

Matthew S. Willis Register of Deeds
Harnett County, NC
Electronically Recorded
12/11/2023 09:49:48 AM NC Rev Stamp: \$80.00
Book: 4216 Page: 1845 - 1847 (3) Fee: \$26.00
Instrument Number: 2023020466

HARNETT COUNTY TAX ID #
030507 0214 13

12-11-2023 BY: MMC

Prepared by & return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334
Excise Tax: \$80.00 ✓
Parcel ID: 030507 0214 13 ✓

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 11th day of December, 2023, by and between **KATHERINE MARIE HURT, unmarried** of 9010 Dunn Road, Godwin, NC 28344, hereinafter called GRANTOR, and **CASSANDRA JO ARCHER, unmarried and APRIL LYNN AXE, unmarried, as joint tenants with right of survivorship** of 381 Cherokee Lane, Lillington, NC 27546, hereinafter called GRANTEE.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine or feminine 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 Barbecue Township, Harnett County, North Carolina and more particularly described as follows:

ALL of Lot 71 as shown on that certain survey for Landmark Development, Section III, by Mickey R. Bennett, RLS, dated May 15, 1990, and recorded in Plat Cabinet F, Slide 17-C, Harnett County Registry.

Property Address: 593 Cherokee Lane, Lillington, NC 27546

Submitted electronically by "Matthews Law Group PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

All or a portion of that property herein conveyed does not include the primary residence of a Grantor. (N.C. Gen. Stat. §105-317.2).

The property hereinabove described was acquired by Grantor by instrument in Book 1734, Page 943, Harnett County Registry.

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:

1. General utility easements of record.
2. Easements, restrictions and rights of way of record.
3. 2024 ad valorem taxes which are not yet payable.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal, the day and year first above written.

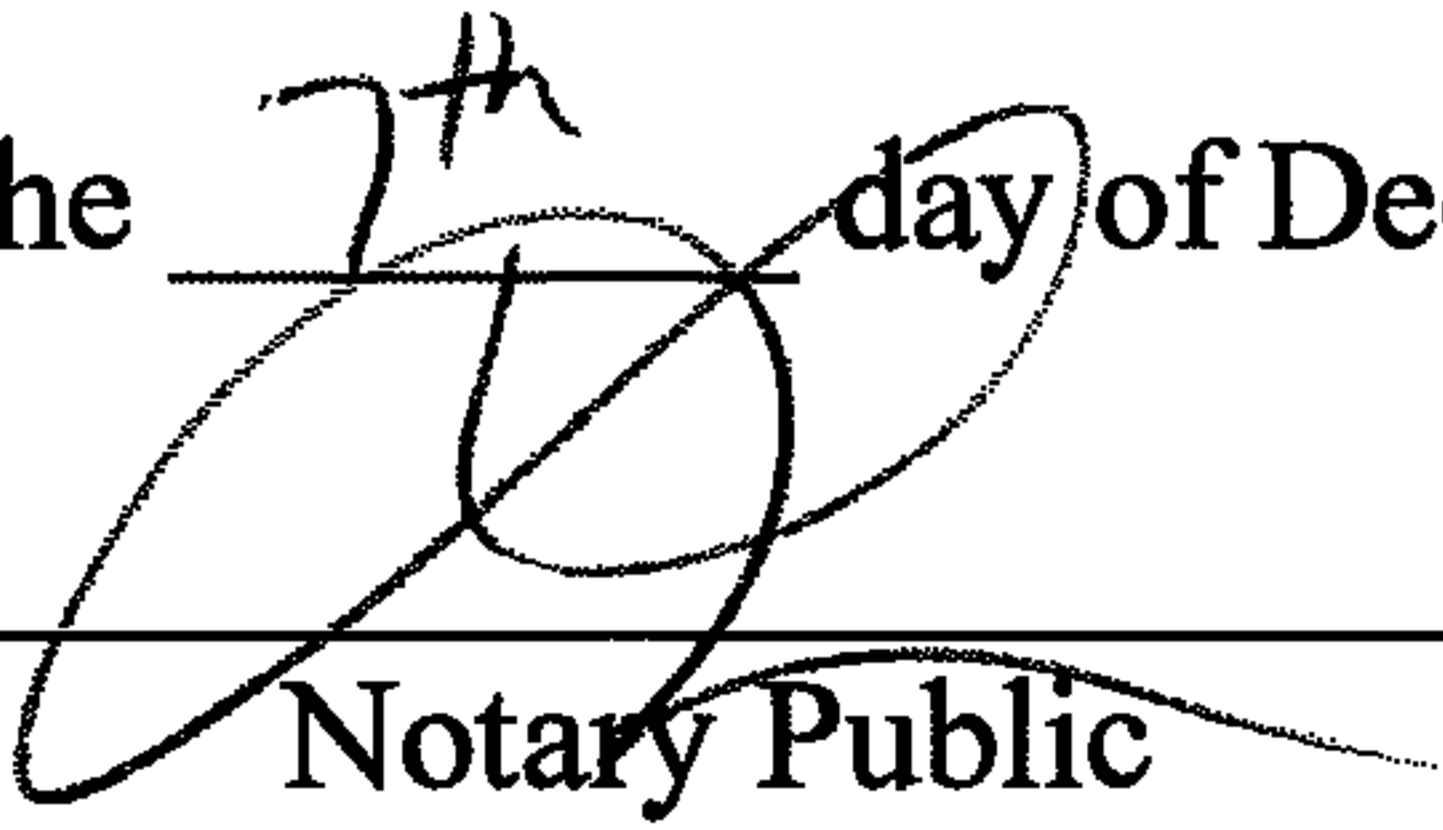
 (SEAL)
KATHERINE MARIE HURT

Notary acknowledgment on next page

STATE OF NORTH CAROLINA
COUNTY OF Harnett

I, Lynn A. Matthews, a Notary Public, do hereby certify that **Katherine Marie Hurt** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 7th day of December 2023.



Notary Public

My Commission Expires: 5/31/24

