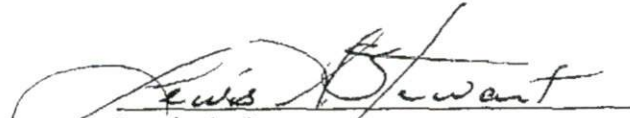
Lewis A. Stewart, first being duly sworn, deposes and says:

I am a resident of Harnett County, North Carolina, residing at 138 Lucas and Tucker Lane, Sanford, NC 27332, and I am a "disinterested" affiant in the sense that I will gain no financial benefit of any kind from the matters to which I am attesting in this affidavit.

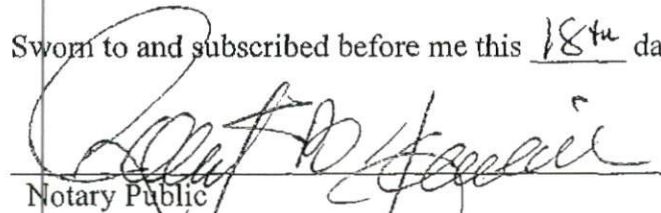
I personally knew Theodore Roosevelt Lucas, who died on September 6, 2009, in Hamden, Connecticut, and his wife of many years, Genevieve Lucas, who survives, and have been friends with them for more than fifteen (15) years. I am married to their granddaughter, Tamara Smith Stewart.

It is my understanding and belief, based on our personal relationship, that the *only* children of their marriage were their son, RICHARD W. LUCAS, and their daughter, CHERYL D. SMITH. IT IS THEREFORE my opinion and belief that **Genevieve Lucas, Richard W. Lucas and Cheryl D. Smith are the sole heirs at law of Theodore Roosevelt Lucas** under North Carolina's law of intestate succession.

This 18th day of November, 2019.


Lewis A. Stewart

Sworn to and subscribed before me this 18th day of November, 2019.


Notary Public

My commission expires: 12/20/2019

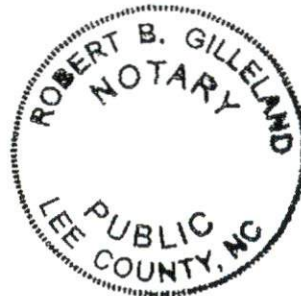


EXHIBIT "C"

BEGINNING at a stake, dividing corner between Lots 2 and 3 in the line of Matthews land, and runs thence with the line of Lots 2 and 3, South 13 degrees West 216.2 feet to a stake; thence South 1 degree 04 minutes West 559.91 feet to a stake, dividing corner between Lots 2 and 3 in the Neil McAuley line; thence with the line of the Neil McAuley property, South 76 degrees 36 minutes West 330.0 feet to a stake; thence with the dividing line between Lots 1 and 2, North 10 degrees 37 minutes East 958.53 feet to a stake; thence South 64 degrees 12 minutes East 35.0 feet to a stake, corner with Matthews land; thence with the line of the Matthews land, South 64 degrees 12 minutes East 191.0 feet to the point and place of BEGINNING, and containing 4.89 acres, more or less, and being Lot No. 2 of the Tony Lucas property as shown upon a plat prepared by Lacy M. Johnson, Registered Surveyor, on July 12, 1978.

This is a portion of the property conveyed to Tony Lucas by deed which appears of record in Book 390, Page 296, Barnett County Registry.