



2015005608

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$450.00

PRESENTED & RECORDED
10-29-2015 04:35:26 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY D REE M POWELL
DEPUTY REGISTER OF DEEDS

BK: DOC 744
PG: 737-740

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$450.00

Return after recording to: Donald Jordan

Brief description for the Index: 2 Tracts, Eastatoc Township

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

KJ 10/29/15

This DEED is made this 27th day of October, 2015, by and between:

GRANTOR: EDMUND W. FRAMPTON, Individually and as Trustee of the Edmund W. Frampton Revocable Trust u/a/d 03/17/2011, and FRANCES B. FRAMPTON, Individually and as Trustee of the Frances B. Frampton Revocable Trust u/a/d 03/17/2011
Grantor's Address: 215 Pitt Street, Mount Pleasant, SC 29464 (See Exhibit B)

GRANTEE: DAVID J. TREMARELLI and KAREN L. TREMARELLI, Husband and Wife
Grantee's Address: 4 Deixlar Lane, Hilton Head island, SC 29928

The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Eastatoc Township, Transylvania County, North Carolina, described in the attached Exhibit A. This is all of the property acquired by Grantors by Deeds recorded in Document Book 576, Page 197, and Document Book 268, Page 684, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

Edmund W. Frampton
Edmund W. Frampton, Individually and as
Trustee of the Edmund W. Frampton
Revocable Trust u/a/d 03/17/2011

Frances B. Frampton ^{EW7 10/28/2015}
Frances B. Frampton, Individually and as
Trustee of the Frances B. Frampton
Revocable Trust u/a/d 03/17/2011

STATE OF SOUTH CAROLINA
COUNTY OF Charleston

I, Angela Funcik, a Notary Public of the specified County and State, certify that Edmund W. Frampton, Individually and as Trustee of the Edmund W. Frampton Revocable Trust u/a/d 03/17/2011, and Frances B. Frampton, Individually and as Trustee of the Frances B. Frampton Revocable Trust u/a/d 03/17/2011, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 28th day of October, 2015.

My commission expires: 10/31/21

Angela Funcik
Notary Public

Notary's stamp or seal here:

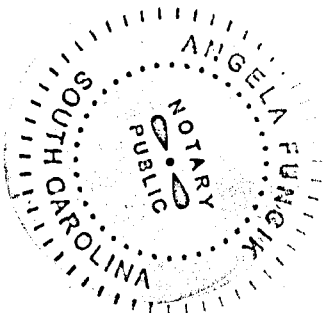


EXHIBIT "A"

TRACT 1:

BEING ALL of a 1.57 acre tract as more particularly described and shown on a recorded survey and plat by Michael L. Petit, PLS, entitled "Recombination of Lots @: HIGHLAND FOREST UNIT 7 LOTS 4-A & 4-B (REVISED)", dated August 27, 2003, and being recorded in Plat File 10, Slide 334 Transylvania County Registry, and being labeled LOT 4-A (REVISED) on said recorded survey and plat.

TOGETHER WITH the right to use the forty-five (45) foot wide right-of-way, as more particularly described and shown on the above referenced recorded survey and plat, (see also Plat File 9, Slide 593, TCR) for ingress, egress and regress transportation of types, together with others so legally entitled to use same, for access to and from said tract conveyed and the public road (Old Toxaway Road, S.R. 1139), SUBJECT TO the obligation to pay their pro-rata share for maintenance of same.

SUBJECT TO the above referenced forty-five (45) foot wide right-of-way as the same runs with the Northwest lot line, and crosses said tract conveyed as more particularly described and shown on the above referenced recorded survey and plat.

TRACT 2:

BEING ALL of a 0.95 acre tract as more particularly described and shown on a recorded survey and plat by Michael L. Petit, PLS, entitled "Recombination of Lots @: HIGHLAND FOREST UNIT 7 LOTS 4-A & 4-B (REVISED), dated August 27, 2003, and being recorded in Plat File 10, Slide 334 Transylvania County Registry, and being labeled LOT 4-B (REVISED) on said recorded survey and plat.

TOGETHER WITH the right to use the forty five (45) foot wide right-of-way, as more particularly described and shown on the above referenced recorded survey and plat, (see also Plat File 9, Slide 593, Transylvania County Registry) for ingress, egress and regress transportation of types, together with others so legally entitled to use same, for access to and from said tract conveyed and the public road (Old Toxaway Road, S.R. 1139), SUBJECT TO the obligation to pay their pro-rata share for maintenance of same.

SUBJECT TO the above referenced forty-five (45) foot wide right-of-way as the same crosses said tract conveyed as more particularly described and shown on the above referenced recorded survey and plat.

PIN: 8551-38-3846

EXHIBIT "B"

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor Edmund W. Frampton makes the following certifications with respect to the Edmund W. Frampton Revocable Trust dated March 17, 2011:

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
2. Edmund W. Frampton is the Settlor of the Trust and is acting as the sole Trustee. The Trust can be amended or revoked at any time by the Settlor.
3. The Trust provides the Trustee with the power to sell and convey the real property conveyed by this Deed.
4. The taxpayer identification number for the Trust is Settlor's social security number.

Pursuant to NCGS §36C-10-1013 and related Trust laws, Grantor Frances B. Frampton makes the following certifications with respect to the Frances B. Frampton Revocable Trust dated March 17, 2011:

1. The Trust has not been revoked or modified in any way which would make these certifications incorrect, and it remains in full force and effect.
2. Frances B. Frampton is the Settlor of the Trust and is acting as the sole Trustee. The Trust can be amended or revoked at any time by the Settlor.
3. The Trust provides the Trustee with the power to sell and convey the real property conveyed by this Deed.
4. The taxpayer identification number for the Trust is Settlor's social security number.