B-5830

Ashe County

DEED BOOKS / PLAT BOOKS

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PROPERTY OWNER INDEX

B-5830 DEEDS			
NAME	**DB / PG**	**PB / PG**	**DOC. PG**
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NAME	**DB / PG**	**PB / PG**	**DOC. PG**
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B-5830

DEED BOOKS

ASHE County 320

Excise Tax $230.00 Book 123 Page 391

584

STATE OF NORTH CAROLINA

REAL ESTATE EXCISE TAX

FILED in ASHE County, NC
on Sep 10 1998 at 4:00:00 PM
by SHIRLEY B WALLACE
Register of Deeds
BOOK 203 Pages 584-585

Deed Stamps: 230.00

Mail after recording to: Danny G. Bingham husband, and wife Martina C. Bingham
808 Pelham Drive Hampton, VA 23669

This instrument was prepared by: GRADY LONON, Attorney at Law
218 East Main Street, Post Office Box 422
Jefferson, North Carolina 28640

Parcel No. 123-10-046
Brief description for the Index: Book 123, Page 391
bindan9j.p

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made today, September 10, 1998 by and between:

GRANTOR	GRANTEE
George R. Hattle husband, and wife Jean Hattle	Danny G. Bingham husband, and wife Martina C. Bingham

TAX INFORMATION
RECORDED
09-10-98
ASHE COUNTY
TAX COLLECTOR

The designations 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 Obids Township, ASHE County, North Carolina and more particularly described as follows:

Being the George R. Hattle and wife, Jean Hattle property as described in Deed Book 123 Page 391; Being more particularly described as:

BEGINNING on a point in the centerline of Beaver Creek, said point being the northeastern corner of the George R. Hattle and wife, Jean Hattle property as described in Deed Book 123 Page 391, thence with the eastern line of said Hattle property with the centerline of said creek, six courses, 1) thence S.03-05-56E. 788.79 feet to a point, 2) thence S.18-31-25E. 299.00 feet to a point, 3) thence S.10-53-23E. 119.76 feet to a point, 4) thence S.08-31-42E. 257.40 feet to a point, 5) thence S.27-17-56E. 94.90 feet to a point, 6) thence S.38-28-44E., passing over a point in the centerline intersection of N.C.S.R. # 1181 at 200.48 feet, said point being N.14-35-38E. 31.23 feet from a 1/2-inch rebar set near the bridge as a reference point, for a total distance of 290.37 feet to a point in the centerline intersection of said creek and the South Fork of the New River, said point being the southeastern corner of said Hattle property; thence with the southern line of said Hattle property with the centerline of said New River, six courses, 1) thence S.28-22-12W. 975.59 feet to a point, 2) thence S.41-44-54W. 287.22 feet to a point, 3) thence N.73-44-51W. 325.81 feet to a point, 4) thence N.26-17-08W. 298.10 feet to a point, 5) thence N.25-32-15W. 439.20 feet to a point, 6) thence N.21-37-06W. 134.89 feet to a point, said point being the southwestern corner of said Hattle property; thence with the western line of said Hattle property, four courses, 1) thence N.68-15-42E., passing over a 1/2-inch rebar set by a chestnut oak at 100.41 feet, for a total distance of 772.38 feet to a corner fence post, said post being N.72-10-59E. 0.69 feet from a 1/2-inch rebar set as a reference point, 2) thence N.14-52-10W. 491.32 feet to a corner fence post, said post being S.72-21-33E. 0.96

feet from a 1/2-inch rebar set as a reference point, 3) thence N.14-46-34W. 451.93 feet to a 1/2-inch conduit found by a fence post, 4) thence N.03-20-00E. 641.23 feet to a 1/2-inch conduit found, said conduit being the northwestern corner of said Hattle property; thence with the northern line of said Hattle property, N.74-47-39E., passing over a corner fence post at 368.82 feet, said post being N.70-33-53E. 0.83 feet from a 1/2-inch rebar set as a reference point, for a total distance of 417.24 feet to the BEGINNING; containing 38.863 acres as calculated by coordinate geometry, from field data gathered by The Thomas Herman Company, P. O. Box 519, Jefferson, NC 28640-0519, (336) 246-3352, NCRLS LD2633, dated Sept. 2, 1998. Job # 98080701.

By signing this deed, Grantor covenants that all persons and firms who have provided labor, services or materials to the property hereinabove described have been paid in full and that there are no claims outstanding which would entitle the holder thereof to claim a lien against the property hereinabove described.

The property hereinabove described was acquired by Grantor by instrument recorded in Book, Page 391.

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, except for the exceptions hereinbefore stated.

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 except for the exceptions hereinbefore stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

George R. Hattle (SEAL) — George R Hattle

Jean Hattle (SEAL) — Jean Hattle

_____ (SEAL)

_____ (SEAL)

(Affix Seal Below) STATE OF GEORGIA, Liberty COUNTY.

I, Debra Stevens a Notary Public of the County and State aforesaid, certify that George R. Hattle husband, and wife Jean Hattle , Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this ____ day of **September 1998**.

My Commission expires: _____

My Commission Expires July 9, 2001

Debra Stevens
Notary Sign Above & Print Or Type Name Below

North Carolina - ASHE County
The foregoing certificates of DEBRA STEVENS, A NOTARY PUBLIC OF LIBERTY COUNTY, GA is/~~are~~ certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. SHIRLEY B. WALLACE, Register of Deeds for ASHE County.
By: Odell B. Bates Deputy/~~Assistant~~ Register of Deeds

NORTH CAROLINA
OCT 7 92
80.00

STATE OF NORTH CAROLINA
Ashe County
Office of Register of Deeds Filed for registration on the 7th day of Oct. 19 92, at 11:50 o'clock A M. and duly registered in said office this 7th day of Oct. 19 92, in Book 188 Page 1053-1054

Shirley B. Wallace
Register of Deeds
Ann M. Nordie, Deputy

Deed Stamps: 60.00
Mail after recording to: WILLIAM F. MOFFITT husband, and wife THELMA P. MOFFITT
Route 1 Box 878 West Jefferson, NC 28694

This instrument was prepared by: GRADY LONON, Attorney at Law
218 East Main Street, Post Office Box 422
Jefferson, North Carolina 28640

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made today, October 7, 1992 by and between:

GRANTOR	GRANTEE
MARTHA D. LAZIER	WILLIAM F. MOFFITT husband, and wife THELMA P. MOFFITT

The designations Grantor and Grantee as used herein shall include said parties, their heirs, succesors, 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 Obids Township, Ashe County, North Carolina and more particularly described as follows:

BEGINNING on a stone at road and corner of Albert Miller, running North 45 deg. East 10-1/8 poles, South 61 deg. East 16 poles, South 7 deg. West 10 poles to a locust at road; thence with road, South 83 deg. East 2-5/8 poles. thence crossing road South 7 deg. West 4 1/2 poles to a stake at river; thence with river South 75 deg. West 5 poles, South 70 deg. West 8 poles to stake at the mouth of Beaver Creek; thence North 24 deg. West 21 poles to the BEGINNING and containing 2.2 acres more or less.

By signing this deed, Grantor covenants that all persons and firms who have provided labor, services or materials to the property hereinabove described have been paid in full and that there are no claims outstanding which would entitle the holder thereof to claim a lien against the property hereinabove described.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 121, page 533.

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, except for the exceptions hereinbefore stated.

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 except for the exceptions hereinbefore stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Martha D. Lazier (SEAL) _____ (SEAL)
MARTHA D. LAZIER

_____ (SEAL) _____ (SEAL)

(Affix Seal Below) STATE OF NORTH CAROLINA, ASHE COUNTY.

SHERRIE BALLOU
Notary Public
Ashe County, NC
My Commission Expires 4/22/96

I, a Notary Public of the County and State aforesaid, certify that MARTHA D. LAZIER, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7th day of October, 1992.

My commission expires: 4-22-96 Sherrie Ballou
Notary Sign Above & Print Or Type Name Below

NORTH CAROLINA - ASHE COUNTY
The foregoing Certificate(s) of Sherrie Ballou, a Notary Public of Ashe County, NC

is/~~are~~ certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. SHIRLEY B. WALLACE, Register of Deeds for Ashe County.
By: Ann M. Woodie Deputy/~~Assistant~~ - Register of Deeds

BK: 00360 PG: 1856

FILED
ASHE COUNTY
SHIRLEY B. WALLACE
REGISTER OF DEEDS

FILED	Feb 08, 2007
AT	12:25:54 pm
BOOK	00360
START PAGE	1856
END PAGE	1858
INSTRUMENT #	01049

ASHE COUNTY TAX Collector FEB 8 2007 RFSC NO DELINQUENT TAXES

Excise Tax $-GIFT-

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared by: JOHNSTON & JOHNSTON, ATTORNEY'S AT LAW, PO BOX 398, JEFFERSON, NORTH CAROLINA, 28640

Brief description for index:
NO TITLE SEARCH PREFORMED AND NO TITLE OPINION GIVEN

This Deed made this 6TH day of FEBRUARY, 2007, by and between Grantor and Grantee:

Grantor: THELMA P. MOFFITT (WIDOW)

Grantee: CINDY J. MCGHEE
720 MASH ROAD
WEST JEFFERSON, NC 28694

Transfer of Ownership: Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the property described below:

Property : City of_____, Township of OBIDS, County of ASHE, NC.
This property was acquired by the Grantor by an instrument recorded in Book 188, Page 1053.
A map showing the property is recorded in Plat Book , Page .
The legal description of the property is:

SEE EXHIBIT "A" ATTACHED HERETO

GRANTOR HEREIN RESERVES INTO HERSELF A LIFE ESTATE IN AND TO THE WITHIN DESCRIBED PROPERTY

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

Promises of 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:

1. ANY AND ALL EASEMENT AND UTILITIES OF RECORD.

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

Thelma P. Moffitt (SEAL)
THELMA P. MOFFITT

_____(SEAL)

State of NORTH CAROLINA, County of ASHE

I, a Notary Public of the County and State aforesaid, certify that THELMA P. MOFFITT, Grantor personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 9TH day of FEBRUARY, 2007.

Dawn C. Carrier
Notary Public

DAWN C. CARRIER NOTARY PUBLIC ALLEGHANY COUNTY, N. C. My Comm. Expires

My Commission Expires: 11-12-2011

EXHIBIT "A"

BEGINNING ON A STONE AT ROAD AND CORNER OF ALBERT MILLER, RUNNING NORTH 45 EAST 10-1/8 POLES, SOUTH 61 EAST 16 POLES, SOUTH 7 WEST 10 POLES TO A LOCUST AT ROAD; THENCE WITH ROAD, SOUTH 83 EAST 2-5/8 POLES, THENCE CROSSING ROAD SOUTH 7 WEST 4-1/2 POLES TO A STAKE AT RIVER; THENCE WITH RIVER SOUTH 75 WEST 5 POLES , SOUTH 70 WEST 8 POLES TO A STAKE AT THE MOUTH OF BEAVER CREEK; THENCE NORTH 24 WEST 21 POLES TO THE BEGINNING AND CONTAINING 2.2 ACRES, MORE OR LESS.

BK: 00443 PG: 1542

FILED
ASHE COUNTY
DEAETT R. ROTEN
REGISTER OF DEEDS

FILED	Aug 09, 2013
AT	10:41:44 am
BOOK	00443
START PAGE	1542
END PAGE	1544
INSTRUMENT #	03685

ASHE COUNTY TAX Collector
AUG 0 8 2013
PBC
NO DELINQUENT TAXES

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:

Parcel Identifier No. 12310-209 Verified by_____County on the ___ day of _____, 20__
By:_____

Mail to: Terry J. Saunders, 3641 Idlewild Rd, West Jefferson, NC 28694

This instrument was prepared by: Brewer Brewer & Sorel, PLLC, Attorneys, Wilkesboro, NC
(Without Title Opinion)
Brief description for the index: 2.346 Acres - Obids Township

THIS DEED made this 29th day of July, 2013, by and between

GRANTOR:

CYNTHIA C. SAUNDERS

GRANTEE:

TERRY J. SAUNDERS
3641 Idlewild Rd.
West Jefferson, NC 28694

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 Obids Township,

Ashe County, North Carolina, and more particularly described as follows:

Being the property described in Will book "G" Page 177; Being more particularly described as:

Tract 4

BEGINNING on a poitn in the centerline intersection of the branch and N.C.S.R. # 1182, said point being N. 51-14-15E. 12.68 feet form a 1/2-inch rebar set as a reference point, said point also being S. 03-53-09 E. 1029.07 feet from a birch in the southern line of the above described tract, thence with the centerline of said N.C.S.R. # 1182, seven courses, 1)thence S. 25-58-07 E. 56.95 feet to a point, 2) thence s. 21-47-56 E. 50.40 feet to a point, 3) thence S. 22-59-40 E. 51.95 feet to a point, 4) thence S. 29-11-26E. 49.99 feet to a point, 5) thence S. 34-12-00 E. 47-54 feet to a point 6) thence S. 36-45-41 E. 50.84 feet to a point, 7) thence S. 39-56-51 E. 43.62 feet to a point, said point being S. 33-39=52 W. 16.74 feet from a 1/2-inch rebar found by an apple tree; thence leaving said road, S. 19-06-31 E., passing over a 1/2-inch rebar set at 25.00 feet, and passing over a 1/2-inch rebar set at 258.12 feet, said rebar being S. 68-01-34 W. 171.21 feet from a point in the centerline intersection of said N.C.S.R. # 1182 and N.C.S.R. # 1181, for a total distance of 376.12 feet to a point in the north bank of the South Fork of the New River; thence with the bank of said New River, two courses, 1) thence S. 51-47-22 W. 67.82 feet to a point, 2) thence S. 07-53-29 W. 46.40 feet to a point at the mouth of the creek; thence with the centerline of said creek, four courses, 1) thence N. 38-51-56 W., passing over a point in the centerline of said N.C.S.R. #1181 at 89.89 feet, for a total distance of 290.37 feet to a point, 2) thence N. 27-41-08 W. 94.90 feet to a point, 3) thence N. 08-54-54 W. 257.40 feet to a point, 4) thence N. 11-16-35 W. 119.76 feet to a point at the intersection of said branch; thence with the centerline of said branch, three courses, 1) thence N 45-16-13 E. 19.45 feet to a point, 2) thence N. 14-11-47 E. 37.85 feet to a point, 3) thence N. 64-39-20 E 32.70 feet to the BEGINNING; containing 2.346 acres as calculated by coordinate geometry, from field data gathered by The Thomas Herman Company, P.O. Box 519, Jefferson, NC 28640-0519, (336) 246-3352, P.L.S. L-2633, dated Jan. 5, 2000 Job # 99092001.

For further reference see deed recorded in Book 253 at Pages 1737-1739 of the Ashe County Registry.

The purpose of this deed is for the Grantor to transfer all of her right, title and interest in the described property to the Grantee pursuant to a Contract of Separation and Property Settlement Agreement entered into between the Grantor and the Grantee on June 24, 2013.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

BK: 00443 PG: 1544

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

Cynthia C. Saunders (SEAL)
Cynthia C. Saunders

STATE OF NORTH CAROLINA

COUNTY OF Wilkes

I, Kimberly J. Moore, a Notary Public for said County and State, do hereby certify that Cynthia C. Saunders, Legally Separated, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this the 29th day of July, 2013.

KIMBERLY J. MOORE
NOTARY PUBLIC
Wilkes County
North Carolina

(Official Seal)

Kimberly J. Moore
Notary Public

Kimberly J. Moore
Printed Name of Notary

My commission expires: 3/16/2018

B-5830

NC DOT R/W AGREEMENT

RIGHT OF WAY AGREEMENT

1131

STATE OF NORTH CAROLINA
COUNTY OF Ashe
TOWNSHIP Pine Swamp & Obids

RETURN TO:
DIVISION RIGHT OF WAY AGENT
P.O. BOX 250
NORTH WILKESBORO, N.C. 28659

PARCEL 1
PROJECT 6.712336
SECONDARY ROAD 1181C
Hartzog Ford Road

William Floyd Moffitt and wife, Thelma P. Moffitt

the undersigned owners of that certain property described in Deed Book 121 at Page 533 in the Register of Deeds Office of Ashe County, and ~~bounded by~~ Deed Book 165 at Page 184 recognizing the benefits to said property by reason of the construction of the proposed highway development, and in consideration of the construction of said project, hereby grants to the Department of Transportation the right of way as herein described and releases the Department from all claims for damages by reason of said right of way across the lands of the undersigned, and of the past and future use thereof by the Department, its successors and assigns, for all purposes for which the Department is authorized by law to subject such right of way; said right of way being the width indicated and across said property as follows:

50-ft. in width measured 25-ft. on each side of the center line of the road, said center line to be located by the Department and the construction or improvement of said road shall constitute the selection of said center line; and such additional widths as might be necessary to provide for cut and fill slopes, sedimentation control, and drainage of road.

It is understood and agreed that the 50-ft. right of way hereinabove referred to has been staked upon the ground and the center line of the road is located in the center of the right of way stakes. The undersigned property owners further agree not to erect any structures, including masonry mailboxes, masonry driveway headwalls, any fencing, etc., or engage in cultivation within the right of way granted herein except as approved by the North Carolina Department of Transportation pursuant to G.S. 136-93 and N. C. Admin, Code t.19A, r .02E.0404.

It is further understood and agreed that should circumstances, conditions, or actions by the North Carolina Department of Transportation delay or delete the proposed improvement of said road, that the right of way granted herein shall remain until such time as released by the North Carolina Department of Transportation.

There are no conditions to this agreement not expressed herein. The undersigned hereby covenant and warrant that they are the sole owners of said property; that they solely have the right to grant this right of way, and that they will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed our seals this the 20th day of August, 1996.

_____ (SEAL)

William Floyd Moffitt (SEAL)
William Floyd Moffitt

_____ (SEAL)

Thelma P. Moffitt (SEAL)
Thelma P. Moffitt

_____ (SEAL)

_____ (SEAL)

STATE OF North Carolina COUNTY OF Ashe

I, D. W. McCracken a Notary Public of Wilkes County and the aforesaid State do hereby certify that William Floyd Moffitt and wife Thelma P. Moffitt personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 20th day of August, 1996 My Commission Expires: 8-11-2000

D. W. McCracken
NOTARY PUBLIC

STATE OF NORTH CAROLINA, Ashe County the foregoing certificate(s) of D. W. McCracken, a Notary Public of Wilkes County, NC is (~~are~~) certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the office of the Register of Deeds of Ashe County, N.C. in Book 218, Page 1131. This 20 day of February A.D. 19 97 at 8:15 o'clock A M.

Shirley B. Wallace Ann M. Wardie Asst
Register of Deeds - Recorded and Verified

Drawn By: D. W. McCracken (For Improvement of Secondary Road) Checked By: _____

Revised December 1992