

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 May 15 08:53 AM NC Rev Stamp: \$ 0.00
Book: 3812 Page: 554 - 555 Fee: \$ 26.00
Instrument Number: 2020007470

HARNETT COUNTY TAX ID #
080664 0006 03

05-15-2020 BY: SB

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$-0- NO TITLE SEARCH PERFORMED; NO TITLE OPINION GIVEN

Parcel Identifier No. o/p: 08-0664-0006 Verified by _____ County on the ___ day of _____, 20____
By: _____

Mail/Box to: Mail to: Grantee

This instrument was prepared by: Pope & Pope, Attorneys at Law, P.A. (File No. 20.334)

Brief description for the Index: Tract No. 2, 2.00 Acres, Stewart Truman Smith Prop. MB 2020/155

THIS DEED made this _____ day of May, 2020, by and between

| GRANTOR | GRANTEE |
|---|--|
| Truman Sedrick Smith who took title as Truman S. Smith and wife Gwen F. Smith 2204 Wolverine Dr. Richmond, VA 23228 | Stewart Truman Smith and wife Alisa L. Smith 12100 Bowerton Rd. Henrico, VA 23233 |

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, parcel of land or condominium unit situated in the City of _____, Hectors Creek Township, Harnett County, North Carolina and more particularly described as follows:

LYING AND BEING in Hectors Creek Township, Harnett County, North Carolina and being all of that Tract No. 2, containing 2.00 acres, more or less, as shown on a map prepared by Stancil and Associates, Professional Land Surveyor, P.A., Angier, NC dated March 3, 2020, and captioned "Minor Subdivision, Surveyed For And Owned By: Stewart Truman Smith" which said map is recorded in Map Book 2020, Page 155, in the Harnett County Registry of Deeds, to which map reference is hereby made for a greater certainty of description.

Conveyed as an appurtenance to the above described Tract No. 2 is a new 50' Private Access and Utility Easement as recorded in Map Book 2020, Page 155, Harnett County Registry of Deeds. Said Easement is given by the Grantors for the purposes of affording egress, ingress and regress over and across the above described 50' Private Access and Utility Easement as well as constructing, installing, maintaining and repairing general public and private utility services thereon. It is understood that said easement is not to be construed as an easement given to the exclusion of the Grantors, their heirs and assigns, or to others later granted a similar right.

The above described tract being part and parcel of the property conveyed to Truman S. Smith from Tillman B. Smith et als dated _____, 1981 and recorded in Deed Book 724, Page 823, Harnett County Registry. See also: Plat Cabinet F, Slide 57-D; Deed Book 483, Page 346 Harnett County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in _____

Deed Book 724, Page 823, Harnett County Registry.

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

A map showing the above described property is recorded in Plat Book 2020 _____ page 155 _____.

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:

1. 2020 Harnett County ad valorem taxes and subsequent years not yet due and payable.
2. This property is sold subject to all restrictions, easements, rights-of-way, covenants, and other such matters of record.
3. This property is sold subject to all such facts as a current survey of the subject property would reveal.

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

By: _____ (Entity Name) _____ Print/Type Name: Truman Sedrick Smith (SEAL)
 who took title as Truman S. Smith
 _____ Print/Type Name & Title: _____
 By: _____ Print/Type Name: Gwen P. Smith (SEAL)
 _____ Print/Type Name & Title: _____
 By: _____ Print/Type Name: _____ (SEAL)
 _____ Print/Type Name & Title: _____

State of Virginia - County or City of Richmond

I, the undersigned Notary Public of the County or City of Richmond and State aforesaid, certify that Truman Sedrick Smith who took title as Truman S. 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 and seal this 12th day of May, 2020.

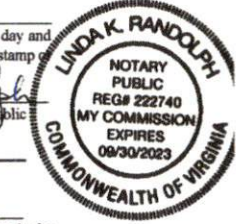
My Commission Expires: 9-30-2023
(Affix Seal) _____
Notary's Printed or Typed Name: Linda K. Randolph



State of Virginia - County or City of Richmond

I, the undersigned Notary Public of the County or City of Richmond and State aforesaid, certify that Gwen P. 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 and seal this 12th day of May, 2020.

My Commission Expires: 9-30-2023
(Affix Seal) _____
Notary's Printed or Typed Name: Linda K. Randolph



I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
Notary's Printed or Typed Name _____