

HARNETT COUNTY TAX ID#

010534 0103

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7-16-25 BY MMC



Instrument #: 2025013192  
Recorded: 07/16/2025 02:43:54 PM  
Fee Amt: \$26.00 Page 1 of 3  
Excise Tax: \$0.00  
Harnett County, North Carolina  
Matthew S. Willis, Register of Deeds  
BK **4294** PG **2895 - 2897 (3)**

Excise Tax \$ 0.00

Recording Time, Book and Page

Parcel Identifier No: 01-0534-0103

Mail after recording to **Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546**

This instrument was prepared by **Bain & McRae, LLP, Attorneys, 65 Bain Street, Lillington, NC 27546**

**Brief Description for the index: 7.392 acres Map # 2025-192 being a recombination of  
Lot #10, 4.20 acres, Map Book 18, Page 63 and a portion of  
Tract A, Map # 2022-167, Hayes Rd, Spring Lake**

**NORTH CAROLINA GENERAL WARRANTY DEED**

No Tilework Requested Nor Performed

THIS DEED made this 15<sup>th</sup> day of July, 2025 by and between

**GRANTOR**

**Jeffrey David Anderson and wife,  
Chanh Anderson  
642 Hayes Rd  
Spring Lake, NC 28390**

**GRANTEE**

**Jeffrey David Anderson and wife,  
Chanh Anderson  
642 Hayes Rd  
Spring Lake, NC 28390**

Enter in appropriate block for each party: name, 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 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 Anderson Creek Township, Harnett County, North Carolina and more particularly described as follows:

Harnett County Parcel ID No.: 01-0534-0079  
642 Hayes Rd, Spring Lake, NC 28390

Being that recombination entitled, "Recombination Survey for Jeff Anderson", as shown on Map # 2025-192, Harnett County Registry dated February 24, 2025 by

DZT Land Surveying, PLLC which combines 3.192 acres from the southern portion of Tract A, Map Book 2022, page 167, Harnett County Registry and all of Lot 10, containing 4.20 acres as shown on that plat of survey entitled, "Storey Acres, Property of Vernon Monroe Hobson" dated October 13, 1971 and recorded at Map Book 18, Page 63, Harnett County Registry.

Being a portion of that 11.203 acres designated as Tract A on Map 2022, Page 167 which was conveyed to Jeffrey David Anderson and wife, Chanh Anderson by that deed recorded in Book 4191, page 1321, Harnett County Registry and all of Tract 10, containing 4.20 acres which was conveyed to Jeffrey Anderson and wife, Chanh Anderson by that deed recorded at Book 4212, page 369, Harnett County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantors.


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.

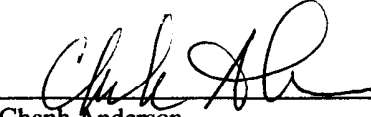
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**Any and all restrictions, roadway easements, and utility easements as may appear of record in the Harnett County Registry.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

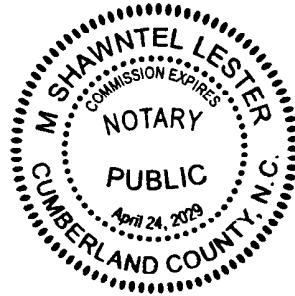
 (SEAL)  
Jeffrey David Anderson

 (SEAL)  
Chanh Anderson

State of North Carolina, County of Cumberland

I, M. Shawntel Lester a Notary Public of the County and State aforesaid, certify that **Jeffrey David Anderson** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14 day of July, 2025.

NOTARY  
SEAL-STAMP



M. Shawntel Lester  
Signature of Notary Public

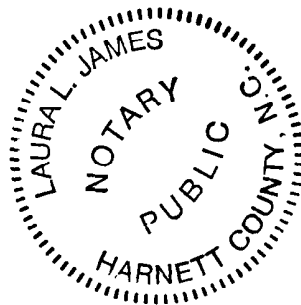
M. Shawntel Lester  
Printed Name of Notary Public

My Commission Expires: April 24, 2029

State of North Carolina, County of Harnett

I, Laura L James a Notary Public of the County and State aforesaid, certify that **Chanh Anderson** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15<sup>th</sup> day of July, 2025.

NOTARY  
SEAL-STAMP



Laura L James  
Signature of Notary Public

Laura L James  
Printed Name of Notary Public

My Commission Expires: 06-11-2028