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 Fee Amt: \$382.00 Page 1 of 2
 Excise Tax: \$360.00
 Franklin County North Carolina
 Brandi S. Davis Register of Deeds

BK 1812 PG 982-983

By: Betty Sharrington Deputy

NORTH CAROLINA SPECIAL WARRANTY DEED

Prepared by: Jeffrey A. Jones, 2000 Aerial Center Parkway, Suite 110BC, Morrisville, NC 27560
 Grantee's address (return to): 1200 Crendall Way, Wake Forest, NC 27587

NORTH CAROLINA
 FRANKLIN COUNTY

R/S: \$ 360.

This Deed is made this 29th day of April, 2011, by and between **D.R. Horton, Inc., a Delaware corporation**, 2000 Aerial Center Parkway, Suite 110, Morrisville, NC 27560, hereinafter called "Grantor," and **AMAURY A. SANTOS and STEPHANIE M. SANTOS, Husband and Wife**, hereinafter called "Grantee", whose address is 1200 Crendall Way, Wake Forest, NC 27587.

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in FRANKLIN County, North Carolina, and more fully described as follows:

BEING all of Lot 55, Phase 5A, Richland Hills Subdivision, per plat and survey thereof recorded in Book of Maps 2008, Pages 239 and 240, Franklin County Registry, reference to which plat is hereby made for a more particular description of same.

Less and excepting from this conveyance all rights, titles and interests in any and all subsurface resources as defined and described in a Mineral Deed from D.R. Horton, Inc., Grantor, to DRH Energy, Inc., Grantee, recorded in Book 1779, Page 736, Franklin County Registry.

The property described herein does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against lawful claims of persons claiming, by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for the year 2011 and subsequent years.
2. Restrictive Covenants, utility easements and rights-of-way of record.

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

D.R. HORTON, INC.,
A Delaware corporation

By: _____

John H. Nance
Division President

NORTH CAROLINA

WAKE COUNTY

I, Jeffrey A. Jones, a notary public, do hereby certify that John H. Nance personally came before me this day and acknowledged that he is Division President of D.R. Horton, Inc., a Delaware corporation, and that he, as Division President, being duly authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the 29 day of April, 2011.

My commission expires: 3/20/2016

Jeffrey A. Jones, Notary Public

(Affix Notary Seal)

