

WAKE COUNTY, NC 247
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
04/15/2015 16:42:52
STATE OF NC REAL ESTATE
EXCISE TAX: \$529.00
BOOK:015982 PAGE:01300 - 01302

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$529.00 Real Estate ID #: 0423163
The property herein conveyed is not Grantor's primary residence. (NCGS 105-317.2)

After recording mail to: Grantee
This instrument was prepared by: Moore & Alphin, PLLC, 3716 National Drive *MA*
Suite 100, Raleigh, NC 27612 (15-PULTE-1730MEC)
Brief description for the Index: Lot 274 Alston Ridge, Phase 2

THIS DEED is made this 15th day of April, 2015, by and between:

GRANTOR	GRANTEE
Pulte Home Corporation a Michigan corporation 1225 Crescent Green Drive, Ste. 250 Cary, NC 27518	Bonnie Lou Kirk and spouse, Walter E. Kirk Jr. and Daniel W. Kirk, Married Joint Tenants with Right of Survivorship.
	Grantee's Address: 2608 Kinglass Drive Fuquay Varina, NC 27526

The designation Grantor and Grantee as used herein shall include said parties, 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 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 the Town of Fuquay Varina, Holly Springs Township, Wake County, North Carolina and more particularly described as follows:

All of Lot 274 in Alston Ridge, Phase 2, as shown on the maps recorded in Book of Maps 2014, Pages 590-596, Wake County Registry, to which maps reference is hereby made for a more particular description.
Property Address: 2608 Kinglass Drive, Fuquay Varina, NC 27526

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.

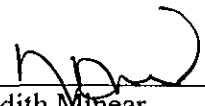
And Grantor hereby warrants that Grantor has done nothing to impair such title as Grantor received and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

This conveyance is made subject to the following Exceptions and Reservations:

- 1) Ad valorem real property taxes not yet due and payable.
- 2) Easements and rights-of-ways of record affecting the property.
- 3) Restrictive and protective covenants of record affecting the property.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name by its duly authorized Managing General Partner, as of the day and year first above written.

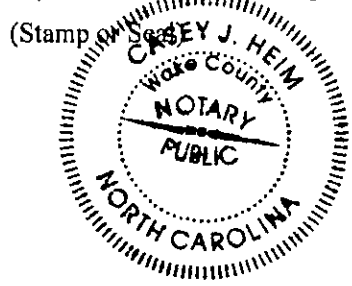
PULTE HOME CORPORATION,
a Michigan corporation

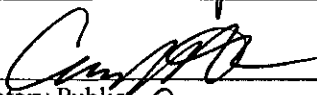
By:  (Seal)
Meredith Minear
Closing Coordinator

STATE OF NORTH CAROLINA – COUNTY OF WAKE:

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Meredith Minear** personally came before me this day and acknowledged that she is Closing Coordinator of **PULTE HOME CORPORATION**, a Michigan corporation, personally appeared before me this day and, being by me duly sworn, executed the foregoing instrument for and on behalf of and as an act of **PULTE HOME CORPORATION**, and that her authority to execute and acknowledge said instrument is contained in the Certified Resolutions Of The Board of Directors Of Pulte Home Corporation recorded on September 28, 2009, in Book 13709, Page 502, WAKE County Registry.

Witness my hand and official stamp or seal, this 14th day of April, 2015.




Notary Public
Printed Name: Casey J Heim
My Commission Expires: 11/7/2015



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Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Laura M. Riddick
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

- ☐ New Time Stamp
- ☐ \$25 Non-Standard Fee
- ☐ Additional Document Fee
- ☐ Additional Reference Fee

This Customer Group

____ # of Time Stamps Needed

This Document

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