

HARNETT COUNTY TAX ID #  
06150601 0045

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded  
06/23/2023 11:30:15 AM NC Rev Stamp: \$0.00  
Book: 4197 Page: 1311 - 1313 (3) Fee: \$26.00  
Instrument Number: 2023010153

06-23-2023 BY: TC

Prepared by and mail to: Attorney Dwight W. Snow, P.O. Box 397, Dunn, NC 28335

EXCISE TAX: \$0.00  
PIN NO.: 061506010045

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 20<sup>th</sup> day of June, 2023, by and between **MELANIE ASHTON GILBERT**, widow of 619 Raiford Road, Erwin, NC 28339; hereinafter called GRANTOR, and **DAVID EUGENE SMITH and wife, ETHEL PARKER SMITH** of 565 Raiford Road, Erwin, NC 28339 (life estate interest only) hereinafter called GRANTEES.

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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees a life estate interest only for both of the lives of the Grantees, David Eugene Smith and Ethel Parker Smith in, all that certain lot or parcel of land situated in Duke Township, Harnett County, North Carolina and more particularly described as follows:

**Being all of that 1.06 acre recombined real property tract (composed of Lot 1A, 0.51 acres and Lot 1B, 0.55 acres) as shown on that map dated June 15, 2005 by J. Scott Walker, PLS which is recorded in Map Book 2005, Page 509, Harnett County Registry.**

**As part of this conveyance the Grantor retains a fee simple title remainder interest in the above described real property subject to the life estates conveyed to the Grantees.**

BOOK 4197 PAGE 1224      BOOK 2025010100

This conveyance is made pursuant to the provisions of that Contract For Deed To Real Property recorded in Book 3279, Page 714 and that Assignment Of Contract For Deed To Real Property recorded in Book 4197, Page 1224, Harnett County Registry.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 4197, Page 1260, Harnett County Registry.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor. (N.C. Gen. Stat. §105-317.2).

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, that Grantor is seized of the premises in fee simple, has the right to convey a life estate interest to each of the Grantees in the same, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the life estate title conveyed herein 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:

- a. A remainder interest in the subject real property which is specifically retained by the Grantor.
- b. General utility easements of record.
- c. Roadways and rights-of-way of record and those visible by inspection of the premises.
- d. Such facts that would be revealed by a recent as built survey on the subject tract by a registered land surveyor.
- e. Such facts that are revealed by that survey which is recorded in Map Book 2005, Page 509, Harnett County Registry.
- f. 2023 ad valorem taxes which are not yet due and payable and which will be the responsibility of the Grantee to pay when they become due.
- g. Those terms included in that Assignment Of Contract For Deed To Real Property which is recorded in Book 4197, Page 1224, Harnett County Registry.

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

Melanie Ashton Gilbert (SEAL)  
Melanie Ashton Gilbert

NORTH CAROLINA  
HARNETT COUNTY

I, a Notary Public, do hereby certify that **Melanie Ashton Gilbert** 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 seal, this the 20<sup>th</sup> day of June, 2023.

Christina L. Avery  
Notary Public  
My Commission Expires: 10/22/26

