



2017003700

TRANSLYVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$100.00

PRESENTED & RECORDED  
07-19-2017 02:39:17 PM

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

BK: DOC 811  
PG: 328-330

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Parcel Identifier No. \_\_\_\_\_ Verified by Transylvania County on the 19, July day of 2017  
By: \_\_\_\_\_

Mail/Box to: RAMSEY & PRATT, PA, 35 N. Gaston Street, Brevard, NC 28712

This instrument was prepared by: GAYLE E. RAMSEY

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 7th day of July, 2017, by and between

GRANTOR	GRANTEE
DONNIE T. ABERCROMBIE and wife, RUTH S. ABERCROMBIE	DAVID E. HANCOCK and wife, LAINE DUNBAR
123 Whisperwood Drive Lexington, SC 29072	461 Windward Point Road Columbia, SC 29072

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 the City of N/A, Eastatoe Township, Transylvania County, North Carolina and more particularly described as follows:

BEING ALL OF THE SAME LAND DESCRIBED ON THE PAGE WHICH IS ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property herein conveyed \_\_\_\_\_ does X does not include the primary residence of the Grantor.  
A map showing the above described property is recorded in Plat File \_\_\_\_\_, Slide \_\_\_\_\_.

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:

- Exceptions and reservations contained in this deed and/or in instruments referenced herein.
- Easements and rights of way for public and private roads and utilities, of public record.
- Lien of ad valorem taxes for the current year and subsequent years, not yet due and payable.

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

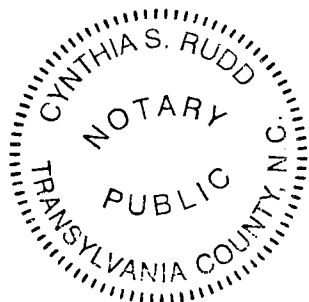
Donnie T Abercrombie (SEAL)  
DONNIE T. ABERCROMBIE

Ruth S. Abercrombie (SEAL)  
RUTH S. ABERCROMBIE

NORTH  
STATE OF ~~SOUTH~~ CAROLINA, COUNTY OF Transylvania

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: DONNIE T. ABERCROMBIE AND RUTH S. ABERCROMBIE

WITNESS my hand and Notarial Seal, this the 19<sup>th</sup> day of July, 2017.



Cynthia S. Rudd  
Signature of Notary Public

Cynthia S. Rudd  
Printed or typed name of Notary Public

My commission expires: 6/23/2020

**EXHIBIT "A" TO A DEED FROM ABERCROMBIE TO HANCOCK AND DUNBAR**

Being all of Lot 133, containing 0.90 acres, more or less, of Section Six of Big Hill Acreage Homesteads, Green Hollow Subdivision, as shown on a plat thereof recorded in Plat File 12, Slide 172, Records of Plats for Transylvania County.

Together with a right of way to the public road over and along Green Hollow Lane and all other subdivision roads which connect the lot hereinabove described with the public road.

This conveyance is made subject to the right of way of Green Hollow Lane as shown on the recorded plat hereinabove referred to, to all road rights of way which may currently appear of record, to the rights of way of all utility lines which may currently traverse the property, to all rights of way for utility lines which may currently appear of record, and to the Declaration of Restrictive Covenants of Big Hill Acreage Homesteads, Phase II, Green Hollow Subdivision, recorded in the office of the Register of Deeds for Transylvania County in Document Book 350, page 328, as amended in Document Book 398, page 657, Document Book 688, page 489, and Document Book 696, page 688.

Being all of the same land described in a deed from Robin Hood, Inc., to Donnie T. Abercrombie and wife, Ruth S. Abercrombie, dated June 20, 2007, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 414, page 33.

cindy/exhibits/abercrombie to hancock dunbar