

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
05/12/2023 01:35:06 PM NC Rev Stamp: \$0.00
Book: 4192 Page: 1419 - 1422 (4) Fee: \$26.00
Instrument Number: 2023007489

HARNETT COUNTY TAX ID#
120546 0049 & 120546 0047
120546 0047 01
05-12-2023 BY SM

Prepared by: Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546
The attorney preparing this instrument has made no record search or title examination of the property described herein and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.

PID#120546 0049; 120546 0047; 120546 0047 01
REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

**WARRANTY
DEED**

This **WARRANTY DEED** is made the 5th day of April, 2023, by and between **Dennis R. Spears**, unmarried of 468 Tranquil Lane, Willow Springs, NC 27592; **Carolyn Spears**, unmarried of 3290 Thompson Road, Bunnlevel, NC 28323; and **Glenda Spears Matthews and spouse, Eric Matthews** of 7918 Darby Lane, Severn, MD 21144 (hereinafter referred to in the neuter singular as "the Grantor") and **Martha Spears**, of 1778 East Cornelius Harnett Blvd., Lillington, NC 27546 (hereinafter referred to in the neuter singular as "the Grantee");

WITNESSETH:

THAT said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Stewart's Creek Township of said County and State, and more particularly described as follows:

BEING all of **Lot "C"**, containing 0.69 acre as shown on Minor Subdivision For: "Spears Glenda & Spears Carolyn & Matthews Glenda", dated 02/16/2022, by Nicholas M. French, PLS and recorded in Map Book 2023, Page 50, Harnett County Registry.

Also conveyed is a non-exclusive 50-foot-wide ingress, egress, regress, and utility easement running from NCSR 2036 (Thompson Road) to the above-described property, which easement is located as shown on the above referenced map.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

For reference to chain of title see Book 4089, Page 717 and Book 2142, Page 645, Harnett County Registry.

The above-described real property is conveyed subject to covenants, easements, and restrictions, if any, that are a matter of public record.

**The property herein described is () or is not (x) the primary residence of the Grantor (NCGS 105-317.2)

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

AND the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR


_____ (SEAL)
Dennis R. Spears

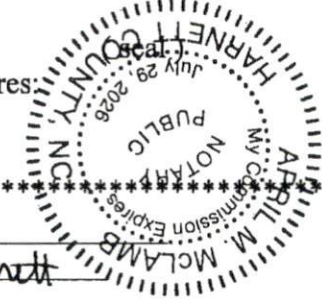

_____ (SEAL)
Carolyn Spears

STATE OF NC
COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that Dennis R. Spears personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 5th day of April, 2023.

My Commission Expires:



April M. McLamb
Notary Public

STATE OF NC
COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that Carolyn Spears personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 12 day of April, 2023.

My Commission Expires:



April M. McLamb
Notary Public

GRANTOR

Glenda Spears Matthews (SEAL)
Glenda Spears Matthews

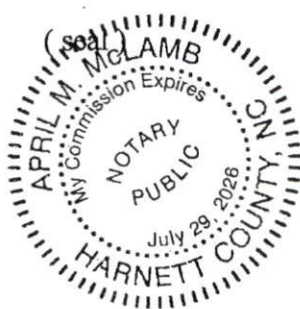
Eric Matthews (SEAL)
Eric Matthews

STATE OF NC
COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that Glenda Spears Matthews and spouse, Eric Matthews personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 12 day of May, 2023.

My Commission Expires:



April M McLamb
Notary Public