



2018006113

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

11-29-2018 03:06:29 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: CHRISTINA HARRIS
DEPUTY REGISTER OF DEEDS

BK: DOC 863

PG: 656-659

Prepared by:
Fred R. Tuerpe'
437 Stanton Place
Longwood, Florida 32779

11/29/18 DM

NORTH CAROLINA GENERAL WARRANTY DEED

THIS WARRANTY DEED made the 28 day of November, 2018, by **Fred R. Tuerpe' and Cecilia M. Tuerpe'**, husband and wife, whose address is 437 Stanton Place, Longwood, Florida 32779, ("Grantors") to **Fred R. Tuerpe' and Cecilia M. Tuerpe'**, as **Trustees of the Tuerpe' Family Trust Agreement**, whose address is 437 Stanton Place, Longwood, Florida 32779 ("Grantees").

(Wherever used herein, the terms "Grantors" and "Grantees" referred to singularly or collectively, include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all of Grantors' interest in that certain land situate in Transylvania County, North Carolina, described as follows:

See Attached Exhibit "A"

Parcel Identifier No.: 8583768316000

This property does not constitute the primary residence of the Grantor.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and those certain powers set forth in the attached Exhibit "B".

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with the Grantees that Grantors are lawfully seized of said land in fee simple; that Grantors have good right and lawful authority to sell and convey said land; that Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all

encumbrances; however, subject to restrictions, easements, and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record, and taxes accruing subsequent to December 31, 2017 which shall not operate to reimpose the same.

No title search nor review of a title abstract was performed in conjunction with the preparation of this Warranty Deed.

IN WITNESS WHEREOF, Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Kenneth Whitmore
PRINTED: Kenneth Whitmore

Fred R. Tuerpe
FRED R. TUERPE'

Randolph Kinney
PRINTED: RANDOLPH KINNEY

Cecilia M. Tuerpe
CECILIA M. TUERPE'

STATE OF North Carolina
COUNTY OF Transylvania

The foregoing instrument was sworn to and acknowledged before me this 28 day of November, 2018, by FRED R. TUERPE' and CECILIA M. TUERPE', who are personally known to me or has provided _____ as identification.



Anita Barnard
Notary Public

EXHIBIT "A"

Being all of Lot 4, Still Woods Subdivision as shown on survey by Robert Raxter, Surveyor L-2785 dated June 2, 2006 and recorded in Plat File 11, Page 791, Transylvania County Registry.

Being a portion of the property consisting of 13.36 acres, as more fully depicted on that certain plat entitled "Mike Rogers & Terry McCracken" and recorded in Plat File 10 at Slide 146 in the Transylvania County Registry.

Subject to Declaration of Restrictive Covenants for Still Woods Subdivision dated June 20, 2006 and recorded on June 20, 2006 in Book 355, Page 407, Transylvania County Registry.

This conveyance is made along with and subject to all public and private utility and road easements appearing on the above referenced plat of record.

This conveyance is made subject to the rights set forth in the Road Maintenance Agreement signed by Cantrell Mountain Road Association dated June 20, 2006 and recorded on July 10, 2006 in Book 358, Page 174, Transylvania County Registry and the Road Agreement for Cantrell Mountain recorded in Document Book 526 at Page 87, Transylvania County Registry.

EXHIBIT "B"

Full power and authority is granted by this Deed to the Trustees named as Grantees or its successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it. In the event of the death or incompetence of both of the Trustees named above, their successor under any written trust agreement pursuant to which the Trustees hold title, shall act as successor Trustee with full powers as enumerated above.

The Trustee has no duties other than:

1. The duty to convey, sell, lease, mortgage, or deal with the trust property, or to exercise such other powers concerning the trust property as may be provided in the recorded instrument, in each case as directed by the beneficiaries or by the holder of the power of direction;
2. The duty to sell or dispose of the trust property at the termination of the trust;
3. The duty to perform ministerial and administrative functions delegated to the trustee in the trust agreement or by the beneficiaries or the holder of the power of direction.