

**2018000368**TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$620.00**

PRESENTED & RECORDED

01-23-2018 03:33:24 PM

CINDY M OWNBEY

REGISTER OF DEEDS

BY: D REE M. POWELL

DEPUTY REGISTER OF DEEDS

BK: DOC 831**PG: 216-218****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$620.00 Return after recording to: McGuire, Wood & Bissette
 Brief description for the Index: Unit 318, French Broad Place
 This Deed was prepared by: Donald E. Jordan, Attorney at Law
 This property does include the primary residence of Grantor

TG 1-23-18

This DEED is made this 18th day of January, 2018, by and between:

GRANTOR: **JOSHUA M. HALLINGSE and**
 CHRISTINA D. HALLINGSE,
 Husband and Wife

Grantor's Address: 29 West French Broad Street, Unit 318, Brevard, NC 28712

GRANTEE: **BRUCE D. TYLER, SR.**

Grantee's Address: 59 Beverly Drive, Somers, CT 06071

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.

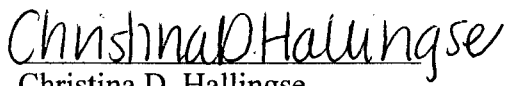
The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Brevard Township, Transylvania County, North Carolina, described in the attached Exhibit "A." This is all of the property acquired by Grantor by Deed recorded in Document Book 724, Page 720, 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.


Joshua M. Hallingse


Christina D. Hallingse

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Joshua M. Hallingse and Christina D. Hallingse 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 January, 2018.

My commission expires: August 30, 2019


Notary Public

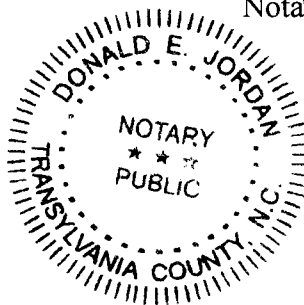


EXHIBIT "A"

Condominium Unit 318 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 1.9203 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.