



2021007247

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

\$152.00

PRESENTED & RECORDED:

09-22-2021 10:33:43 AM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: D REE MCCALL
DEPUTY REGISTER OF DEEDS

BK: DOC 1002

PG: 452-457

Prepared By and Return to: The Airey Law Firm, PLLC
23 S. Broad Street, Suite 207, Brevard, North Carolina 28712

Brief Description for Index: Lot 30, Chasewood Subdivision

9/22/21 *bm*

Excise Tax Due: \$152.00

Parcel ID #: 8574-62-6966-000

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this ^{18th} day of September, 2021, by and between,

William A. Budris as Trustee of the William A. Budris Trust,
under Trust Agreement dated September 9, 1998
whose address is 2200 Henley Street Glenview, IL 60025
(hereinafter whether one or more the "Grantor");

AND

Donald Bruce Lownds, Jr. and Rhonda Baker Lownds, husband and wife
whose address is 3242 Newcastle Drive Rock Hill, SC 29732
(hereinafter whether one or more the "Grantee")

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do, subject to any conditions set forth below, grant, bargain, sell and convey unto the Grantee, its heirs, successors and assigns, in fee simple, all that certain tract(s) or parcel(s) of land lying, being and situate in TRANSYLVANIA County, North Carolina; and being more particularly described as follows (intending to and including all appurtenances thereto):

All that certain piece, parcel or tract of land, with all improvements thereon, located in the State of North Carolina, County of Transylvania, being shown and designated as Lot 30 of Chasewood as shown and designated on that plat recorded at Plat File 10, Slides 470-477, in the Office of the Register of Deeds for Transylvania County, North Carolina, reference to which plat being hereby invited for a more complete and accurate description of the subject property.

Together with a right-of-way to Barberry Circle (NC State Road 1201) and Island Ford Road (NC State Road 1110) over and along the private roads shown on the recorded plat hereinabove referred to which connect the lots located in Chasewood with the Public Road.

Subject to and together with any and all rights of way, easements, restrictions, covenants and other matters of record and/or appearing upon the premises and specifically to those restrictive covenants set forth at Document Book 209, Page 195, as amended, supplemented and/or restated, records of the Register of Deeds Office for Transylvania County, North Carolina.

This being the identical property conveyed unto William A. Budris as Trustee of the William A. Budris Trust, under Trust Agreement dated September 9, 1998 by deed recorded in Document Book 231, Page 498, records of the Register of Deeds Office for Transylvania County, North Carolina.

See Attached Exhibit "A" for Certificate of Trust

TO HAVE AND TO HOLD the property described herein above, with every privilege and appurtenance thereto belonging to the Grantee, its heirs, successors and assigns, in fee simple.

The Grantor covenants with the Grantee, its heirs, successors and assigns, that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except for those otherwise set forth herein, appearing of record or shown upon the premises; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

The designation Grantor or Grantee as used herein shall include the above-described parties given such title and their respective heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal, or if corporate or other legal entity, has caused this instrument to be signed in its corporate or legal name by its duly authorized officer(s) or representative(s) under the authority of its Board of Directors or its relevant governing body, the day and year first above written.

Remainder of Page Intentionally Left Blank

The William A. Budris Trust, under Trust Agreement
dated September 9, 1998

William A. Budris, TRUSTEE (SEAL)
William A. Budris, Trustee

ACKNOWLEDGMENT

STATE OF Illinois)
)
COUNTY OF Cook)

I, a Notary Public of the County and State aforesaid, certify that William A. Budris, Trustee of the William A. Budris Trust, under Trust Agreement dated September 9, 1998 Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 18th day of September, 2021.

[Signature]
Notary Public

My Commission Expires: 1-4-2023

(SEAL OR STAMP)

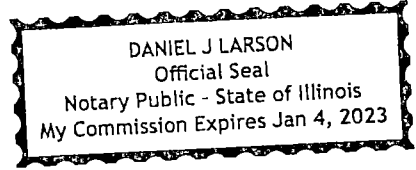


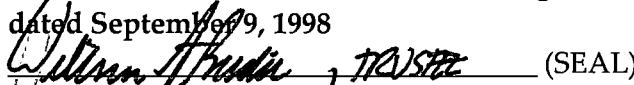
EXHIBIT "A"

STATE OF NORTH CAROLINA)
) CERTIFICATE OF TRUST
 COUNTY OF TRANSYLVANIA)

Pursuant to North Carolina General Statute 36C-10-1013, William A. Budris, Trustee of the William A. Budris Trust, under Trust Agreement dated September 9, 1998, does hereby make the following representations and assurances:

1. The Settlor of the Trust Agreement is: William A. Budris
2. The current Trustee of the Trust Agreement is: William A. Budris
3. The current address of the Trustee is: 2200 Henley Street
Glenview, IL 60025
4. The Trust is Revocable.
5. The Trust Agreement authorizes the Trustee to sign this Certificate.
6. The Trust Agreement authorizes the Trustee to sell real estate and any other property held in the Trust Agreement.
7. There have been no revocations, modifications or amendments of the Trust Agreement which would cause the representations made herein to be incorrect.
8. The Trustee signing below may act on its own to affect the sale of any real estate or the ownership, control or disposition of any other property held under the Trust Agreement and no other party's signature, or consent is required for any such action.

The Trustee sets forth its hand and seal this 18th day of September 2021 in accordance and affirmation of the foregoing.

William A. Budris Trust, under Trust Agreement
 dated September 9, 1998

 By: William A. Budris (SEAL)
 Its: Trustee

STATE OF Illinois)
COUNTY OF Cook)

I, a Notary Public of the County and State aforesaid, certify that, **William A. Budris as Trustee of the William A. Budris Trust, under the Trust Agreement dated September 9, 1998**, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 18th day of September 2021.

(SEAL OR STAMP)

[Signature] (Notary Signature)
Notary Public for the State of Illinois
My Commission Expires: 1-4-23

