

Filed: Madison County, NC
12/20/2010 04:56:00 PM
Susan Rector, Register of Deeds
Excise Tax: \$80.00

BOOK 510 PAGE 95 (4)

302073



This certifies that there are no delinquent ad valorem taxes, or other taxes which the Madison County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number 9715-87-4383

This is not a certification that this Madison County Parcel Identification Number matches this deed description.

Brenda Hemmons
Tax Collection Staff Signature

12-20-10
Date

GENERAL WARRANTY DEED
EXCISE TAX: \$80.00 RECORDING TIME, BOOK, PAGE

Tax Lot No. _____ Parcel Identifier No. 9715-87-4383
Verified by _____ County on the ____ day of _____, 2010, by _____

Mail after recording to Judy Shelton Hager, Attorney at Law
at the following address: P. O. Box 669, Marshall, NC 28753

This instrument was prepared by Judy Shelton Hager, Attorney at Law

STATE OF NORTH CAROLINA
COUNTY OF MADISON

This deed made this 20th day of December, 2010, by and between

(GRANTOR)

David W. Dugger a/k/a
David W. Dugger and wife,
Virginia M. Dugger a/k/a
Virginia M. Dugger
By David W. Dugger, POA

PO Box 774
Marshall, NC 28753

(GRANTEE)

Charles E. Dupree, Jr.
and wife,
Alicia Dupree

94 Short Street
Waynesville, NC 28786

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 given, granted, bargained, sold, and conveyed, and, by these presents, does give, grant, bargain, sell and convey unto the Grantee, his heirs and/or successors and assigns all that certain lot or parcel of land situated in the Town of _____, in Township No. 1, Madison County, North Carolina, and being more particularly described as follows:

See "Exhibit A" for property description, which attachment is incorporated by reference as if fully set out herein.

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Promises by Grantor: Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgments), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

This conveyance is made TOGETHER WITH AND SUBJECT TO the public rights-of-way to the state and federal highways referred to in the description above, if any, and ALSO SUBJECT TO easements, restrictions, and property taxes for the current year, if any of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

INDIVIDUAL

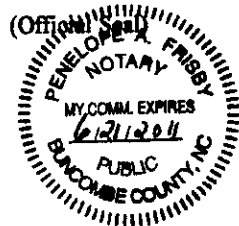
David W. Duggar (SEAL)
David W. Duggar

Virginia M. Duggar by POA David W. Duggar (SEAL)
Virginia M. Duggar by David W. Duggar, POA

STATE OF NORTH CAROLINA
COUNTY OF

I certify that the following person personally appeared before me this day, and (I have personal knowledge of the identity of the principal or (I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC drivers license) or (a credible witness has sworn to the identity of the principal(s)); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David W. Duggar

Date: 12-20-2010



Penelope A. Frisby
Notary Public
Penelope A. Frisby
Printed Name of Notary Public
My Commission expires: 6-21-2011

State of North Carolina, County of Buncombe:

I, Penelope A. Frisby, a Notary Public for the above County and State, do hereby certify that Charles W. Duggar, Attorney in Fact for Virginia M. Duggar, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Virginia M. Duggar; and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds for Haywood County, North Carolina, on the 15th day of October, 2010 in Book 791, Page 446-449; and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Charles W. Duggar acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Virginia M. Duggar.

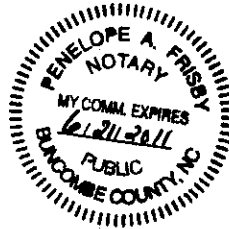
WITNESS my hand and Notarial stamp or seal, this 20th day of December, 2010.

(Official Stamp / Seal)

Penelope A. Frisby
(Typed name of Notary) Penelope A. Frisby

Notary Public

My commission expires: 6-21-2011



"EXHIBIT A"

LYING AND BEING on NC Highway 251 in Number 1 Township, Madison County, North Carolina, and being more particularly described as follows:

BEING that property as described in survey entitled "Survey for DAVID DUGGAR and wife VIRGINIA DUGGAR," prepared by Jeff S. Powell, PLS, L-3579, dated November 7, 2007, and recorded in Plat Book 6, page 424, in the Office of the Register of Deeds, Madison County, North Carolina, to which plat reference is made for a full and complete description. Containing 0.295 acres, more or less.

Subject to easements and rights of way of record.

Being a portion of Deed Book 61, page 593, and a portion of Plat Book 3, page 223, both in the aforesaid Registry. Being also a portion of the property devised by Will of Edith Hensley in Estate file 07-E-111 in the Estate Division, of the Clerk of Superior Court, Madison County, North Carolina.

Also being a portion of the property described in Deed Book 448 Page 364, Office of the Register of Deeds, Madison County, North Carolina.

[NOTICE, pursuant to NCGS § 105-317.2: This property is not the site of the primary residence of the Grantor(s).]