

546

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Recorded: 07/01/2004 at 11:55:12 AM
Fee Amt: \$47.00 Page 1 of 2
Excise Tax: \$30.00
Franklin County North Carolina
Linda H. Stone Register of Deeds
BK 1417 PG 546-547

RETURN TO: Warren, Perry & Anthony, PLLC – 343 S. White Street, Wake Forest, NC 27587

PREPARED BY: Warren Perry & Anthony

TAX IDENTIFICATION #: 32554 REVENUE STAMPS \$ 30.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 29th day of June, 2004 by and between:

GRANTOR: **ANN B. COSIMINI**

GRANTEE: **ROBERT D. ELLIOTT AND WIFE, JACKIE T. ELLIOTT**
17 Elliott Way, Louisburg, NC 27549

Grantor, for valuable consideration going to Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF HARRIS, COUNTY OF FRANKLIN

Being all of Lot 25 Buckridge Subdivision, Phase II as shown on plat recorded in Book of Maps 1999, Page 123, Franklin County Registry.

The interest conveyed is a one-half interest in the above described property.

The above property was acquired by Grantor by instrument recorded in _____.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with 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 to the property against the lawful claims of all others except for the exceptions set out below.

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

1. The interest conveyed is a one-half interest in the above described property.
2. Restrictive Covenants recorded in Book 1240, Page 549.
3. 10' drainage and utility easement as shown on recorded map.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

Ann B. Cosimini (SEAL)
Ann B. Cosimini

STATE OF NORTH CAROLINA, COUNTY OF FRANKLIN

I, James S. Warren, a Notary Public for the County of Wake, State of North Carolina, certify that Ann B. Cosimini personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 29th day of June, 2004.

JAMES S. WARREN
NOTARY PUBLIC
WAKE COUNTY, N.C.

James S. Warren
Notary Public

My Commission Expires 10-2-2005

North Carolina-Franklin County

The foregoing certificate of James S. Warren, a Notary Public, is certified to be correct and duly recorded this 1st day of July, 2004.

Linda H. Stone
Linda H. Stone, Register of Deeds

by: Carelyn Colay, Asst.

