

2022003627TRANSYLVANIA COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X**\$2250.00**

PRESENTED & RECORDED

06/03/2022 02:02:14 PM

BETH C LANDRETH

REGISTER OF DEEDS

BY: BETH C LANDRETH

REGISTER

BK: DOC 1040**PG: 44 - 49****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$2,250.00**Parcel Identifier No. 8574-62-2506-000 & 8574-62-4362-000 Verified by _____ County on the ____ day
of _____, 2022 _____

By: _____

Mail/Box to: Coward Siler & Hicks, 211 Cashiers School Road, P.O. Box 1918, Cashiers, NC 28717This instrument was prepared by: Richard B. Daniel, Ramsey, Pratt & Camenzind P.A. (No title search performed by preparer)

Brief description for the Index: _____

THIS DEED made this 24th day of May, 2022, by and between

GRANTOR	GRANTEE
FRANKLIN R. EASTMAN and BRENDA A. EASTMAN, Co-Trustees of the Eastman Family Revocable Trust dated October 25, 2004	JOHN WOLFF and CAROL L. WOLFF, Married to Each Other
544 North Penryn Road, #TG 229 Manheim, PA 17545	31 Piccadilly Place Brevard, NC 28712

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, parcel of land or condominium unit situated in the City of n/a, Catheys Creek 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 X does or ___ does not include the primary residence of a Grantor.submitted electronically by "Coward Hicks & Siler"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Transylvania County Register of Deeds.

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.

EASTMAN FAMILY REVOCABLE TRUST
dated October 25, 2004

By: Franklin R. Eastman (SEAL)
FRANKLIN R. EASTMAN, Co-Trustee

By: Brenda A. Eastman (SEAL)
BRENDA A. EASTMAN, Co-Trustee

STATE OF PENNSYLVANIA
COUNTY OF Lancaster

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: FRANKLIN R. EASTMAN and BRENDA A. EASTMAN

WITNESS my hand and Notarial Seal, this the 27 day of May, 2022.

Commonwealth of Pennsylvania - Notary Seal
Lori A. Epps, Notary Public
Lancaster County
My commission expires September 9, 2025
Commission number 1217955
Member, Pennsylvania Association of Notaries

Lori A. Epps
Signature of Notary

Lori A. Epps
Printed or typed name of Notary Public

My commission expires: Sept. 9, 2025

EXHIBIT "A" TO A DEED FROM EASTMAN FAMILY REVOCABLE TRUST TO WOLFF

TRACT I:

BEGINNING at a concrete monument located in the southeast corner of Lot 17 and the northeast corner of Lot 18 of Chasewood as shown on a plat thereof recorded in Plat File 10, Slides 470-477, Records of Plats for Transylvania County, and runs thence from the BEGINNING, North 29 deg. 28 min. 54 sec. East 164.64 feet to an iron pin set in the south margin of the 60 foot wide right of way of Southampton Road (shown on said plat as being South Hampton Road); thence along said margin of said road the following two calls: North 54 deg. 52 min. 07 sec. West 151.04 feet to an unmarked point and thence along a curve to the right having a radius of 622.50 feet, a chord bearing and distance of North 48 deg. 07 min. 13 sec. West 146.30 feet and an arc distance of 146.64 feet to an unmarked point located at the point of intersection of the south margin of the 60 foot wide right of way of Southampton Road with the southeast margin of the 60 foot wide right of way of Piccadilly Place; thence along the southeast margin of Piccadilly Place, South 50 deg. 41 min. 58 sec. West 107.88 feet to an unmarked point; thence along a curve to the right having a radius of 172.50 feet, a chord bearing and distance of South 56 deg. 59 min. 37 sec. West 37.82 feet, and an arc distance of 37.90 feet to an unmarked point; leaving the southeast margin of Piccadilly Place, South 09 deg. 48 min. 34 sec. East 51.45 feet to an unmarked point; thence South 02 deg. 28 min. 03 sec. East 100.15 feet to an unmarked point located in the southeast corner of Lot 17 and in the northeast corner of Lot 18; thence South 08 deg. 38 min. 53 sec. West 206.77 feet to an iron pin found in the southeast corner of Lot 18; thence South 75 deg. 59 min. 28 sec. East 388.39 feet to an iron pin set in the southeast corner of Lot 18 and in the southwest corner of Lot 16; thence North 23 deg. 40 min. 53 sec. West 229.56 feet to the BEGINNING.

Being all of Lot 17 (Revised) of Chasewood which encompasses within its boundaries all of former Lots 17 and 18 as shown on a plat thereof recorded in Plat File 10, Slides 470-477, Records of Plats for Transylvania County.

Being all the same land described in a deed dated September 12, 2006, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 369, page 428, from Franklin R. Eastman and Brenda A. Eastman, as Co-Trustees of the Eastman Family Revocable Trust under the terms of a Trust Agreement dated October 25, 2004 to Franklin R. Eastman and Brenda A. Eastman, as Co-Trustees of the Eastman Family Revocable Trust under the terms of a Trust Agreement dated October 25, 2004.

TRACT II:

Being all of Lot 16 (Revised) of Chasewood as shown on a plat thereof in Plat File 11, Slide 335, Records of Plats for Transylvania County.

Being a portion of the same land described in a deed dated September 7, 2004, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 258, page 366, from Franklin R. Eastman and wife, Brenda A. Eastman to Grantor, **LESS AND EXCEPT** that property described in a deed dated July 14, 2005, and recorded in the office of the Register of Deeds for Transylvania County in Document Book 303, page 316, from Franklin R. Eastman and Brenda A. Eastman, as Co-Trustees of the Eastman Family Revocable Trust under the terms of a Trust Agreement dated October 25, 2004, and Chasewood Conservation, LLC, to Chasewood Conservation, LLC.

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

This conveyance is made subject to and together with all easements and other matters shown on the recorded plat hereinabove referred to and to the Declaration of Restrictive and Protective Covenants recorded in the office of the Register of Deeds for Transylvania County in Document Book 209, page 195.

The authority of the Co-Trustees to convey the land hereinabove described in their capacity as Co-Trustees of the Trust hereinabove referred to is set out in the Certificate of Trust which is attached hereto, designated as Exhibits "B" incorporated herein by reference.

EXHIBIT "B" TO A DEED FROM THE EASTMAN FAMILY REVOCABLE TRUST TO WOLFF

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

CERTIFICATE OF TRUST

Pursuant to the North Carolina General Statutes Section 36C-10-1013 and similar applicable laws of this and any other applicable jurisdictions, FRANKLIN R. EASTMAN and BRENDA A. EASTMAN, Co-Trustees under the agreement referenced herein, do hereby make the following representations and assurances:

1. The EASTMAN FAMILY REVOCABLE TRUST dated October 25, 2004, hereinafter referred to as the Trust Agreement, was executed on October 25, 2004.
2. The Grantors under the Trust Agreement are FRANKLIN R. EASTMAN and BRENDA A. EASTMAN.
3. The current Co-Trustees are FRANKLIN R. EASTMAN and BRENDA A. EASTMAN, 544 N. Penryn Road # TG 229, Manheim, Pennsylvania 17545.
4. The powers of the Co-Trustees under the Trust Agreement include the power to sell and convey the assets of the Trust.
5. The Trust Agreement is revocable by the Grantors.
6. Each Co-Trustee individually has the powers deemed necessary and appropriate to administer the trust, including authority to sign or otherwise authenticate documents on behalf of the Trust.
7. The Trust's taxpayer identification number is available upon request.
8. The Co-Trustees received title to the Trust property by deed dated September 12, 2006, and recorded in the office of the Register of Deeds for Transylvania County, North Carolina, in Document Book 369, page 428.
9. The Trust Agreement has not been revoked, modified, or amended in any manner that would cause the representations made herein to be incorrect.

This the 27 day of May, 2022.

Franklin R. Eastman (SEAL)
FRANKLIN R. EASTMAN, Co-Trustee

Brenda A. Eastman (SEAL)
BRENDA A. EASTMAN, Co-Trustee

STATE OF PENNSYLVANIA
COUNTY OF Lancaster

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:
FRANKLIN R. EASTMAN and BRENDA A. EASTMAN

WITNESS my hand and Notarial Seal, this the 27th day of May, 2022.

Commonwealth of Pennsylvania - Notary Seal
Lori A. Epps, Notary Public
Lancaster County
My commission expires September 9, 2025
Commission number 1217955
Member, Pennsylvania Association of Notaries

Lori A. Epps
Signature of Notary

Lori A. Epps
Printed or typed name of Notary Public

My commission expires: Sept. 9, 2025