NARNETT COUN	COTO
(21-10-23 BV	TC

FOR REGISTRATION
Matthew S. Willis
REGISTER OF DEEDS
Harnett County, NC
01/10/2023 at 10:36:22 AM
Bk4179 Pg510-511 (2)
Fee Amt: \$26.00

INSTRUMENT # 2023000413 VICTORIA RODRIGUEZ



## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00	NO TITLE SEARCH NOR TA	AX ADVICE GIVEN		
Parcel Identifier No. <u>080</u> By:	0652 0078 Verified by	County on the	day of	, 20
Mail/Box to: GRANTE	Ξ			
This instrument was pre-	pared by: Currie Tee Howell, Ada	ams, Howell, Sizemore &	Adams, P.A.	
Brief description for the 2022-649	Index: Lot 2, Recombination Su	rvey for Elizabeth C. Smit	h and Charles R. S	Smith, Map #
THIS DEED made this	<b>9th</b> day of January, 2023, by an	d between		
GRANTOR		GRANTEE		
Elizabeth C. Smith and I Charles Robert Smith ak		Elizabeth Nicole Coom	bs, unmarried	
5371 US 401 North Fuquay-Varina, NC 275	26	5371 US 401 North Fuquay-Varina, NC 275	526	
Enter in appropriate blocentity, e.g. corporation of	ck for each Grantor and Grantee: or partnership.	name, mailing address, ar	nd, if appropriate,	character of
	r and Grantee as used herein shall lural, masculine, feminine or neut		neirs, successors, a	nd assigns, and
acknowledged, has and	e Grantor, for a valuable conside by these presents does grant, barg d or condominium unit situated in I bed as follows:	gain, sell and convey unto	the Grantee in fee	simple, all that
	hown on map entitled "Recombin Map # 2022-649, Harnett County I		C. Smith and Cha	rles R.
All or a portion of the pro	operty herein conveyed includ	les or <u>X</u> does not include	the primary residen	nce of a 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, other than the following exceptions:

This conveyance is expressly made subject to the lien created by all the Grantors' real 2023 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):

Elizabeth C. Smith (SEAL)

Elizabeth C. Silitti

Charles Robert Smith aka Charles R. Smith

State of NC — County or City of Harnett

I, the undersigned Notary Public of the County or City of Harnett — and State aforesaid, certify that Elizabeth C. Smith and husband, Charles Robert Smith aka Charles R. Smith 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 day of January , 20 23

Notary's Printed or Typed Name

My Commission Expires:

(Affix Seal)

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