

HARNETT COUNTY TAX ID#

05-0633-02083-8-18 BY JB

FOR REGISTRATION  
 Kimberly S. Hargrove  
 REGISTER OF DEEDS  
 Harnett County, NC  
 2018 MAR 08 04:38:48 PM  
 BK:3586 PG:94-96  
 FEE:\$26.00  
 EXCISE TAX: \$430.00  
 INSTRUMENT # 2018003104  
 TWESTER



## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$430.00

Parcel Identifier No. 050633 0208 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: GRANTEEThis instrument was prepared by: Currie Tee Howell, Attorney, Adams, Howell, Sizemore & Lenfestey, P.A.

Brief description for the Index: that 45.463 Acres North of SR 1422, more or less, Boundary & Recombination Survey for: Joseph Phillip Smith

THIS DEED made this 7 day of March, 2018, by and between

## GRANTOR

Joseph Christopher Smith  
 (Unmarried), Terri Smith Barbour  
 and husband, James Michael Barbour;  
 and Phillip Brandon Harris-Smith  
 (Unmarried)  
 1002 Talondale Court  
 Knightdale, NC 27545

## GRANTEE

Philip Drew Stephenson and wife,  
 Paula Evans Stephenson

PO Box 233  
 Fuquay-Varina, NC 27526

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Buckhorn Township, Harnett County, North Carolina and more particularly described as follows:

**Being all of that 45.463 Acres North of SR 1422, more or less, as depicted on that map entitled "Boundary & Recombination Survey for: Joseph Phillip Smith", as depicted in Map # 2017-449, Harnett County Registry.**

**If checked, this property is the principal residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 520, Page 179; Book 1468, Page 782; Book 3243, Page 966 and Estate File 16 E 31, Harnett County Clerk of Court.

A map showing the above described property is recorded in Map # 2017-449.

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, other than the following exceptions:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2018 Harnett County ad valorem taxes on said tract of land which the Grantee(s) agree to assume and pay in full when due.

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Grantor(s):

Joseph Christopher Smith (SEAL)  
Joseph Christopher Smith

Terri S. Barbour (SEAL)  
Terri Smith Barbour

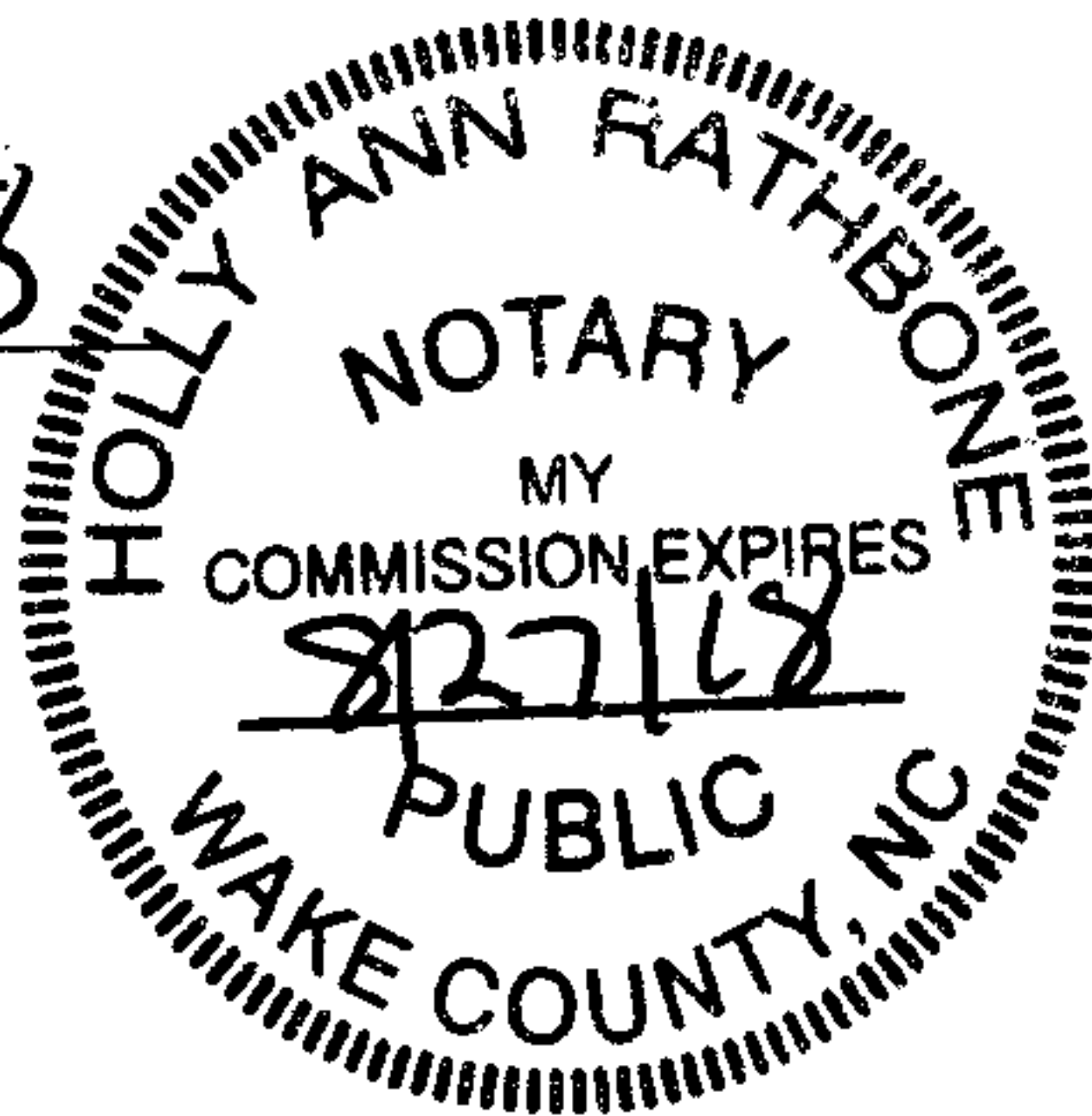
James Michael Barbour (SEAL)  
James Michael Barbour

Phillip Brandon Harris Smith (SEAL)  
Phillip Brandon Harris Smith

State of NC - County or City of Harnett

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Joseph Christopher Smith (Unmarried) and Phillip Brandon Harris-Smith (Unmarried), 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 8 day of March, 2018.

My Commission Expires: 8/27/18  
(Affix Seal)



Holly Ann Rathbone  
Holly Ann Rathbone, Notary Public  
Notary's Printed or Typed Name

State of NC - County or City of Harnett

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Terri Smith Barbour and husband, James Michael Barbour, 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 7 day of March, 2018.

My Commission Expires: 8/27/18  
(Affix Seal)

Holly Ann Rathbone  
Holly Ann Rathbone, Notary Public  
Notary's Printed or Typed Name

