

HARNETT COUNTY TAX ID #  
021505 0200 01

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2020 Apr 22 03:32 PM NC Rev Stamp: \$- 0.00  
Book: 3805 Page: 93 - 95 Fee: \$ 26.00  
Instrument Number: 2020006236

04-22-2020 BY: SB

Prepared by & Return to: Lynn Matthews, Atty, 1103 W. Cumberland Street, Dunn, NC 28334

EXCISE TAX: Gift  
Parcel ID No.: 021505 0200 01

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 20<sup>th</sup> day of April, 2020, by and between **ALENE SMITH, widow and JOHNNIE BARRY SMITH and wife, DELORES SMITH** of 109 W. Blackman Road, Dunn, NC 28334 hereinafter called GRANTOR, and **JUSTIN TURNER SMITH and wife, EMILY LAUREN SMITH** of 199 W. Blackman Road, Dunn, NC 28334, 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 Averasboro Township, Harnett County, North Carolina and more particularly described as follows:

*BEING all of Lot 2, containing 3.24 acres (3.08 acres net of r/w) as shown on that survey entitled "Survey for Justin Turner Smith and wife, Emily Lauren Smith", dated March 2020 by Owen Surveying, Incorporated and recorded Map Number 2020, Page 135, Harnett County Registry.*

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 3282, Page 100, 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. 2020 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.

Alene Smith (SEAL)  
**ALENE SMITH**

Johnnie Barry Smith (SEAL)  
**JOHNNIE BARRY SMITH**

Delores Smith (SEAL)  
**DELORES SMITH**

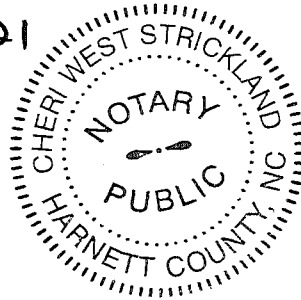
STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, Cheri West Strickland, a Notary Public, do hereby certify that **Alene Smith** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 20<sup>th</sup> day of April, 2020.

Cheri West Strickland  
Notary Public

My Commission Expires: 5-6-2021



STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

I, Cheri West Strickland, a Notary Public, do hereby certify that **Johnnie Barry Smith and wife, Delores Smith** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the 20<sup>th</sup> day of April, 2020.

Cheri West Strickland  
Notary Public

My Commission Expires: 5-6-2021

