

**2014004418**

TRANSYLVANIA CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

10-16-2014 02:40:10 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: BETH C LANDRETH

ASSISTANT

BK: DOC 706**PG: 126-129****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: - 0 -

Parcel Identifier No.

Verified by Transylvania County on the 16 day of Oct, 2014

By: _____

Mail/Box to: MARGARET M. HUNT, P. O. Box 1175, Brevard, NC 28712

This instrument was prepared by: MARGARET M. HUNT

Brief description for the Index:

THIS DEED made this 22nd day of July, 2014, by and between**GRANTOR**

WILLIAM D. CLARKE III and MARIANNA, J. CLARKE,
Trustees of the CLARKE FAMILY REVOCABLE TRUST,
dated February 15, 1985, as Restated and Amended on
February 14, 2002 and May 1, 2009

55 Covered Bridge Lane
Pisgah Forest, North Carolina 28768

GRANTEE

WILLIAM D. CLARKE III and wife,
MARIANNA J. CLARKE

55 Covered Bridge Lane
Pisgah Forest, North Carolina 28768

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 Dunns Rock Township, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Document Book 241, Page 473 and Document Book 257, Page 476.

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

A map showing the property described on Exhibit 'A' is recorded in Plat File 10, Slide 546.

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, other than the following exceptions:

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

CLARKE FAMILY REVOCABLE TRUST

By: William D Clarke III
WILLIAM D. CLARKE III, TRUSTEE

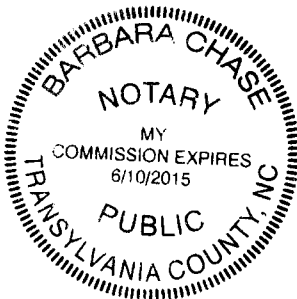
By: Marianna J Clarke
MARIANNA J. CLARKE, TRUSTEE

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, certify that WILLIAM D. CLARKE III and MARIANNA J. CLARKE, Trustees, 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 24th day of September, 2014.

(Affix Seal)



Barbara Chase
Barbara Chase, Notary Public
My Commission Expires: 06-10-2015

WILLIAM D. CLARKE III and MARIANNA J. CLARKE, Trustees of the CLARKE FAMILY REVOCABLE TRUST, dated February 15, 1985, as Restated and Amended on February 14, 2002 and May 1, 2009 TO WILLIAM D. CLARKE III and wife, MARIANNA J. CLARKE

EXHIBIT 'A'

Being all of Tract 2 containing 1.228 acres and Tract 3 containing 1.334 acres, as shown on a plat of a survey by Clarence A. Jenkins, PLS, dated August 26, 2003 and recorded in Plat File 10, Slide 546, Records of Plats for Transylvania County, reference to which is hereby made for a more complete description thereof.

Together with right to use the roadways within the subdivision and Panoramic Drive for the purpose of ingress, egress and regress to Williamson Creek Road (SR 1541) in common with other persons having a legal right to use same.

Subject to the rights-of-way of all roads that may presently traverse the property, to all road rights-of-way that may presently appear of record or on the above referenced plat, to the rights-of-way of all utility lines that may presently traverse the property and to all rights-of-way for public utilities that may presently appear of record.

The authority of William D. Clarke III and Marianna J. Clarke, Trustees, to convey the land hereinabove described is set out in a Certificate of Trust that is attached hereto, designated as Exhibit 'B' and incorporated herein by reference.

EXHIBIT 'B'

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

CERTIFICATE OF TRUST

Pursuant to North Carolina General Statutes Section 36C-10-101, William D. Clarke III and Marianna J. Clarke as Trustees under the Trust Agreement referenced herein, do hereby make the following representations and assurances:

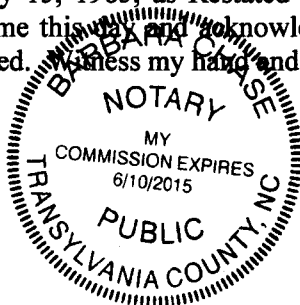
1. A Trust Agreement known as the Clarke Family Revocable Trust, dated February 15, 1985, as Restated and Amended on February 14, 2002 and May 1, 2009, and is referred to herein as the Trust Agreement or Trust.
2. The Settlor under the Trust Agreement are William D. Clarke III and Marianna J. Clarke.
3. The current names and address of the Trustees are William D. Clarke III and Marianna J. Clarke, 55 Covered Bridge Lane, Pisgah Forest, NC 28768.
4. The powers of the Trustees under the Trust Agreement as set out in Article IV, Section 4.02, Paragraph 3, include the power to sell, exchange, assign, transfer and convey any security or property, real or personal, upon such terms and conditions as the Trustees may determine.
5. The Trust Agreement is revocable.
6. The Trustees received title to the Trust property by deeds recorded in Document Book 241, Page 473 and Document Book 257, Page 476, Transylvania County Registry.
7. The Trust Agreement has not been revoked, modified, or amended in any manner that would cause the representations made herein to be incorrect.

William D. Clarke III
William D. Clarke III, Settlor and Trustee

Marianna J. Clarke
Marianna J. Clarke, Settlor and Trustee

STATE OF NORTH CAROLINA, COUNTY OF TRANSYLVANIA

I, the undersigned Notary Public of the County and State aforesaid, do hereby certify that William D. Clarke III and Marianna J. Clarke, Settlor and Trustees of the Clarke Family Revocable Trust Agreement, dated February 15, 1985, as Restated and Amended on February 14, 2002 and May 1, 2009, personally appeared before me this 6th day of October, 2014, and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 6th day of October, 2014.



Barbara Chase
Barbara Chase, Notary Public
My Commission Expires: 06-10-2015