



2018001914

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$600.00

PRESENTED & RECORDED
04-24-2018 04:41:45 PM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 839

PG: 495-497

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$600.00 Return after recording to: Donald E. Jordan
Brief description for the Index: Unit 313, French Broad Place
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does include the primary residence of Grantor

dm
4/24/18

This DEED is made this 20th day of April, 2018, by and between:

GRANTOR: **CHARLES L. HARDY, JR. and
SHERYL S. HARDY,
Husband and Wife**
Grantor's Address: 29 West French Broad Street, Unit 317, Brevard, NC 28712
GRANTEE: **BRABHAM OIL COMPANY, INC.,
a South Carolina corporation**
Grantee's Address: P.O. Box 330, Bamberg, SC 29003-1934

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 Brevard 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 728, Page 599, 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.


Charles L. Hardy, Jr.

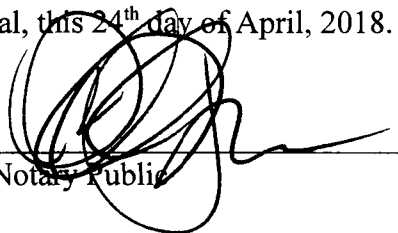

Sheryl S. Hardy

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Charles L. Hardy, Jr. and Sheryl S. Hardy personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 24th day of April, 2018.

My commission expires: August 30, 2019


Notary Public

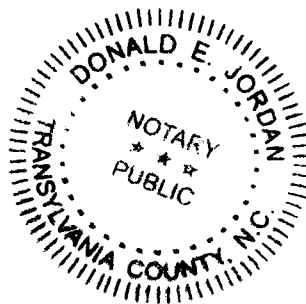


EXHIBIT "A"

Condominium Unit 313 of French Broad Place Condominiums, as described in the Declaration for the French Broad Place Condominiums recorded in Document Book 502, Page 593, Transylvania County Registry (as amended), and as shown on the Plats recorded in Plat File 13, Slides 139 to 144.

Together with an undivided 1.7090 percent interest in the common areas and facilities of French Broad Place Condominiums, as set forth in the Declaration for the French Broad Place Condominiums.