

FOR REGISTRATION
Kimberly S. Hargrove
REGISTER OF DEEDS
Harnett County, NC
2013 NOV 21 01:02:11 PM
BK:3173 PG:992-997
FEE:\$26.00
INSTRUMENT # 2013018831

HARNETT COUNTY TAX ID#

08.0053.0107
a etc

11.21.13 JB

TWESTER



2013018831

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

GENERAL WARRANTY DEED CONVEYING
REMAINDER INTEREST

Excise Tax: \$0.00

Parcel ID Number: See Body of Deed Parcel ID Numbers

Prepared By & Mail to: Pope & Pope, Attorneys at Law, P.A., 4590 Old
Buies Creek Road, Angier, NC 27501 (File No. 13-636) No Title Search
Performed, No Closing Performed, No Tax Advice Given

THIS DEED made this 15 day of November, 2013, by and between

GRANTOR	GRANTEE
Larry T. Johnson and wife, Sharlon H. Johnson	Jeffrey A. Johnson, a married man
1415 Lafayette Road Fuquay-Varina, NC 27526	1300 Lafayette Road Fuquay-Varina, NC 27526

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.

W I T N E S S E T H:

THAT the Grantors, for and in consideration of the sum of TEN and no/hundredths DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, have given, granted, bargained, sold, and conveyed, and by these presents do hereby give, grant, bargain, sell, and convey unto the Grantee, his heirs, successors, administrators, and assigns forever, subject to a life estate reserved unto the Grantors herein, the entire remainder estate in all of those certain pieces, parcels, or tracts of land situate, lying, and being in Hector's Creek Township of said County and State, and more particularly described as follows:

Tract No. 1

Commencing from a point being the southernmost corner of the 11.5 acre tract and the northern most corner of the 18.5 acre tract as depicted on map of survey entitled, "Property of H.H. Smith" dated February 1956, drawn by C.W. Russum, R.L.S., the POINT AND PLACE OF BEGINNING and running thence South 38 deg. 30 min. East 865 feet to a point, the easternmost corner of the 18.5 acre tract a common corner with property now or formerly owned by Evander Smith; thence as the Evander Smith line South 52 deg. 00 min. West 940 feet to a point, the southernmost corner of the 18.5 acre tract; thence North 40 deg. 30 min. West 79.2 feet to a point set in the road; thence North 08 deg. 30 East 316.0 feet to a point set in the road; thence North 74 deg. 20 min. West 409.0 feet to a point; thence North 40 deg. 30 min. West

152.3 feet to a point; the westernmost corner of the 18.5 acre tract; thence North 43 deg. 00 min. East 1043.0 feet to the POINT AND PLACE OF BEGINNING, containing 18.5 acres, more or less as shown on map of survey entitled, "Property of H.H. Smith" dated February 1956, drawn by C.W. Russum, R.L.S., and is recorded in Map Book 14, Page 79, Harnett County Registry, reference to which is hereby made for greater certainty of description.

For chain of title see: Deed Book 1036, Page 28; Map Book 14, Page 79; Deed Book 623, Page 89; Harnett County Registry.

LESS, EXCEPT & SUBJECT TO Parcels 1-A thru 1-E:

Parcel No. 1-A:

BEING all that certain tract or parcel of land designated as Lot No. 2, containing 1.057 acres, more or less, as shown on map of survey entitled as shown on map of survey entitled, "Survey for Jeffery A. Johnson & Robin Eda Johnson" dated 09/01/04 by Stancil & Associates, Professional Land Surveyor, P.A., Angier, NC and recorded in Map No. 2004-906, Harnett County Registry, reference to which is hereby made for greater certainty of description.

As an appurtenance thereto is that certain 50' nonexclusive right of way for purposes of ingress, egress and regress, public and private utilities, along the New Private Road shown on the above-referenced map extending from NCSR 1443 to Lot 2. Said easement shall extend all the way to the common property line of Lots 1 & 2 and shall run with the land and inure to the benefit of the Grantee, its heirs and assigns.

Parcel No. 1-B:

BEING all that certain tract or parcel of land designated as Lot No. 1, containing 1.176 acres, more or less, as shown on map of survey entitled as shown on map of survey entitled, "Survey for Jeffery A. Johnson & Robin Eda Johnson" dated 09/01/04 by Stancil & Associates, Professional Land Surveyor, P.A., Angier, NC and recorded in Map No. 2004-906, Harnett County Registry, reference to which is hereby made for greater certainty of description.

As an appurtenance thereto is that certain 50' nonexclusive right of way for purposes of ingress, egress and regress, public and private utilities, along the New Private Road shown on the above-referenced map extending from NCSR 1443 to Lot 1. Said easement shall extend all the way to the common property line of Lots 1 & 2 and shall run with the land and inure to the benefit of the Grantee, its heirs and assigns.

The above two tracts are recombination's of those properties conveyed by two deeds: (1) That property conveyed by warranty deed dated 05/13/97 from Larry T. Johnson et als to Jeffrey A. Johnson recorded in Deed Book 1205, Page 206; and (2) That property conveyed by warranty deed dated 12/22/04 from Larry T. Johnson et als to Jeffrey A. Johnson recorded in Deed Book 2024, Page 203, Harnett County Registry.

Parcel No. 1-C:

A portion of that certain 2.797 acres, more or less, conveyed by warranty deed dated 12/14/1983 from William N. Johnson and wife, Hazel C. Johnson to Jack D. Burnett, Jr. and wife, Linda K. Burnett which was recorded 12/14/1983 in Deed Book 757, Page 778, Harnett County Registry. See also: Map Book 2003, Page 413, Harnett County Registry.

Parcel No. 1-D:

BEGINNING at a nail in the center of SR 1443, said nail being a corner with William Johnson, and runs thence as the center of SR 1443, South 06 degrees 18 minutes 35 seconds West 161.15 feet to a nail in the center of SR 1443 and runs thence North 83 degrees 29 minutes 50 seconds West 330.29 feet an iron pipe corner with Albert Lee and runs thence as the Lee line North 45 degrees 58 minutes 50 seconds East 230.56 feet to an existing iron pipe and runs thence South 78 degrees 22 minutes 05 seconds East 183.15 feet to the POINT OF BEGINNING and contains 1.01 acre, more or less, according to map made for Larry and Sharlon Johnson by Mickey R. Bennett, RLS March 6, 1987.

The above described parcel was conveyed from William N. Johnson and wife, Hazel C. Johnson to Larry Johnson and wife, Sharlon H. Johnson by warranty deed dated 10/02/1992 and recorded in Deed Book 981, Page 460, Harnett County Registry.

Parcel No. 1-E:

BEGINNING at a point in the center of SR 1443 in the southern boundary of the C.M. Smith Property and the northern boundary of the Judd Smith property; thence approximately North 05 degrees 30 minutes East 316 feet to a point in the center of SR 1443; thence North 74 degrees 20 minutes West 409 feet to an iron pipe to an iron pipe in the boundaries of the C.M. Smith Estate and Judd Smith Estate; thence South 40 degrees 30 minutes East 558.5 feet along the boundaries of the C.M. Smith farms to the BEGINNING and contains 1.466 acres, more or less, according to a survey made by C.W. Russum, RLS, dated 1 July 1968.

For further reference see: Deed Book 1495, Page 364; Deed Book 1480, Page 673; Deed Book 1133, Page 177; Deed Book 510, Page 247; Deed Book 232, Page 318, Harnett County Registry. The above described tract is also depicted upon map of survey entitled, "Property of H.H. Smith" dated February 1956, drawn by C.W. Russum, R.L.S., and is recorded in Map Book 14, Page 79, Harnett County Registry, reference to which is hereby made for greater certainty of description.

Tract No. 2:

Parcel ID Nos. 08-0653-0107-03 and 08-0653-0107-04

Commencing from a point being the southernmost corner of the 11.5 acre tract and the northern most corner of the 18.5 acre tract as depicted on map of survey entitled, "Property of H.H. Smith" dated February 1956, drawn by C.W. Russum, R.L.S., the POINT AND PLACE OF BEGINNING and running thence North 43 deg. 00 min. East 463 feet to a motor head, the easternmost corner of the 11.5 acre tract a common corner with property now or formerly owned by C.L. Andrews; thence as the Andrews line, and crossing the Kipling Road North 47 deg. 00 min. West 495 feet to an existing stake; thence South 40 degrees 00 minutes West 363 feet to a R.R. Coupling, a common corner with property now or formerly owned by C.L. Andrews, thence as the Andrews North 35 degrees 00 minutes West 557 feet to a point the northernmost corner of the 11.5 acre tract; thence South 32 degrees 30 minutes West 450 feet to a point; thence South 49 degrees 45 seconds East 500.0 feet to a point; thence South 49 degrees 15 minutes 458 feet to the POINT AND PLACE OF BEGINNING, containing 11.5 acres, more or less as shown on map of survey entitled, "Property of H.H. Smith" dated February 1956, drawn by C.W. Russum, R.L.S., and is recorded in Map Book 14, Page 79, Harnett County Registry, reference to which is hereby made for greater certainty of description.

Conveyed herewith are all rights set forth in an easement deed recorded in Book 521, Page 206, Harnett County Registry, to which deed reference is hereby made for particular description.

LESS AND EXCEPT the following Parcel 2-A:

Parcel 2-A:

Being a portion of that certain 2.797 acres, more or less, conveyed by warranty deed dated 12/14/1983 from William N. Johnson and wife, Hazel C. Johnson to Jack D. Burnett, Jr. and wife, Linda K. Burnett which was recorded 12/14/1983 in Deed Book 757, Page 778, Harnett County Registry. See also: Map Book 2003, Page 413, Harnett County Registry.

Tract No. 3: Parcel ID No. 08-0653-0107-05

BEING all of that certain tract or parcel containing 9.531 acres, more or less, designated as Tract F, containing 8.353, more or less, and Tract A containing 1.178 acres, more or less, as depicted upon map of survey entitled, Recombination Survey For: John Arnold drawn 09/06/2000 by Mauldin Watkins Surveying, P.A., Fuquay-Varina, NC and recorded in Map Book 2001, Page 3, Harnett County Registry, reference to the recorded map is incorporated herein by reference as if fully set forth herein.

The above described Tract No. 3 is composed of the following two parcels 3-A and 3-B further described below:

Parcel 3-A:

Commencing from a point being the southernmost corner of the 16 acre tract, a common corner with R.A. Matthews as depicted on map of survey entitled, "Property of H.H. Smith" dated February 1956, drawn by C.W. Russum, R.L.S., the POINT AND PLACE OF BEGINNING and running thence North 01 deg. 30 min. East 930.6 feet to a point, the northeastern most corner of the 16 acre tract a common corner with property now or formerly owned by "Senter"; thence as the Senter line North 88 deg. 30 min. West 785 feet to a point, the northwestern most corner of the 16 acre tract; thence South 38 degrees 30 minutes East 1215 feet to the POINT AND PLACE OF BEGINNING, containing 16 acres, more or less as shown on map of survey entitled, "Property of H.H. Smith" dated February 1956, drawn by C.W. Russum, R.L.S., and is recorded in Map Book 14, Page 79, Harnett County Registry, reference to which is hereby made for greater certainty of description.

The above described Parcel 3-A was conveyed from William N. Johnson and wife, Hazel C. Johnson to Larry T. Johnson by warranty deed dated 10/20/1993 and recorded in Deed Book 1036, Page 28, Harnett County Registry. For further reference see: Deed Book 623, Page 89, Harnett County Registry.

Conveyed herewith are all rights set forth in an easement deed recorded in Book 521, Page 206, Harnett County Registry, to which deed reference is hereby made for particular description.

Parcel 3-B:

BEING all of that certain tract or parcel designated as "Tract A" containing 1.178 acres, more or less, as depicted upon map of survey entitled, Recombination Survey For: John Arnold drawn 09/06/2000 by Mauldin Watkins Surveying, P.A., Fuquay-Varina, NC and recorded in Map Book 2001, Page 3, Harnett County Registry, reference to the

recorded map is incorporated herein by reference as if fully set forth herein.

The above described Parcel 3-B was conveyed from John M. Arnold et ux to Larry Thomas Johnson and wife, Sharlon H. Johnson and Hazel S. Johnson (for her lifetime) by non-warranty deed dated 03/22/01 and recorded in Deed Book 1484, Page 316, Harnett County Registry.

Subject to a perpetual non-exclusive easement to use Tract A for access (ingress, egress and regress) for the Grantors (John M. Arnold and wife, Martha D. Arnold and their heirs, successors and assigns reserved in non-warranty deed dated 03/22/01 and recorded in Deed Book 1484, Page 316, Harnett County Registry..

Tract No. 4: Parcel ID No. 08-0653-0107-01

BEGINNING at a nail in the center of SR 1443, said nail being a corner with William Johnson, and runs thence as the center of SR 1443, South 06 degrees 18 minutes 35 seconds West 161.15 feet to a nail in the center of SR 1443 and runs thence North 83 degrees 29 minutes 50 seconds West 330.29 feet an iron pipe corner with Albert Lee and runs thence as the Lee line North 45 degrees 58 minutes 50 seconds East 230.56 feet to an existing iron pipe and runs thence South 78 degrees 22 minutes 05 seconds East 183.15 feet to the POINT OF BEGINNING and contains 1.01 acre, more or less, according to map made for Larry and Sharlon Johnson by Mickey R. Bennett, RLS March 6, 1987.

The above described parcel was conveyed from William N. Johnson and wife, Hazel C. Johnson to Larry Johnson and wife, Sharlon H. Johnson by warranty deed dated 10/02/1992 and recorded in Deed Book 981, Page 460, Harnett County Registry.

Pursuant to NCGS §105-317.2 the Grantors herein acknowledge that the real property conveyed (Tract No. 1) does include their primary residence.

The herein described lands are conveyed to and accepted by the Grantee subject to all other easements, rights-of-way and restrictions shown on said map and listed on the public record.

This conveyance is expressly made subject to the lien created by Grantors' real 2013, Harnett County ad valorem taxes.

But the Grantors herein expressly reserve a life estate in the above-described lands, the life estate to be enjoyed by them for and during the rest of the natural lives of Larry T. Johnson and Sharlon H. Johnson.

TO HAVE AND TO HOLD the above-described lands and premises, together with all appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs, successors, administrators, and assigns forever, but subject, however, (1) to the life estate reserved unto the Grantor and (2) to the limitations set out above.

AND the Grantors covenant to and with the Grantee, his heirs, successors, administrators, and assigns that they are lawfully seized in fee simple of said lands and premises, and have full right and power to convey all said remainder interest in the same to the Grantee (but subject, however, to the limitations set out above) and that the lands and premises are free from any and all encumbrances, except as set forth above, and that (subject to the reservation of the life estate herein provided) they will (and their 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, his heirs, successors, administrators, and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals and do adopt the printed word "SEAL" beside their names as their lawful seals as of the day and year first above written.

Larry T. Johnson (Seal)
Larry T. Johnson

Sharlon H. Johnson (Seal)
Sharlon H. Johnson

STATE OF NORTH CAROLINA
COUNTY OF HARNETT

I, a Notary Public of the County and State aforesaid, certify that Larry T. Johnson and Sharlon H. Johnson, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal this 15 day of Nov., 2013.

William M. Pope
Notary Public

My commission expires: 2/13/17

