

WAKE COUNTY, NC 953
 LAURA M RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 05/30/2006 AT 16:27:35
 STATE OF NORTH CAROLINA
 REAL ESTATE EXCISE TAX: \$920
 BOOK:011981 PAGE:00607 - 00609

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: 920-

Parcel Identifier No. 305718 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: W. Robbins Cox, PLLC

Brief description for the Index: Lot 12 Kensington Manor

THIS DEED made this 17th day of May, 2006, by and between

GRANTOR

K. Hovnanian Homes of North Carolina, Inc.
 A North Carolina Corporation

GRANTEE

Lydia E. Campbell and husband
 Eddie J. Campbell, Jr.

2601 Dun Loring Drive
 Wake Forest, NC 27587

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 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 Wake Forest, _____ Township, Wake County, North Carolina and more particularly described as follows:

BEING all of lot 12 of Kensington Manor Subdivision, as is shown on plat recorded in Book of Maps 2004, Pages 1022-1025, of the Wake County Registry.

SUBJECT TO Declaration of Covenants, Conditions and Restrictions recorded in Book 9769, Page 2451, of the Wake County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book 2004 page 1022-1025

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

2006 ad valorem taxes.

Easements, restrictions and rights of way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

K. Hovnanian Homes of North Carolina, Inc.

(Entity Name) _____ (SEAL)

By: *Michael J. Reiser* _____ (SEAL)
 Title: Vice President

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

USE BLACK INK ONLY

SEAL-STAMP

USE BLACK INK ONLY State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

SEAL-STAMP

State of North Carolina - County of WAKE

USE BLACK INK ONLY I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the Vice President of K. Hovnanian Homes of North Carolina, Inc., a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 17th day of May, 2006.

My Commission Expires: 10/10/09

Andrew B. Smith
 Notary Public
 Andrew B. Smith

SEAL-STAMP

USE BLACK INK ONLY State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ 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.

By: _____ Register of Deeds for _____ County
 Deputy/Assistant - Register of Deeds



BOOK:011981 PAGE:00607 - 00609

**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**

This Customer Group
_____ # of Time Stamps Needed

This Document
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