

2022002737

TRANSYLVANIA COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$940.00

PRESENTED & RECORDED

04/27/2022 02:34:08 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: KARIN SMITH

DEPUTY REGISTER OF DEEDS

BK: DOC 1034

PG: 555 - 558

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$940.00 Return after recording to: The Neumann Law Firm

Brief description for the Index: Lots 4-A & 4-B, Unit 7, Highland Forest

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

This property does not include the primary residence of Grantor

This DEED is made this 20th day of April, 2022, by and between:

GRANTOR: **DAVID J. TREMARELLI and
KAREN L. TREMARELLI,
Husband and Wife**
Grantor's Address: 4 Deixlar Lane, Hilton Head Island, SC 29928

GRANTEE: **ERIC P. ECKHARDT and
CLAIRE M. BRAUN,
Husband and Wife**
Grantee's Address: 730 Hampshire Hill Road, Matthews, NC 28105

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.

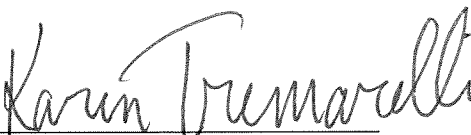
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Eastatoe Township, Transylvania County, North Carolina, and as is described in the attached Exhibit A. This is all of the same property acquired by Grantor by Deed recorded in Document Book 744, Page 737, 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.

(see attached signature page)
David J. Tremarelli

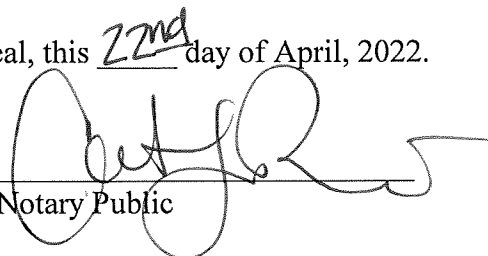

Karen L. Tremarelli

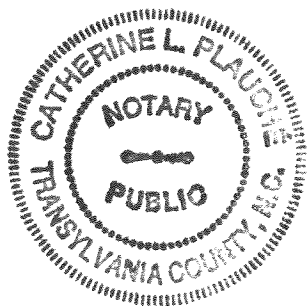
STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Catherine L. Plauché, a Notary Public of the specified County and State, certify that Karen L. Tremarelli personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 22nd day of April, 2022.

My commission expires: May 24, 2022


Notary Public



**SIGNATURE PAGE TO DEED FROM TREMARELLI TO
ECKHARDT AND BRAUN DATED APRIL 20, 2022**

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

→ David J. Tremarelli
David J. Tremarelli

STATE OF South Carolina
COUNTY OF Beaufort

I, Sandra Orage, a Notary Public of the specified County and State,
certify that David J. Tremarelli personally appeared before me this day and acknowledged the
voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 20th day of April, 2022.

My commission expires: 03/26/2028

Sandra E. Orage
Notary Public

NOTARY STAMP/SEAL HERE:

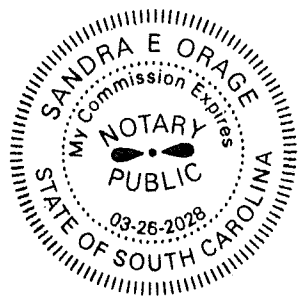


EXHIBIT "A"

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.