



Doc ID: 004936480003 Type: CRP  
 Recorded: 01/30/2023 at 01:40:46 PM  
 Fee Amt: \$26.00 Page 1 of 3  
 Revenue Tax: \$0.00  
 Polk, NC  
 Sheila Whitmire Register of Deeds

BK **475** PG **1784-1786**

**NO TITLE EXAMINATION  
 PERFORMED BY PREPARER**

Excise Tax \$- 0-

Recording Time, Book and Page

Tax Parcel Identification No.: **P4-26**

Verified by Polk County:

Assessor MO  
 Collector MO  
 Land Use MO

✈ Mail after recording to: See Below

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

Brief description for the Index

**3.155 acres (+/-) Saluda Township**

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 23 day of January, 2023, by and between

GRANTOR	GRANTEE
<p><b>HENRY WAYNE UNGER, JR., a/k/a            H. WAYNE UNGER, JR., and wife            ELLEN EUBANK UNGER</b></p>	<p><b>HENRY WAYNE UNGER, JR., TRUSTEE of            The Henry Wayne Unger, Jr., Revocable Trust            Agreement, dated, December 20, 2022, an            undivided one half (1/2) interest and ELLEN            EUBANK UNGER TRUSTEE of The Ellen            Eubank Unger Revocable Trust Agreement,            dated, December 20, 2022, an undivided one half            (1/2) interest</b></p>

Address: 5A Rutledge Boulevard  
 Charleston, SC 29401

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 Charleston, SC 29401

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 the **City of Saluda, 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**

**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 **404**, Page **510** Polk County Registry.

A map showing the above-described property is recorded in Card File **E** at Page **1351**.

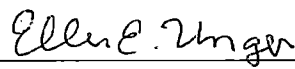
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 streets, roadways, and/or easements;
- c. Subject to any applicable provisions of the Polk County zoning ordinances;

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)  
**H. WAYNE UNGER, JR.**

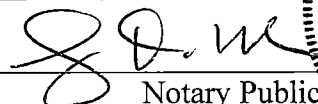
  
 \_\_\_\_\_ (SEAL)  
**ELLEN E. UNGER**

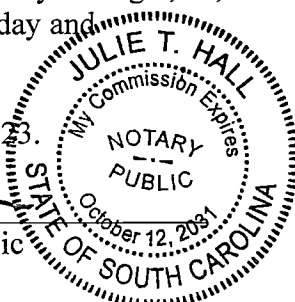
SEAL-STAMP      STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON

I, a Notary Public of the County and State aforesaid, certify that Henry Wayne Unger, Jr., and wife, Ellen E. Unger, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 23<sup>RD</sup> day of January 2023.

My commission expires: 10-12-2031

  
 \_\_\_\_\_  
 Notary Public



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**EXHIBIT "A"**

BEING, all that certain tract or parcel of land containing 3.15 acres and including all of that GAP indicted as 217.0 square feet (0.005 acres), as shown and delineated upon a plat entitled "Milton L. Boykin and wife, Catherine G. Boykin", Saluda Township, Polk County, North Carolina, dated April 18, 2006, and prepared by Butler Associates, Tryon, North Carolina, which plat is duly recorded in Card File E, Page 1351, 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).

No party dealing with the Trustee in relation to the above described property in any matter whatsoever and without limiting the foregoing, no party to whom the above described property or any part thereof or any interest therein shall be conveyed to, be sold, leased or mortgaged by the Trustee, shall be obligated:

- (a) to see to the application of the purchase money, rent, or money borrowed, or otherwise advanced on the property;
- (b) to see that the terms of the trust have been complied with;
- (c) to inquire into the authority, necessity or expediency of any act of the Trustee; or
- (d) be privileged to inquire into any of the terms of the Trust Agreement.