

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
10/21/2022 03:49:42 PM NC Rev Stamp: \$200.00  
Book: 4171 Page: 1061 - 1062 (2) Fee: \$26.00  
Instrument Number: 2022112021

HARNETT COUNTY TAX ID #  
139692 0008 02

10-21-2022 BY: AG

Prepared by M. Andrew Lucas—mail to Grantee  
STAMPS: \$200.00

STATE OF NORTH CAROLINA )  
COUNTY OF HARNETT )  
PIN# 9692-41-7982

### GENERAL WARRANTY DEED

**THIS DEED**, made this 17th day of October, 2022, by and between  
**LANA H. SMITH, and spouse, ANDREW T. SMITH**, 616 Hillgrove Lane, Garner, NC 27529,  
hereinafter called "GRANTOR" to **SPENCER AUSTIN BERUBE, and spouse, EMILY ANNE  
BERUBE**, 137 Fox Hunters Ln, Broadway, NC 27505, hereinafter called "GRANTEE";

#### WITNESSETH,

that the Grantor, in consideration of TEN DOLLARS and other valuable considerations to them paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Upper Little River Township, Harnett County, North Carolina, more particularly described as follows:

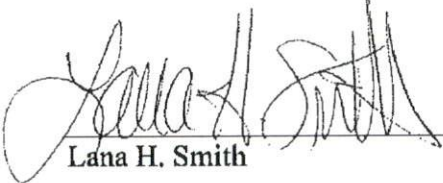
**BEING all of Tract II, containing 11.91 acres total (0.59 acres in road right of way leaving a net of 11.32 acres), as shown on Survey for: "Frank and Dora Shue Heirs", dated January 16, 2012, by Mickey R. Bennett, PLS and recorded in Book of Maps Number 2012 at Page 57, Harnett County Register of Deeds, reference to which is hereby made for a more complete and accurate description.**

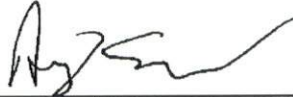
The above property was conveyed to the Grantor by deed recorded in Book 3872, page 861, Harnett County Registry.

All or a portion of the property herein conveyed does/ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of said 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 to the same, against the lawful claims of all persons whomsoever, except for any exceptions as may be hereinafter stated: Ad valorem taxes for the current year (prorated through the date of settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his/her hand and seal, the day and year first above written.

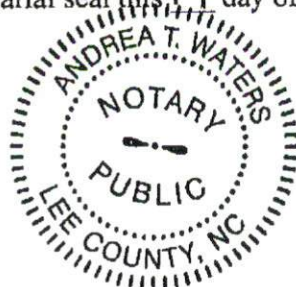
  
Lana H. Smith (SEAL)

  
Andrew T. Smith (SEAL)

STATE OF NORTH CAROLINA  
COUNTY OF LEE

I, Andrea T. Waters a Notary Public, do hereby certify  
Lana H. Smith and Andrew T. Smith, personally appeared before me this day and acknowledged  
the due execution of the foregoing instrument.

Witness my hand and notarial seal this 17 day of October, 2022.



Andrea T. Waters  
Notary Public

My Commission Expires: 01/22/2024