

HARNETT COUNTY TAX ID#

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7-16-24 BY MMC



Instrument #: 2024012337  
Recorded: 07/16/2024 01:59:40 PM  
Fee Amt: \$26.00 Page 1 of 2  
Excise Tax: \$0.00  
Harnett County, North Carolina  
Matthew S. Willis, Register of Deeds  
BK **4243** PG **1894 - 1895 (2)**

Excise Tax \$ 0.00

Recording Time, Book and Page

Mail after recording to **Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546**

This instrument prepared by **Bain & McRae, LLP, Attorneys at Law, 65 Bain St., Lillington, NC 27546**

**Brief Description for the index: Tract 7, 0.74 Danny Thomas Subdivision, Pauline Circle  
Plat Cabinet F, Slide 632D**

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16<sup>th</sup> day of July, 2024 by and between

GRANTOR	GRANTEE
<b>Rebecca J. Smithwick and spouse</b> <b>Howard Smithwick</b> <b>18 Pauline Circle</b> <b>Sanford, North Carolina 27332</b>	<b>Samantha Smithwick Sparks</b> <b>44 Pauline Circle</b> <b>Sanford, North Carolina 27332</b>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, all that certain lot or parcel of land situated in **Johnsonville Township, Harnett County**, North Carolina and more particularly described as follows:

**Harnett County Parcel ID No.: 09-9567-0051-07**

**BEING ALL OF TRACT 7, containing 0.74 acres, more or less, as shown on map entitled "Survey for Danny Thomas Subdivision", by Bracken & Associates, dated August 5, 1996 and recorded in the office of the Register of Deeds of Harnett County in Plat Cabinet F, Slide 632-D. Reference to said map is hereby made for greater certainty of description.**

**This property conveyed herein is located on a private street designated as Pauline Circle. Conveyed with this tract is the right to use Pauline Circle for ingress, egress and regress to**

**Ponderosa Road (SR 1201). Reference is made to map recorded in Plat Cabinet F, Slide 632-D, Harnett County Registry.**

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 4022, Page 848, Harnett County Registry.**

The above described property  does  does not include the primary residence of the Grantor.


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:

**Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.**

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

 (SEAL)  
Rebecca J. Smithwick

 (SEAL)  
Howard Smithwick

NORTH CAROLINA, HARNETT COUNTY.

I, Laura L James, a Notary Public in and for the aforesaid State and County, do hereby certify that Rebecca J. Smithwick and Howard Smithwick personally appeared before me this day and acknowledged the due execution of the foregoing instruments for the purposes thereon stated.

Witness my hand and notarial seal this 16<sup>th</sup> day of July, 2024.



  
Signature of Notary Public

Laura L James  
Printed Name of Notary Public

My Commission Expires: 06/11/2028