

2009006962

TRANSLYVANIA CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT

\$375.00

PRESENTED & RECORDED:

12-14-2009 11:58:27 AM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE MCCALL

DEPUTY REGISTER OF DEEDS

BK:DOC 522

PG:490-492

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$375.00

Parcel Identifier No. 8583-53-1408-441 Verified by _____ County on the 12-14-09 day of Jan, 2009
By: _____

Mail/Box to: Neumann & Associates Law Firm, PLLC, 41 East Main Street, Brevard, NC 28712 _____

This instrument was prepared by: Neumann & Associates Law Firm, PLLC, 41 E. Main St., Brevard, NC 28712 09-608

Brief description for the Index: Unit 4, of Indian Hills Condominium One, a Condominium, Phase IITHIS DEED made this 18th day of November, 2009, by and betweenAmbrose Thillman, Successor Trustee of
The C. Yvonne Thillman Trust dated August 22, 1983James B. Turk, Trustee of The James B. Turk
Family Trust u/a/d 09-10-1999, as amended, as to
an undivided one-half interest and Regina Benak
Turk, Trustee of The Regina Benak Turk
Family Trust u/a/d 09-10-1999 as amended
as to an undivided one-half interest26003 Gaspar Court
Howey In The Hills, FL 34737

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 _____, Dunns Rock, Township, Transylvania County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 336 page 288

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:

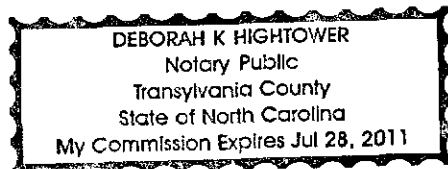
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Ambrose Thillman (SEAL)
Ambrose Thillman, Successor Trustee

STATE OF North Carolina
COUNTY OF Transylvania

I, Deborah K Hightower, a Notary Public of the County and State aforesaid, certify that **Ambrose Thillman, Successor Trustee of The C. Yvonne Thillman Trust** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 10 day of December, 2009.

Deborah K Hightower
Notary Public
Typed or Printed Notary Public
My Commission Expires: 07.28.2011



Prepared by: Neumann & Associates Law Firm, PLLC
David C. Neumann 09-608

EXHIBIT "A"

BEING all of Condominium Unit 4, of Indian Hills Condominium One, a Condominium, Phase II as described in the Declaration of Condominium thereof recorded in the Office of the Register of Deeds of Transylvania County, North Carolina, in Condominium Book 5, Page 721, all exhibits attached thereto and all amendments thereto, reference to which is hereby made for a more complete description thereof.

TOGETHER with an undivided 50.00 percent interest in the common areas and facilities of Indian Hills Condominium One, a Condominium, Phase II as set forth in the Declaration of Condominium thereof hereinabove referred to.

No party dealing with the Trustee(s) in relation to the property in any manner whatsoever and without limiting the foregoing, no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee(s) shall be obliged (a) to see to the application of any such money, rent or money borrowed or to otherwise advanced on the property; (b) to inquire into the authority, necessity or expediency of any act of the Trustee(s); or (c) be privileged to inquire into any of the terms of the Trust Agreement.