



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 lien on:

Parcel Identification Number 9715-87-6299

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

Brenda Hemmons
Tax Collection Staff Signature

1-25-11
Date

Filed: Madison County, NC
01/25/2011 12:20:49 PM
Susan Rector, Register of Deeds
Excise Tax: \$70.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 70.00

Parcel Identifier No. 9715-87-6299 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Derek M. Wenzel, Wenzel & Wenzel, PLLC, 166 Branner Avenue, Waynesville, NC 28786

This instrument was prepared by: Wenzel & Wenzel, PLLC, 166 Branner Avenue, Waynesville, NC 28786

Brief description for the Index: _____

THIS DEED made this 21st day of January, 2011 by and between

GRANTOR

David Duggar a/k/a David W. Duggar
and wife, Virginia Duggar a/k/a
Virginia M. Duggar by and through her
Attorney in Fact, David W. Duggar

P.O. Box 774
Marshall, NC 28753

GRANTEE

Charles E. Dupree, Jr. and wife,
Alicia Dupree
94 Short Street
Waynesville, NC 28786

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Marshall, No. 1 Township, Madison County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

NO TITLE EXAMINATION BY PREPARER

The property hereinabove described was acquired by Grantor by instrument recorded in Book 392 page 387.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 5 page 755.

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.

By: _____ (Entity Name) David Duggar (SEAL)
 Print/Type Name: David Duggar

By: _____ (Entity Name) David W. Duggar (SEAL)
 Print/Type Name & Title: David W. Duggar

By: _____ (Entity Name) VIRGINIA DUGGAR (SEAL)
 Print/Type Name & Title: Virginia Duggar a/k/a Virginia M. Duggar

By: _____ (Entity Name) David W. Duggar AIF (SEAL)
 Print/Type Name & Title: BY: David W. Duggar, her AIF

State of North Carolina - County or City of Haywood
 I, the undersigned Notary Public of the County or City of Haywood and State aforesaid, certify that David Duggar a/k/a David W. Duggar personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21st day of January, 2011.

My Commission Expires: 10/26/2013
 (Affix Seal)

Derek M. Wenzel Notary Public
 Notary's Printed or Typed Name

State of North Carolina - County or City of Haywood
 I, the undersigned Notary Public of the County or City of Haywood and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

State of North Carolina- County of Haywood

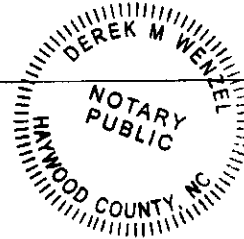
I, Derek M. Wenzel, A Notary Public for said County and State, do hereby certify that David W. Duggar personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of Virginia Duggar a/k/a Virginia M. Duggar and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of Register of Deeds in the County of Haywood, State of North Carolina, on the 15th day of October, 2011 in Book 791, page 446, and that this instrument was executed under and by virtue of the authority given by said instrument granting his power of attorney.

I do further certify that David W. Duggar acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of Virginia Duggar a/k/a Virginia M. Duggar.

Witness my hand and official seal, this the 26th day of January, 2011.

Official Seal)

Derek M. Wenzel
Notary Public



My commission expires: (01/26/2017)

EXHIBIT "A"

LYING AND BEING on Ivy Hill Road (NCSR 1589) in No. 1 Township, Madison County, and being more particularly described as follows:

BEGINNING on a spike set in the centerline of the bridge on River Road [said spike being at a point over the southern margin of the Ivy River as it flows under the bridge and in the northern boundary of property described in Deed Book 113, page 561, in the Office of the Register of Deeds, Madison County, North Carolina]; from said point of BEGINNING and leaving River Road and continuing at or near the southern margin of Ivy River for 4 calls: South 75° 53' 34" East 300.75 feet to a point; thence South 72° 59' 50" East 196.95 feet to a point; thence South 45° 50' 57" East 108.90 feet to a point; thence South 24° 34' 27" East 142.61 feet to an iron pin set; thence South 80° 40' 44" West 33.17 feet to an iron pin set; thence South 5° 42' 13" West 858.70 feet to an iron pin set; thence North 89° 10' 49" West 29.98 feet to a spike set in center of Ivy Hill Road (NCSR 1589); thence with center of Ivy Hill Road (NCSR 1589) for the following 19 calls: North 13° 08' 34" West 34.59 feet to a point; thence North 22° 04' 39" West 52.00 feet to a point; thence North 5° 16' 38" West 50.82 feet to a point; thence North 8° 20' 42" East 37.26 feet to a point; thence North 5° 39' 47" East 30.17 feet to a point; thence North 4° 38' 58" West 45.60 feet to a point; thence North 14° 44' 31" West 45.12 feet to a point; thence North 12° 31' 38" West 56.11 feet to a point; thence North 10° 22' 04" East 64.60 feet to a point; thence North 20° 58' 28" East 41.84 feet to a point; thence North 20° 48' 36" East 56.68 feet to a point; thence North 17° 02' 35" East 56.34 feet to a point; thence North 14° 01' 02" East 54.01 feet to a point; thence North 14° 01' 02" East 54.01 feet to a point; thence North 10° 05' 36" East 52.13 feet to a point; thence North 6° 01' 01" East 43.48 feet to a point; thence North 2° 35' 34" East 39.15 feet to a point; thence North 1° 18' 11" West 18.49 feet to a point; thence North 7° 55' 49" West 49.67 feet to a point; thence North 18° 09' 42" West 53.00 feet to a point; thence North 76° 32' 11" East 19.22 feet to a sycamore stump; thence near the northern margin of Ivy Hill Road and crossing a gravel drive for the following 4 calls: North 28° 08' 48" West 48.00 feet to a point; thence North 43° 08' 48" West 100.00 feet to a point; thence North 66° 04' 49" West 76.77 feet to a point; thence North 75° 04' 49" West 195 feet to a point; thence North 35° 25' 11" East 52.00 feet to an iron pin set; thence North 72° 03' 30" West 194.44 feet to a spike set in the center of a bridge on River Road; thence with the center of River Road and bridge North 0° 55' 42" West 35.68 feet to the point of BEGINNING. Containing 2.850 acres, more or less as described in an unrecorded survey entitled "Plat Prepared for DAVID DUGGAR," prepared by J. Randy Herron, P.L. S. L-3202, Drawing No. 3780-2636-B and dated March 30, 2006 and recorded in Plat Book 5, page 755; and being the same property as described in Deed Book 113, page 561, and Plat Book 3, page 223, both in the Office of the Register of Deeds, Madison County, North Carolina; and being a portion of Deed Book 61, page 593, in the aforesaid Registry.

[the references to Ivy Hill Road and Ivy Hill River Road are incorrect on the plat, but are correct in this description.]

BEING that property described in deed dated May 15, 2006 from Edith N. Hensley, single to David Duggar and wife, Virginia Duggar in Book 392, page 387, Madison County Registry.

LESS AND EXCEPT:

BEGINNING on a point in the centerline of Ivy Hill Road, SR 1589, which point is located North 23° 32' 02" West, approximately 8 feet from the southern line of the lands now or formerly owned by Edith Hensley shown on a plat duly of record in Plat Book 3, Page 223, in the office of the Register of Deeds for Madison County, North Carolina, which is also shown on a plat duly of record in Plat Book 5, Page 796, in the office of the Register of Deeds for Madison County, North Carolina, thence with the centerline of Ivy Hill Road, SR 1589, the following calls and distances, as shown in Plat Book 5, Page 796: North 19° 24' 50" West 31.54 feet; North 10° 40" West 31.35 feet; North 5° 53' 36" East 48.54 feet; North 1° 27' 37" East 41.42 feet; north 10° 36' 28" West 33.94 feet; North 18° 2' 20" West 61.01 feet; North 9° 29' 5" West 38.42 feet and North 4° 46' 52" East 16.85 feet to a magnetic nail set in the centerline of Ivy Hill Road, SR 1589; thence South 00° 0' 00" East, approximately 98 feet, to the eastern line of the lands now or formerly owned by Edith Hensley shown on a plat duly of record in Plat Book 3, Page 223, in the office of the Register of Deeds for Madison County, North Carolina; thence with the eastern line of said Plat Book 3, Page 223, South 5° 42' 13" West, approximately 302 feet to an iron pin set, as shown on a plat duly of record in Plat Book 5, Page 755, in the office of the Register of Deeds for Madison County, North Carolina; thence with the southern line of the lands now or formerly owned by Edith Hensley shown on a plat duly of record in Plat Book 3, Page 223, in the office of the Register of Deeds for Madison County, North Carolina, North 89° 10' 49" West 29.98 feet to the centerline of Ivy Hill Road, SR 1589, shown as call L4 of that property shown in Plat Book 5, Page 755, in the office of the Register of Deeds for Madison County, North Carolina; thence North 23° 32' 02" West, approximately 8 feet to the point and place of BEGINNING.

BEING ALSO that property shown on a plat duly of record in Plat Book 5, Page 796, in the office of the Register of Deeds for Madison County, North Carolina, as a portion of Lot I bounded on the West by Ivy Hill Road, SR 1589, on the North by a line of direction South 90° 0' 00" East between two magnetic nails set in the center line of Ivy Hill Road, SR 1589, and the centerline of US 25-70 Business, respectively, bounded on the East by the plat line of Plat Book 3, Page 223, in the Office of the Register of Deeds for Madison County, North Carolina, and on the South by the plat line of Plat Book 3, Page 223, and also the line shown as L4 on Plat Book 5, Page 755, in the Office of the Register of Deeds for Madison County, North Carolina.

BEING ALSO the overlapping section of Lot 1 and those lands shown by Plat Book 1, Page 223, in the Office of the Register of Deeds for Madison County, North Carolina.

AND BEING that property described in deed dated August 16, 2007 from David W. Duggar and wife, Virginia M. Duggar to Evan Dougherty Becka in Book 438, page 63, Madison County Registry.

Dupree pf Duggar
11-007