

WAKE COUNTY, NC 28
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/09/2005 AT 09:05:04
STATE OF NORTH CAROLINA
REAL ESTATE EXCISE TAX: \$477
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Excise Tax \$ 477.00
Tax Lot No. 0288942 Parcel Identifier No.
Verified by County on the day of , 20
by

PREPARED BY CLIFTON & SINGER,LLP
PLEASE MAIL TO GRANTEE

Brief description for the Index

Lot 347, Mitchell Mill Subdivision, Phase 11

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28TH day of April, 2005, by and between

GRANTOR	GRANTEE
BEAZER HOMES CORP. a Tennessee Corporation	DEBRA A. KOSKO unmarried 3505 Weir Way Raleigh, NC 27616

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 a 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 the City of **Raleigh**, Township of **Wake Forest**, **Wake** County, North Carolina and more particularly described as follows:

**BEING all of Lot 347, Mitchell Mill Subdivision, Phase 11,
as recorded in Book of Maps 2001, Page 1552, Wake County
Registry.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book **8865**, Page **1813**, Wake County Registry.

A map showing the above described property is recorded in Plat Book **2001**, Page **1552**, Wake County Registry.

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 exception hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

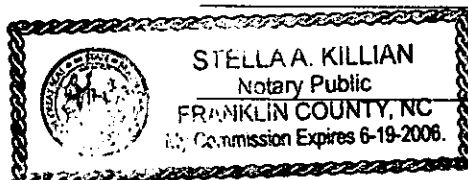
Ad valorem taxes for the current year;
General Utility Easements of record;
Easements, restrictions and rights of way of record; and
Restrictive Covenants of Record

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.

Beazer Homes Corp., a Tennessee Corporation

By: *James E. Beck*
President, Raleigh Division

ATTEST:



Secretary

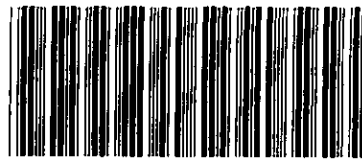
NORTH CAROLINA, WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that **JAMES E. BECK** personally came before me this day and acknowledged that he is the President ~ Raleigh Division of **Beazer Homes Corp., a Tennessee Corporation**, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President.

Witness my hand and official stamp or seal on 4-28-05.

My Commission Expires: _____

Stella A. Killian
Notary Public



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Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina – Wake County

The foregoing certificate ___ of _____

Stella A. Killian

____ Notary(ies) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: _____

Laura M. Riddick
Assistant/Deputy Register of Deeds

This Customer Group

_____ # of Time Stamps Needed

This Document

_____ New Time Stamp
_____ # of Pages