

**BK 463 PG 1867 - 1869**

**NO TITLE EXAMINATION  
PERFORMED BY PREPARER**

Assessor JC  
Collector JC  
Land Use JC

Excise Tax **\$701.00**

Recording Time, BOOK and PAGE

Tax Parcel Identification No.: **P5-81**

Verified by Polk County:

Mail after recording to

This instrument was prepared by Feagan Law Firm, PLLC, P.O. Box 309, Columbus, North Carolina 28722

Brief description for the Index

**1.24 Ac. (+/-) Saluda Township**

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 29 day of September, 2021, by and between

GRANTOR

GRANTEE

**EKREM KUTLUAY and wife, BURCU  
KUTLUAY, f/k/a BURCU GUREL**

**ANDREW SALOTTOLO and wife,  
KRISTIN SALOTTOLO**

Address: 2429 Giles Lane  
Mount Pleasant, SC 29466

Address: 1116 Charlotte Ln  
Mt. Pleasant SC 29464

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 **Saluda Township, Polk County, North Carolina** and more particularly described as follows:

**BEING THE IDENTICAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" WHICH IS  
INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH**

Submitted electronically by "Staton Law P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Polk County Register of Deeds.

**THE ABOVE DESCRIBED PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE FOR THE PURPOSES OF N.C.G.S. 105-317.2(2)**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 431, Page 623, Polk County Registry.

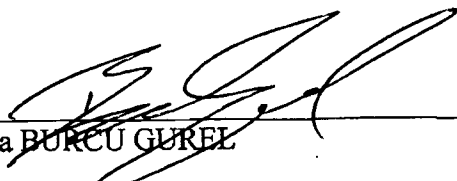
A map showing the above described property is recorded in Card File D, Page 163.

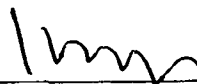
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

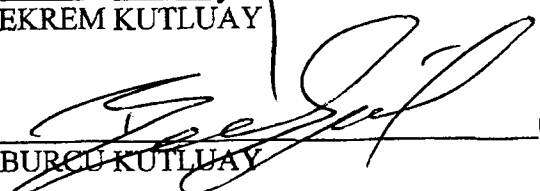
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

- a. Subject to all rights of way for public utilities;
- b. Subject to all rights of way for public or private streets, roadways, and/or easements, specifically Pearson Falls Road, St. Rte. #1102;
- c. Subject to applicable Polk County zoning ordinances, if any;

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

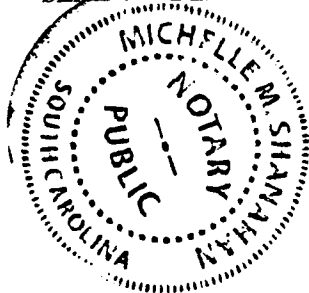
  
 \_\_\_\_\_ (SEAL)  
 f/k/a BURCU GUREL

  
 \_\_\_\_\_ (SEAL)  
 EKREM KUTLUAY

  
 \_\_\_\_\_ (SEAL)  
 BURCU KUTLUAY

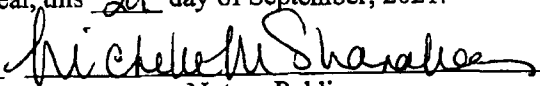
SEAL-STAMP

State of South Carolina, County of Charleston



I, a Notary Public of the County and State aforesaid, certify that **EKREM KUTLUAY and wife, BURCU KUTLUAY, f/k/a BURCU GUREL**, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 20<sup>th</sup> day of September, 2021.

My commission expires: \_\_\_\_\_   
 Notary Public

**MICHELLE M. SHANAHAN**  
 Notary Public, State of South Carolina  
 My Commission Expires 6/10/2026

**Exhibit "A"**

BEING all that certain tract or parcel of land containing 1.24 acres, as shown and delineated upon a Plat entitled "C. EDGAR & CHERYL H. SPENCER", Saluda Twp., Polk Co., No. Car., dated January 20, 1998, and prepared by Butler Associates, Reg. Land Surveyor (L-3033), Tryon, N.C., which Plat is duly recorded in Card File D, Page 163, in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded Plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes Section 47-30(g).

There is also conveyed a non-exclusive perpetual right of way and easement over and along that private subdivision road sixteen (16') feet in width for the purposes of ingress, egress and regress, and utilities, leading from NCSR #1102, locally known as Pearson Falls Road, in a southeasterly direction along Southern Railway, and then in a northerly direction along and with the lines of other properties to the southeast portion of the subject property at Point "E" over the existing drive twenty (20') feet in width, and over, along and through the east side of the above-described property over the private subdivision road as shown on the plat hereinabove referred to, to be used by Grantees, their heirs, successors and assigns, other owners of property adjoining said private drive, their heirs, successors and assigns, and all other persons having a right to use the same.

Together with a perpetual easement along an Existing Drive for a twenty (20) foot right of way for purposes of ingress and egress across the property of Gilbert H. Berken and Wife, Magdalen Berken, their heirs and assigns, in and to the above described 1.24 acre tract leading from the Private Subdivision Road as shown and delineated on the above-referenced, recorded Plat in Card File D, Page 163 of the Polk County Registry. Said easement being of record in a Deed of Easement recorded in Book 250, Page 1492 of the Polk County Registry.

The above described property is the identical property conveyed by Roddy M. Jordan and wife, Cynthia B. Jordan to Ekrem Kutluay and wife, Burcu Gurel by deed dated January 17, 2018, recorded in Book 431, Page 623, Polk County Registry.