

Deed Book Index

TIP No:60-0207

Project No: 17BP.13.R.195

County(s): MITCHELL

Project Description: Bridge 207 on SR 1106 (Dale Rd) over Grassy Creek

Property Owners	Deed Book / Page Num	Page Num
INEZ COX	568 / 267	2
JASON DALE	568 / 246	7
EVELYN HOLLIFIELD	564 / 553	18
PAUL HOLLIFIELD	166 / 479	20

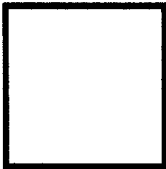
TO HAVE AND TO HOLD this realty and all privileges and appurtenances thereto belonging unto the GRANTEE its heirs, successors and/or assigns in fee simple.

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 the title is marketable and free and clear of all encumbrances, and that GRANTOR will forever warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Any other Out Conveyances, Restrictions, Appurtenances, Easements (including, but not limited to general service and utility easements) and Rights of Way as they may appear of record.



Grantor to
INITIAL



GRANTOR'S "RESIDENCE" DISCLOSURE

If initialed,
the property described herein includes the primary residence
of the Grantor pursuant to N.C. Gen. Stat. §105-317.2.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing on the DATE first above written.

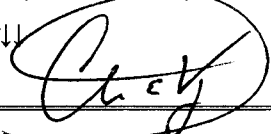
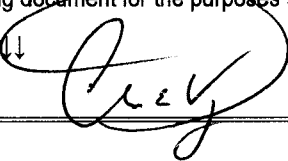
USE BLACK INK ONLY

Inez Cox (Seal)
Inez S. Cox

Beverly Tiller (Seal)
Beverly Tiller

USE BLACK INK ONLY

Eddie M. Tiller (Seal)
Eddie M. Tiller

	CARLOS E. VEGA Notary Public, State of Florida Commission# FF 965042 My comm. expires Feb. 25, 2020	STATE OF <u>FL</u> , <u>Volusia</u> COUNTY
(Official Seal) My commission expires:		I certify that Inez S. Cox personally appeared before me this day and acknowledged to me that she signed the foregoing document for the purposes therein expressed. ↓ ↓ Official Signature of Notary ↓ ↓ 
		<u>Carlos Vega</u> ← Printed (or typed) Name of Notary Date: <u>4/25/16</u>
	CARLOS E. VEGA Notary Public, State of Florida Commission# FF 965042 My comm. expires Feb. 25, 2020	STATE OF <u>FL</u> , <u>Volusia</u> COUNTY
(Official Seal) My commission expires:		I certify that Beverly Tiller and Eddie M. Tiller personally appeared before me this day and acknowledged to me that they signed the foregoing document for the purposes therein expressed. ↓ ↓ Official Signature of Notary ↓ ↓ 
		<u>Carlos Vega</u> ← Printed (or typed) Name of Notary Date: <u>4/25/16</u>

HOLMES & HOLMES, ATTORNEYS AT LAW, 167 LOCUST STREET, P.O. BOX 615, SPRUCE PINE, NC 28777

EXHIBIT A**TRACT ONE:**

BEGINNING on a poplar, the southwest corner of Grace Washburn's land and runs north 20 degrees east 40 poles to a stake; thence north 77 degrees west 45 poles to a poplar on the north bank of the creek; thence a westerly direction about 26 poles to a chestnut, Isaac Hollifield's corner; thence south with Isaac Hollifield's line about 36 poles to a stake; thence on in the same direction about 16 poles to a stake in the Waycaster line; thence near east with said line about 66 poles to the **BEGINNING**, containing 20 acres, more or less.

Being same and identical lands conveyed by Elsie M. Hall, Widow to John Ed Cox by deed dated September 28, 1951 and recorded in Book 113 of Deeds at page 337, Mitchell County registry.

AND BEING the same lands obtained by Grantor herein and described in that certain deed dated 21 December, 1956 and recorded in Deed Book 121 at Page 39 of the Mitchell County Registry.

THERE IS EXCEPTED FROM THIS CONVEYANCE that portion of the above described tract of land previously conveyed in that certain deed recorded in Deed Book 568 at Page 246 of the Mitchell County Registry, and shown in that certain map of survey recorded in Plat Book 3 at Page 392 of the Mitchell County Registry.

TRACT TWO:

Being a tract of land conveyed by W.S. Byrd to Robert M. Hall on the 28th day of February, 1921, by deed which deed is of record in the office of Register of Deeds for Mitchell County in Book No. 77 of Deeds on page 294, said deed describing six and 98/100 acres. **BEGINNING** on a White Oak, W. S. Byrd's corner and running various courses and distances for complement, said deed and record being hereby referred to for a more perfect description of said land as if herein written. Being same and identical premises described and referred to as "First Tract" in deed from Robert M. Hall to Elsie M. Hall, dated April 27th, 1942, recorded in Book 101 of Deeds, page 159, Mitchell County Registry.

AND BEING the same lands described in that certain deed dated 12 May, 1947 and recorded in Deed Book 113 at Page 338 of the Mitchell County Registry.

AND FURTHER BEING described as the "Lamar Cox Record of Deeds 113 at page 338" tract of land as shown in that certain map of survey recorded in Plat Book 3 at Page 392 of the Mitchell County Registry.

TRACT THREE:

FIRST TRACT: BEGINNING on a small locust, above the spring, above Spruce Pine Baptist Church #2 and runs north 3 east 23 poles to a small white oak in R. C. Sparks line; thence 74

west 8 poles to a sourwood on the bank of a branch; thence south 10 west to and with the branch 22 poles to a bunch of laurels on the bank of the branch; thence south 56 east 6 poles to the **BEGINNING**, containing one (1) acre, more or less. The mineral rights on said excepted and also a road as now built is excepted.

SECOND TRACT: BEGINNING on a spanish oak, Sam Buchanan's corner near an old road, runs north 700 feet to a stake in the old line; thence with the old line east 324 feet to a stake in said line; thence south 31 degrees east 143 feet to a rock on the west side of the branch; thence south 5 east 134 feet to a rock in the branch; thence south 9 east 35 feet to a stake; thence south 30 west 327 feet to a crooked sourwood, Shipman's corner; thence down the branch 3463 feet to a bunch of laurels; thence south 56 east 100 feet to a locust in the old Poteat line; thence south 3 west with said line 86 feet to a stake; thence west 15 feet to a stake; thence south 3 west 188 feet to a stake; thence east 15 feet to a stake; thence south 3 west 12 feet to a white oak stump, old corner; thence south 86 west 396 feet to a stake on the bank of old road; thence north 3 degrees west 150 feet; thence north 100 feet; thence north 22 west 373 feet to the **BEGINNING**, containing 9 acre, more or less.

EXCEPTING HOWEVER, two (2) acres, more or less heretofore conveyed to the Pine Branch Baptist Church.

TRACT THREE: BEGINNING on an iron stake on the west side of the Pine Branch Road, the same being Paul Fortner corner, also in Columbus Shipman line of another tract; thence with Paul Fortner line south 46 degrees east 16 feet to a point in the Pine Branch Road; thence with Mrs. Minda Sparks line north 8 degrees 45 minutes east 336 feet to an iron stake; thence north 75 degrees 15 minutes west 51 feet to a 6 inch white oak, now an iron pipe, a common corner between Minda Sparks, Columbus Shipman and Nettie Grindstaff; thence with Columbus Shipman line of another tract south 3 degrees west 318.9 feet to an iron pipe, the point of **BEGINNING** and containing one-fourth acre (1/4).

Being the same lands as set out in deed Book 121 at page 586 of the Mitchell County Registry.

AND BEING the same lands obtained by Grantor herein and described in that certain deed dated 6 March, 1985 and recorded in Deed Book 186 at Page 569 of the Mitchell County Registry.

Mitchell County

Date April 28, 2016

PIN _____

Taxes PAID thru 2015By [Signature]

APPROVED BY TAX ASSESSOR TO BE
RECORDED IN THE MITCHELL COUNTY
REGISTER OF DEEDS OFFICE
DATE BH 4/28/16



2016000771

MITCHELL CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$288.00

PRESENTED & RECORDED
05-02-2016 03:25:09 PM

KATHY LAWS
REGISTER OF DEEDS
BY LORI PITMAN
DEPUTY

BK: RE 568

PG: 246-256

Prepared by: Elizabeth L. Holmes

Return to: Holmes & Holmes, P.O. Box 615, Spruce Pine, NC 28777

TAX ID: P/O 0788-00-81-7431 &

P/O 0788-00-91-7295

EXCISE TAX: \$288.00

STATE OF NORTH CAROLINA
COUNTY OF MITCHELL

GENERAL
WARRANTY DEED

THIS GENERAL WARRANTY DEED is made this 28th day of April, 2016, by and between **Inez Cox**, widow, **Beverly Tiller**, joined by her spouse, **Eddie M. Tiller**, **Clark Cox** and wife, **Alice G. Cox**, **Hilda Hollifield**, widow, **Linda Cox**, widow, **Kathy Cox Leichter**, unmarried, and **Tammy Queen**, joined by her spouse, **Thomas Queen**, with a mailing address of 125 Bryson Drive, Boiling Springs, SC 29316-4878 (hereinafter referred to as "the Grantors"), and **Jason Darrell Dale** and wife, **Maria McGee Dale**, whose mailing address is 94 Rocky Ridge Road, Spruce Pine, NC 28777 (hereinafter referred to as "the Grantee"):

W I T N E S S E T H:

WHEREAS, the Grace Washburn Cox received, as her sole and separate property, a 65-acre parcel of land by that certain Special Proceeding filed in Mitchell County, North Carolina Clerk of Court's Office as set forth in Special Proceeding Book 2 at Page 78; and

WHEREAS, Grace Washburn Cox died intestate on August 16, 1981, possessing a portion of the 65-acre tract, and survived by her spouse, Steven Millard Cox, and five children, namely: Lamar Cox, Clark Cox, Hilda Cox Hollifield, Joe Reid Cox, and John Ed Cox (See Estate File No. 81 E 102, Mitchell County Clerk of Court);

WHEREAS, Steven Millard Cox died testate on May 7, 1989, leaving his estate to his five children, namely: Lamar Cox, Clark Cox, Hilda Cox Hollifield, Joe Reid Cox, and John Ed Cox (See Estate File No. 89 E 59, Mitchell County Clerk of Court);

WHEREAS, John Ed Cox conveyed his interest in the said 65-acre tract to Lamar Cox by deed recorded in Book 200 at Page 734, Mitchell County Registry;

WHEREAS, Lamar Cox died intestate of May 15, 2002, survived by his wife, Inez Cox and a daughter, Beverly Tiller, and no other predeceased lineal descendants;

WHEREAS, Joe Reid Cox died intestate on November 22, 2013, survived by his wife, Linda Cox and two daughters, Kathy Cox Leichter and Tammy Queen, and no other lineal descendants;

NOW, THEREFORE Grantors, for and in consideration of the sum of TEN and no/hundredths DOLLARS (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto said Grantee, in fee simple, their heirs, successors, administrators, and assigns, in and to that certain parcel of land situated in Grassy Creek Township, Mitchell County, North Carolina and being more particularly described as follows:

BEGINNING on an existing ½ inch conduit in an old road bed (N=780,247.76', E=1,089,693.85'), said ½ in conduit being in the line of Doris Ann Jenne (see Deed Book 401 at Page 583) and Lamar Cox (see Deed Book 113 at Page 338); thence, from the **BEGINNING** N 02° 04' 09" E 762.65 feet to a 16 inch White Oak; thence, N 89° 20' 52" W 567.93 feet to a 5/8 inch rebar, said 5/8 inch rebar being S 40° 27' 11" E 147.13 feet from an existing concrete r/w monument and further being near the eastern margin of the right of way of Lynn Gap Road (N.C.S.R. 1106); thence, 89° 20' 52" W 49.13 feet to a calculated point in the center of Lynn Gap Road (N.C.S.R. 1106); thence, running with the centerline of Lynn Gap Road (N.C.S.R. 1106), on a curve concave to the northeast having a radius of 620.00 (R) feet and traveling northwesterly along said curve an arc distance of 129.97 (L) feet (CB = N 38° 31' 16" W, CD = 129.74) to a calculated point; thence, N 32° 30' 55" W 223.36 feet to a calculated point; thence, running with the centerline of Dale Road (N.C.S.R. 1106), on a curve concave to the northeast having a radius of 290.00 (R) feet and traveling northwesterly along said curve an arc distance of 164.28 (L) feet (CB = N 16° 17' 13" W, CD = 162.09) to a calculated point; thence, on a curve concave to the northeast having a radius of 1414.00 (R) feet and traveling northwesterly along said curve an arc distance of 119.54 (L) feet (CB = N 01° 31' 57" W, CD = 119.51) to a calculated point; thence, N 01° 37' 02" E 153.16 feet to a calculated point, said calculated point being S 75° 18' 59" E 31.74 feet from an existing ½ inch conduit in the line of James Nanney and wife, Mary Nanney (see Deed Book 538 at Page 693); thence, leaving the centerline of Dale Road (N.C.S.R. 1106) S 76° 21' 21" E 28.96 feet to an existing 1 inch pipe with a wedge inside, said 1 inch pipe being in the line of Paul Hollifield and wife, Dixie Hollifield (see Deed Book 166 at Page 479); thence, running with the Hollifield line, S 76° 21' 21" E 410.95 feet to a 16 inch Cucumber; thence, S 82° 35' 49" E 217.04 feet to a 5/8 inch rebar set in the base of a 4 inch Sassafras at a fence corner (N=781,603.20', E=1,089,501.91'); thence, N 21° 02' 01" E 503.32 feet to a 5/8 inch rebar, said rebar being a common corner with Dixie H. Hollifield (see Deed Book 451 at Page 509); thence, leaving the Paul & Dixie Hollifield line and running with the Dixie Hollifield line, N 21° 02' 01" E 396.88 feet to a 5/8 inch rebar, said 5/8 inch rebar being a common corner with Iris G. Burleson and Debra B. Mills (see Deed Book 560 at Page 338); thence, leaving the Hollifield line and running with the Burleson/Mills line, S

76° 24' 05" E 184.36 feet to an existing ½ inch rebar, said rebar being a common corner with Robert F. Ernst and M. Faith Ernst (see Deed Book 407 at Page 556); thence, leaving the Burleson/Mills line and running with the Ernst line, S 41° 22' 28" E 223.31 feet to an existing ½ inch rebar; thence, S 17° 08' 58" E 423.28 feet to an existing 1 inch drill rod; thence, S 01° 09' 22" E 380.93 feet to a 14 inch Hickory; thence, N 61° 25' 53" E 487.05 feet to an existing ½ inch rebar (N=781,680.09', E=1,090,712.04'), said ½ inch rebar being a common corner with Robert F. Ernst and M. Faith Ernst (see Deed Book 426 at Page 167); thence running with the Ernst line, S 02° 17' 56" W 195.70 feet to an existing iron sliver in an old road bed, said iron sliver being a common corner with Doris Ann Jenne (see Deed Book 401 at Page 583); thence, leaving the Ernst line and running with the Jenne line and the old road bed the following courses and distances: S 82° 19' 07" W 16.56 feet to a calculated point, S 68° 42' 13" W 19.60 feet to a calculated point, S 49° 19' 13" W 19.70 feet to a calculated point, S 27° 07' 24" W 91.50 feet to a calculated point, S 00° 21' 13" W 97.27 feet to a calculated point, S 03° 36' 47" E 47.67 feet to a calculated point, S 12° 59' 13" W 115.00 feet to a calculated point, S 29° 50' 43" W 20.88 feet to a calculated point, S 51° 33' 13" W 33.00 feet to a calculated point, S 35° 54' 13" W 85.49 feet to a calculated point, S 73° 49' 43" W 47.00 feet to a calculated point, S 32° 54' 43" W 17.00 feet to a calculated point, S 10° 27' 13" W 55.92 feet to a calculated point, S 34° 26' 43" W 18.00 feet to a calculated point, S 50° 21' 43" W 78.57 feet to a calculated point, S 41° 00' 43" W 32.48 feet to a calculated point, S 33° 18' 13" W 101.00 feet to a calculated point, S 36° 07' 13" W 57.02 feet to a calculated point, S 50° 04' 13" W 67.00 feet to a calculated point, S 47° 06' 43" W 120.77 feet to a calculated point, S 49° 04' 13" W 91.81 feet to a calculated point, S 31° 34' 13" W 26.00 feet to a calculated point, S 12° 17' 43" W 45.94 feet to a calculated point, S 63° 17' 13" W 19.34 feet to a calculated point, S 73° 34' 13" W 59.00 feet to a calculated point, S 76° 45' 43" W 37.86 feet to a calculated point, S 45° 19' 13" W 35.00 feet to a calculated point, S 53° 29' 13" W 56.22 feet to a calculated point, S 47° 56' 43" W 90.60 feet to a calculated point, S 52° 41' 43" W 66.13 feet to a calculated point, S 55° 30' 17" W 36.78 feet to the point and place of **BEGINNING**, containing 41.042 acres more or less as shown on a map of survey by Marvin J. Nunley, P.L.S. L-4413, dated 18 February, 2016, entitled "Boundary Survey for Jason Dale", labeled as Job No. 16-012 and recorded in Plat Book 3 at Page 392 in the Mitchell County Registry. **AND BEING** comprised of a portion of those lands described in that certain deed dated 21 December, 1956 and recorded in Deed Book 121 at Page 39 of the Mitchell County Registry.

The property herein conveyed is not the primary residence of the Grantors.

TO HAVE AND TO HOLD the above described lands and premises, together with all appurtenances thereunto belonging, or in any wise appertaining, unto 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 the title is marketable and free and clear of all encumbrances, and that GRANTOR will forever warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

[Signatures and acknowledgments on pages to follow.]

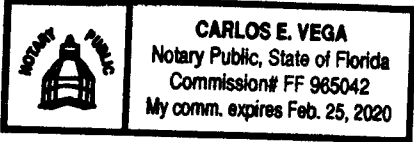
Signed: *Inez Cox* (SEAL)
Inez Cox

Florida Volusia
STATE OF ~~NORTH CAROLINA~~, ~~MITCHELL~~ COUNTY ss:
I, *Carlos Vega*, a Notary Public of the
County of ~~MITCHELL~~, State of ~~NORTH CAROLINA~~, do hereby certify that
Volusia Florida
Inez Cox personally appeared before me this date and acknowledged
the due execution of the foregoing instrument. Witness my hand and
official seal this 29 day of April, 2016.

Carlos Vega
Notary Public

(SEAL)

My commission expires: Feb 25, 2020



Signed: Beverly Tiller (SEAL)
Beverly Tiller

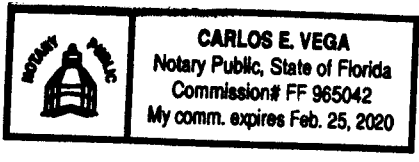
Signed: Eddie M. Tiller (SEAL)
Eddie M. Tiller

STATE OF Florida, Volusia COUNTY ss:

I, Carlos Vega, a Notary Public of the
County of Volusia, State of Florida, do
hereby certify that Beverly Tiller and Eddie M. Tiller personally
appeared before me this date and acknowledged the due execution of
the foregoing instrument. Witness my hand and official seal
this 25 day of April, 2016.

(SEAL)

Carlos E. Vega
Notary Public



My commission expires: Feb 25, 2020

Signed: CLARK COX (SEAL)
Clark Cox

Signed: Alice G. Cox (SEAL)
Alice G. Cox

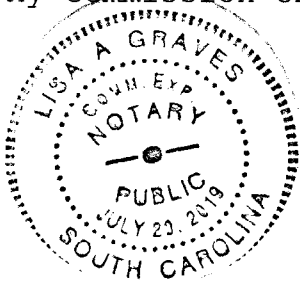
STATE OF SOUTH CAROLINA, SPARTANBURG COUNTY ss:

I, LISA GRAVES, a Notary Public of the
County of SPARTANBURG State of SOUTH CAROLINA, do
hereby certify that Clark Cox and Alice G. Cox personally appeared
before me this date and acknowledged the due execution of the
foregoing instrument. Witness my hand and official seal
this 26 day of April, 2016.

(SEAL)

Lisa Graves
Notary Public

My commission expires: 7/20/2019



Signed: Hilda Cox Hollifield (SEAL)
Hilda Cox Hollifield

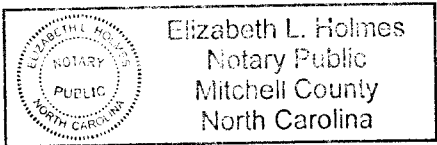
STATE OF NORTH CAROLINA, MITCHELL COUNTY ss:

I, Elizabeth L. Holmes, a Notary Public of the
County of Mitchell, State of North Carolina, do hereby certify that
Edward Burt McKenzie, Jr. and wife, Nancy Dobbin McKenzie personally
appeared before me this date and acknowledged the due execution of
the foregoing instrument. Witness my hand and official seal
this 28th day of April, 2016.

(SEAL)

[Signature]
Notary Public

My commission expires: 11/24/19



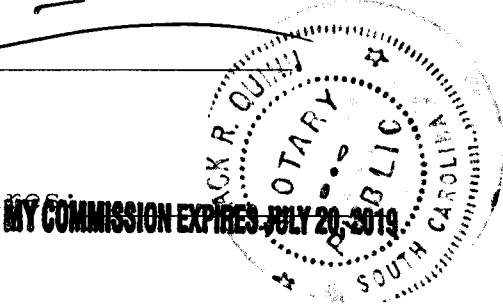
Signed: Linda Cox (SEAL)
Linda Cox

STATE OF South Carolina, Spartanburg COUNTY ss:

I, Jack R Quinn, a Notary Public of the
County of Spartanburg, State of South Carolina, do
hereby certify that Linda Cox personally appeared before me this
date and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 25 day of
April, 2016.

(SEAL) Jack R Quinn
Notary Public

My commission expires



Signed: Kathy Cox Leichter (SEAL)
Kathy Cox Leichter

STATE OF South Carolina, Spartanburg COUNTY ss:

I, JACK R QUINN, a Notary Public of the
County of SPARTANBURG, State of SOUTH CAROLINA, do
hereby certify that Kathy Cox Leichter personally appeared before me
this date and acknowledged the due execution of the foregoing
instrument. Witness my hand and official seal this 25 day of
April, 2016.

(SEAL)

Jad R Quinn
Notary Public

My commission expires: **MY COMMISSION EXPIRES JULY 20 2019**



Signed: Tammy Queen (SEAL)

Signed: Thomas Queen (SEAL)

STATE OF South Carolina, Spartanburg COUNTY ss:

I, JACK R QUINN, a Notary Public of the County of SPARTANBURG, State of SOUTH CAROLINA, do hereby certify that Tammy Queen and Thomas Queen personally appeared before me this date and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 25 day of April 2016.

(SEAL) JACK R QUINN
Notary Public

My commission expires: MY COMMISSION EXPIRES JULY 20, 2019



APPROVED BY TAX ASSESSOR TO BE
RECORDED IN THE MITCHELL COUNTY
REGISTER OF DEEDS OFFICE
DATE 12-10-15 Mitchell



2015002372

MITCHELL CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$366.00

PRESENTED & RECORDED
12-10-2015 02:10:50 PM

KATHY LAWS
REGISTER OF DEEDS
BY: KATHY LAWS
ROD

BK: RE 564

PG: 553-554

Mitchell County
Date 12/10/2015
PIN 0788-00-81-6982
Taxes PAID thru 2015
By Sandra Beleson

Prepared By: Staunton Norris, Attorney at Law, PO Box 406 Bakersville, NC 28705

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF MITCHELL

DATE: 10 December 2015

Stamps: \$366.00

Parcel #0788-00-81-6982

This property () does ☒ does not include all or a portion of Grantors primary residence.

JAMES LLOYD NANNEY and wife, MARY PAGE NANNEY, GRANTORS, hereby deed to EVELYN HOLLIFIELD of 2476 Dale Road Spruce Pine, NC 28777, GRANTEE, thus;

WITNESSETH:

FOR TEN DOLLARS AND 0/100 (\$10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, the GRANTORS do hereby bargain, sell and convey (subject to the restrictions and reservations hereinafter set forth, if any), unto the GRANTEE, her heirs and assigns, that certain parcel or tract of land lying and being in Grassy Creek Township, Mitchell County, North Carolina, and being more particularly described as follows:

BEGINNING on a 36" Poplar, a corner to those lands owned formerly by Velvis Hollifield and wife, Kate Hollifield (see Deed Book 130, Page 262); thence running with the Eastern boundary of said tract N 00° 02' 40" E 275.70 feet to an iron pin the Southern corner of those lands of Tommy Hollifield and wife, Lillian Hollifield; thence running N 46° 37' 10" E 508.22 feet to an iron pin; thence N 47° 08' 40" E 62.68 feet to a point in the centerline of NCSR 1106 (Dale Road); thence running with the centerline of Dale Road, S 17° 53' 18" W 23.19 feet to a point; thence S 18° 45' 20" W 83.81 feet to a point; thence S 19° 39' 26" W 83.02 feet to a point; thence S 18° 09' 01" W 74.73 feet to a point; thence S 13° 09' 00" W 47.39 feet to a point; thence S 07° 45' 52" W 65.78 feet to a point; thence S 03° 13' 00" W 101.87 feet to a point; thence S 02° 48' 21" W 116.74 feet to a point; thence S 02° 39' 00" W 163.97 feet to a point; thence leaving Dale Road and running N 75° 16' 20" W 29.97 feet to an iron pin in the Northern boundary of those lands owned now or formerly by Lamar Cox (see Deed Book 121, Page 39); thence running with the Cox line, N 75° 16' 20" W 271.52 feet to the point of BEGINNING, containing 3.48 acres and being shown on a survey plat prepared by William E. Arrowood, PLS, L-1510 on 29 November 1999 with drawing number 99-M-01-284.

ALSO CONVEYED HERewith is water rights set out in deed of record in DB 325, PG 593, Mitchell County Registry.

Title Reference: Book 538, page 693, Mitchell County Registry.

TO HAVE AND TO HOLD in and to the hereinabove described parcels or tracts of land, together with all rights, privileges and appurtenances thereto belonging unto her, the said GRANTEE, her heirs and assigns, to her only use and behoof forever.

GRANTORS COVENANT to and with GRANTEE, her heirs, successors, and assigns, that they are seized of the foregoing lands in fee; that they have the right to convey the same in fee simple; that said lands are free and clear of all liens and encumbrances; and that they will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and affixed their seals this the 10 day of December 2015.

 (SEAL)
JAMES LLOYD NANNEY

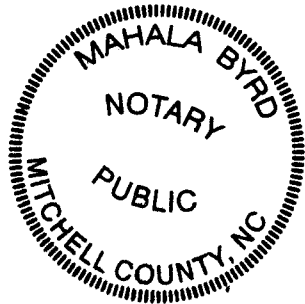
 (SEAL)
MARY PAGE NANNEY

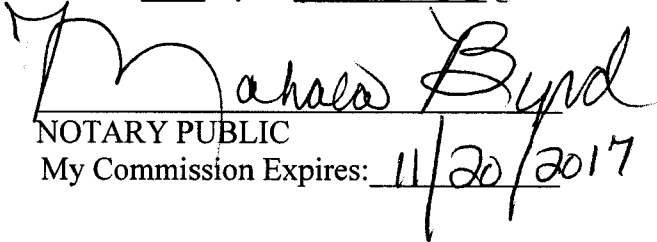
STATE OF NORTH CAROLINA

COUNTY OF MITCHELL

I, Mahala Byrd, Notary Public, do hereby certify that **JAMES LLOYD NANNEY and wife, MARY PAGE NANNEY** personally appeared before me this day and acknowledged the due execution of the foregoing WARRANTY DEED for all purposes therein expressed.

WITNESS my hand and Notarial Seal this the 10 day of December 2015.




NOTARY PUBLIC

My Commission Expires: 11/20/2017

This instrument prepared by: HISE & HARRISON, Attorneys, Spruce Pine, N. C. 28777

FORM WD-101-WARRANTY DEED

Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

NORTH CAROLINA, Mitchell COUNTY

THIS DEED, made this 24th day of July, A. D. 1981
by Tommy Hollifield and wife, Lillian B. Hollifield

of Mitchell County and State of North Carolina, parties
of the first part, to Paul Hollifield and wife, Dixie B. Hollifield

of Mitchell County and State of North Carolina, parties
of the second part:

WITNESSETH, That said parties of the first part

TEN, in consideration of
and other valuable considerations to them paid by said parties of the second part Dollars

the receipt of which is hereby acknowledged have bargained and sold, and by these presents
do grant, bargain, sell and convey to said Paul Hollifield and wife, Dixie B.

Hollifield and their all their right, title & interest in
heirs and assigns, a certain tract or parcel of land in Grassy Creek Township
Mitchell County, State of North Carolina, adjoining
the lands of

and others, and bounded as follows, viz:

BEGINNING on a 36 inch poplar, the same being located near a creek and located in the Lamar Cox line, and runs thence north 0 degrees 02 minutes 40 seconds east 275.70 feet to an iron stake at a chestnut stump; thence north 46 degrees 37 minutes 10 seconds east 508.22 feet to an iron stake; thence north 47 degrees 08 minutes 40 seconds east crossing Dale Road 123.56 feet to an iron stake; thence south 55 degrees 04 minutes east 808.08 feet to an iron stake in the Cox line; thence running south 22 degrees 05 minutes west with a fence 503.82 feet to an iron stake; thence north 81 degrees 32 minutes 50 seconds west 217.16 feet to a 14 inch locust; thence north 75 degrees 16 minutes 20 seconds west 742.85 feet crossing Dale Road to the point of BEGINNING, containing 14.978 acres.

There is also conveyed herewith the right to the use of the two springs located upon the adjoining lands of the grantors together with the right to take and use water from said spring and to convey water to the lands herein conveyed. There is also conveyed herewith the right to the joint use with the grantors of a reservoir located on or near the boundary line of the lands herein conveyed and the adjoining lands of the grantors, said reservoir being located on or near the northwest boundary line of the property herein conveyed and located west of Dale Road.