

02-0035

Alleghany County

DEED BOOKS / PLAT BOOKS

PROPERTY OWNER INDEX

02-0035 DEEDS			
NAME	DB / PG	PB / PG	DOC. PG
Cain, Sandra F; Cain, Edward; Workman, Alan R.	16-E-61; 321 / 283; 313 / 217		4
Jerry H. Laws Revocable Trust dated 06-18-2004; Laws, Jerry H. (Trustee); Laws, Shirley T. (Trustee)	272 / 587		9
Lassiter, Gary L.	309 / 1490; 284 / 139		12
Miles, Donald W; Miles, Janet P.	386 / 891		19
SC Carroll Family, LLC; Church, James C; Church, Ellen L; Johnson & Miller Family, LLC	237 / 1385; 218 / 565	9 / 263; 9 / 226	22
Workman, Alan R.	380 / 1032		32
02-0035 DEEDS OF EASEMENT			
NAME	DB / PG	PB / PG	DOC. PG
Communications Easement	378 / 84		37
Communications Easement	378 / 874		39
Communications Easement	378 / 1179		41
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PB / PG			DOC. PG
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02-0035

DEED BOOKS

0321
0283

FILED
ALLEGHANY COUNTY
LIZABETH REEVES ROUPE
REGISTER OF DEEDS

FILED Aug 07, 2008
AT 11:12:54 am
BOOK 00321
START PAGE 0283
END PAGE 0285
INSTRUMENT # 02146

BK:00321 PG:0283

Excise Tax _____

Do NOT write above this line.

Recording: Time, Book and Page

North Carolina Quitclaim Deed

This instrument prepared by: DONNA L. SHUMATE, PO BOX 816, SPARTA, NC 28675

Brief description for the Index NO OPINION ON TITLE

This Deed made this 23RD day of APRIL, 2008, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Grantor: WENDY WORKMAN

Grantee: ALAN RAY WORKMAN
24795 HIGHWAY 251
TONEY, ALABAMA 35773

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, the Property described below:

Property: City of _____, County of ALLEGHANY, North Carolina.
Township of _____, County of ALLEGHANY, North Carolina.
This property was acquired by Grantor by an instrument recorded in Book 222, Page 971, ALLEGHANY County.
A map showing the property is recorded in Plat Book _____, Page _____, _____ County.
The legal description of the Property is:

SEE ATTACHED SCHEDULE A.

TAX INFORMATION RECORDED
ALLEGHANY TAX COLLECTOR

[Signature]
8/07/08

Continued on Page 2

After recording mail to:

Tax Lot No. _____
Parcel Identifier No. 4000276935176154, 4000278959
Verified By _____ County,
on the _____ day of _____, 20____.
By _____

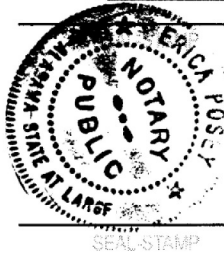
BK:00321 PG:0284

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

Grantor makes no warranty, express or implied, as to title to the Property.

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

	Entity	Individual
Name: _____		<u>Wendy Workman</u> (Seal)
By: _____		WENDY WORKMAN (Seal)
Title: _____		(Seal)
By: _____		(Seal)
Title: _____		(Seal)
By: _____		(Seal)
Title: _____		(Seal)



USE BLACK INK ONLY INDIVIDUAL
STATE OF Alabama COUNTY OF Madison
I, a Notary Public of the County and State aforesaid, certify that Wendy Workman
Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 25th day of June, 2008.
My Commission Expires: 03/19/2012 [Signature] Notary Public

SEAL-STAMP

USE BLACK INK ONLY INDIVIDUAL
STATE OF _____ COUNTY OF _____
I, a Notary Public of the County and State aforesaid, certify that _____
Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this _____ day of _____, 20____.
My Commission Expires: _____ Notary Public

SEAL-STAMP

USE BLACK INK ONLY ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership
STATE OF _____ COUNTY OF _____
I, a Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and acknowledged that he is _____ 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 an act of the Entity, has signed the foregoing instrument in its name
and on its behalf as its act and deed.
Witness my hand and official stamp or seal, this _____ day of _____, 20____.
My Commission Expires: _____ Notary Public

The foregoing Certificate(s) of _____

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.

- REGISTER OF DEEDS FOR _____ COUNTY

By _____ Deputy/Assistant - Register of Deeds

Schedule A

BK:00321 PG:0285

TRACT 1: Beginning at a stone at the old still place near the fork of the branch and running thence North 02 degrees East 25 poles to a stake in Flora Edwards' line; thence westwardly 48 poles to a stake in James Miles' line; thence South 1-1/2 degrees West 25 poles to a stake, Allen Evans' corner; thence eastwardly a direct line to the beginning. Containing 7-1/2 acres, more or less.

And being the identical property conveyed by Nick McKnight and wife, Fannie McKnight, to Allen Evans and wife, Lelia Evans, by deed dated the 19th day of January, 1926, said deed being of record in the Alleghany Registry in Book 34, Page 477.

Also being a portion of the 35 acres conveyed by Allen Evans and wife Lela Evans, to B.E. Edwards by deed dated the 13th day of January, 1930, said deed being of record in the Alleghany Registry in Book 39, Page 154.

TRACT 2: Being those three (3) tracts of land described in deed from J. R. McLean and wife, Hallie McLean, to Allen Evans dated the 4th day of September, 1925, and being of record in the Alleghany Registry in Deed Book 34, Page 349, said deed being incorporated herein by reference as fully as if set out herein.

It is the full intention of the Grantor herein to convey all of the property described in deed from Allen Evans and wife, Lela Evans, to B. E. Edwards dated the 13th day of January, 1930, and of record in the Alleghany Registry in Book 39, Page 154, said deed and description therein being incorporated herein by reference as fully as if set out herein.

FILED
ALLEGHANY COUNTY
LIZABETH REEVES ROUPE
REGISTER OF DEEDS

BK:00313 PG:0217

Alleghany County 11-09-2007
NORTH CAROLINA
Real Estate
Excise Tax \$140.00

FILED Nov 09, 2007
AT 04:05:29 pm
BOOK 00313
START PAGE 0217
END PAGE 0218
INSTRUMENT # 03641

Excise Tax \$140.00

Recording Time, Book and Page

Mail after recording to:

Edmund I. Adams PLLC, Edmund I. Adams, Attorney At Law, P.O. Box 97, Sparta, North Carolina, 28675

This instrument was prepared by:

Edmund I. Adams PLLC, Edmund I. Adams, Attorney At Law, P.O. Box 97, Sparta, North Carolina, 28675

Brief description for the Index

Parcel ID #4000-16-5733

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of November, 2007, by and between

GRANTOR

GRANTEE

ABDUL RAHMAN A. AL-OLLOLA
and wife, TAMALA W. AL-OLLOLA

NELLIE MAE WORKMAN

P.O. Box 1147
Sparta, NC 28675

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 the 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 the fee simple/except as hereinafter stated, all that certain lot or parcel of land situated in the Town of , Gap Civil Township, Alleghany County, North Carolina and more particularly described as follows:

BEING all that tract or parcel of land, East of SR 1422 containing 1.61 acres, more or less, as shown on the Survey Plat entitled as "Boundary Survey for Marie Pruitt", made by Lands End Surveying, dated 3/19/01 and revised on 8/22/01, drawing No. 01-016, as shown in the Plat Book 9 at Page 226 of the Alleghany County Registry.

N.C. Bar Association Form 3, Copyright 1976, Revised Copyright 1977 - Edmund I. Adams, Attorney At Law

This Standard Form has been approved jointly by: The N.C. Bar Association and The N.C. Association of Realtors, Inc. NCBA 001

TAX INFORMATION RECORDED

ALLEGHANY TAX COLLECTOR

Heary Combs 11/09/07

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 245, at Page 899 of the Alleghany County Registry.

A map showing the above described property is recorded in Plat Book 9 Page 226.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Any and all easements of record.
2. Reparian rights of others in and to any streams or creeks which may cross or bound the property.
3. That portion of the property which lies within the rights of way of any public roads which bound the property.

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.

Abdul Rahman A. Al-Ololla (SEAL)
Abdul Rahman A. Al-Ololla

Tamala W. Al-Ololla (SEAL)
Tamala W. Al-Ololla

SEAL-STAMP

STATE OF NORTH CAROLINA

ALLEGHANY COUNTY

I, a Notary Public of the County and State aforesaid, certify that **Abdul Rahman A. Al-Ololla and wife, Tamala W. Al-Ololla**, Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th day of November, 2007.



Miranda L. Hamm
NOTARY PUBLIC

My Commission Expires: 4/25/2008

The foregoing certificate(s) of _____

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.

By _____ Deputy/Assistant-Register of Deeds

REGISTER OF DEEDS FOR _____ COUNTY

FILED
ALLEGHANY COUNTY
LIZABETH REEVES ROUPE
REGISTER OF DEEDS

BK:00272 PG:0587

FILED Jul 23, 2004
AT 10:17:01 am
BOOK 00272
START PAGE 0587
END PAGE 0589
INSTRUMENT # 00123

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 4000-13-6647 **TAX INFORMATION RECORDED**
By: Shirley Laws **ALLEGHANY TAX COLLECTOR** on the 23rd day of July, 20 04

Mail/Box to: Shirley Laws, PO Box 1385, Sparta, NC 28675

This instrument was prepared by: Rebecca L. Smitherman, Attorney

Brief description for the Index:

THIS DEED made this July day of 23, 20 04, by and between

GRANTOR

Shirley T. Laws and Jerry H. Laws,
wife and husband
PO Box 1385
Sparta, NC 28675

GRANTEE

Jerry H. Laws and Shirley T. Laws, Trustees of the
Jerry H. Laws Revocable Trust U/A dated 6/18/04
PO Box 1385
Sparta, NC 28675

Enter in appropriate block for each party: name, 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 _____, Cherry Lane _____ Township, Alleghany County,

North Carolina and more particularly described as follows:

See attached exhibit A

Grantor Shirley T. Laws acquired the above-described property as devisee under the will of Edna H. Thompson, see File No. 03 E 2 in the office of the Clerk of Superior Court of Alleghany County, North Carolina. The property was acquired by Edna H. Thompson by instrument recorded in Book 245, Page 24, Alleghany County Register of Deeds.

CL/ This is a Gift Deed.

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

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

3

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) _____ (SEAL)
By: _____ Title: _____ (SEAL)
By: _____ Title: _____ (SEAL)
By: _____ Title: _____ (SEAL)

SEAL-STAMP



USE BLACK INK ONLY

State of North Carolina - County of Allegheny
I, the undersigned Notary Public of the County and State aforesaid, certify that Shirley T. Laws and
Jerry H. Laws 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 23rd day of July, 2004.
My Commission Expires: 9-16-2006 Theresa D. Williams
Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
personally came before me this day and
acknowledged that _____ he 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 each 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: _____
Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
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 _____ day of _____, 20 _____.
My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of Theresa D. Williams 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.

By: Lizabeth Reeves Rouse Register of Deeds for Allegheny County
By: J. Libby Duncan Deputy/Assistant - Register of Deeds

BK:00272 PG:0589

Exhibit A

A one-half undivided interest in the following:

BEING all those tracts of land set out and described in Deed Books and Page Numbers; Book 46 @ Page 158, Book 51 @ Page 101, Book 62 @ Page 247, Book 66 @ Page 36, Book 68 @ Page 224, Book 72 @ Page 318, Book 67 @ Page 627, Book 56 @ Page 190, Book 57 @ Page 182, Book 67 @ Page 634, Book 72 @ Page 372, Book 70 @ Page 84, and Book 74 @ Page 266. To which deed and reference is made for a more complete description, which are recorded in the Alleghany County Registry, to which reference is made.

EXCEPTED: Book 152, Page 866, Grantee: Wiley E. McNeil, Jr., containing 200.837 acres, more or less.

Book 198, Page 378, Grantee: W. Dennis Spry and William D. Spry Jr., containing 0.025 acres, more or less.

Book 198, Page 374, Grantee: Roaring Gap Club, Inc., containing 0.234 acres, more or less.

Alleghany County 08-17-2007
NORTH CAROLINA
Real Estate
Excise Tax \$90.00

FILED Aug 17, 2007
AT 02:48:09 pm
BOOK 00309
START PAGE 1490
END PAGE 1493
INSTRUMENT # 02656

Excise Tax- \$90.00-

Recording Time, Book and Page

Prepared by: Miller & Johnson, PLLC, P.O. Box 49, Boone, NC 28607
Return to: Grantee by mail

STATE OF NORTH CAROLINA

GENERAL WARRANTY DEED

COUNTY OF ALLEGHANY

This Warranty Deed made this 13th day of August 2007, by and between

SC Carroll Family, LLC
Johnson & Miller Family, LLC
James Cline Church and wife, Ellen Lemly Church

(hereinafter called "Grantor")

and

Gary Lassiter
2811 Mtn. Crest Rd.
Jonesville, NC 28642

(hereinafter called "Grantee")

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns, in fee simple all that certain lot, parcel or tract of land situated in Gap Civil Township, Alleghany County, North Carolina, and more particularly described as follows:

THAT CERTAIN TRACT OF LAND AS DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET OUT IN FULL.

TAX INFORMATION RECORDED
ALLEGHANY TAX COLLECTOR
M. Wall

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 237, Page 1385, Alleghany County, North Carolina Public Registry.

This deed was prepared without the benefit of a current title examination.

TO HAVE AND TO HOLD the aforesaid lot, parcel or tract of land and all privileges and appurtenances thereunto belonging, or in any wise appertaining, unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants with Grantee that Grantor is seized of the premises in fee simple and has the right to convey the same in fee simple; that title is marketable and free and clear of all encumbrances, other than those exceptions set forth below; and that it will warrant and defend the title to the same against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

1. Utility, rights of way, and other easements of public record.
2. Subject to Restrictions recorded in Book 233, Page 47, with the exception of Provisions 8 - 12 thereof.

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.

SC Carroll Family, LLC (SEAL)
Johnson & Miller Family, LLC (SEAL)
James Cline Church (SEAL)
Ellen Lemly Church (SEAL)

By:  (SEAL)
Linda L. Johnson, Attorney-in-fact
for SC Carroll Family, LLC; Johnson & Miller
Family, LLC; James Cline Church and wife, Ellen
Lemly Church

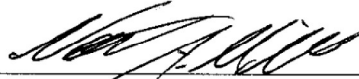
STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

I, a Notary Public of said County and State, do hereby certify that Linda L. Johnson, attorney-in-fact for the SC Carroll Family, LLC; the Johnson & Miller Family, LLC; and James Cline Church and wife, Ellen Lemly Church, personally appeared before me this day and being duly sworn, says that she voluntarily signed and executed the foregoing and annexed instrument for and in behalf of the said SC Carroll Family, LLC; the Johnson & Miller Family, LLC; and James Cline Church and wife, Ellen Lemly Church, and that her 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 in the County of Alleghany, State of North Carolina, in Book 235, Page 894, Alleghany County, North Carolina Public Registry on the 12th day of March, 2001, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney.

I do further certify that the said Linda L. Johnson acknowledges the due execution of the foregoing and annexed instrument for the purposes therein expressed for in behalf of the said SC Carroll Family, LLC; the Johnson & Miller Family, LLC; and James Cline Church and wife, Ellen Lemly Church, and that I received satisfactory evidence of identity from the signer or am familiar with her.

WITNESS my hand and official seal this the 14th day of August, 2007.



Notary Public Signature

Nathan A. Miller

Printed or typed name of Notary Public

My commission expires: 7/29/2009

NOTARIAL SEAL:

NATHAN A. MILLER
NOTARY PUBLIC
WATAUGA COUNTY, N.C.
My Commission Expires 07-29-2009

EXHIBIT A
GENERAL WARRANTY DEED
SC CARROLL FAMILY, LLC, JOHNSON & MILLER FAMILY, LLC,
AND JAMES CLINE CHURCH AND WIFE, ELLEN LEMLY CHURCH, GRANTORS
GARY LASSITER, GRANTEE

A 3.00 acre parcel of land being a portion of the Grantor's property acquired from Pruitt in Deed Book 237 Page 1385, Alleghany County described as:

BEGINNING AT A POINT marked by an existing rod at a post which marks the southwest corner of the Gary Lassiter tract described in Deed Book 284 Page 139, at a corner common with the Grantor's Pruitt tract in Deed Book 237 Page 1385, thence from the Point of the Beginning, S 48° 00' 00" E 200.00 feet to a point in the approximate centerline of Fox Ridge Road (N.C.S.R.1422); thence with the centerline of the road, S 52° 08' 13" W 63.46 feet to a point; S 59° 56' 55" W 51.57 feet to a point; S 63° 55' 49" W 78.50 feet to a point; thence leaving the centerline of the road, N 32° 40' 48" W 28.51 feet to a new ½" rebar; N 32° 40' 48" W 202.51 feet to a new ½" rebar; thence N 12° 17' 41" E 415.32 feet to a new ½" rebar; thence S 89° 07' 39" E 189.77 feet to a new ½" rebar; thence S 89° 07' 39" E 25.00 feet to a point in the approximate centerline of Fox Ridge Rd.; thence with the centerline of the road, S 24° 49' 27" E 103.41 feet to a point; S 22° 53' 08" E 54.99 feet to a point; S 16° 20' 38" E 54.32 feet to a point; S 06° 53' 06" E 49.13 feet to a point, and S 04° 47' 45" W 51.44 feet to a point; thence leaving the road and with the northernmost G. Lassiter line, N 69° 44' 00" W 200.00 feet to an existing rebar at a post, and S 22° 16' 00" W 147.47 feet to the Point of Beginning and containing 3.00 acres as shown on the unrecorded plat titled "Property to be conveyed to Gary Lassiter", prepared by Andrews & Hobson Surveyors, dated August 7, 2007, bearing Drawing No. # 5520 which is incorporated by reference herein as if set out in full.

C:\WPDATA\Real Estate\Fox Run Farm\3 A to Lassiter\General Warranty Deed.wpd

FILED
ALLEGHANY COUNTY
LIZABETH REEVES ROUPE
REGISTER OF DEEDS

BK:00284 PG:0139

Alleghany County 07-29-2005
NORTH CAROLINA
Real Estate
Excise Tax \$144.00FILED Jul 29, 2005
AT 04:35:04 pm
BOOK 00284
START PAGE 0139
END PAGE 0141
INSTRUMENT # 30331

Excise Tax \$ 144.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 4000163228
Verified by County on the day of
by

Mail after recording to NEAVES & GILLESPIE, P.A., 124 W. MAIN STREET, ELKIN, NC 28621

Mail to: Neaves + Gillespie, PO Box 771, Elkin, NC

This instrument was prepared by NEAVES & GILLESPIE, P.A., 124 W. MAIN STREET, ELKIN, NC 28621

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of July, 2005, by and between

GRANTOR

Johnathon Brett Walsh and wife
Amy Lineberry Walsh

GRANTEE

Gary Lee Lassiter
2783 Fox Ridge Road
Sparta NC 28675

Enter in appropriate block for each party: name, 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 Ennice, Township,

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

BEGINNING ON A NAIL SET IN THE CENTER OF NCSR 1422, RUNNING THENCE WITH THE PROPERTY LINE OF MARIE PRUITT N. 48-00 W. 200 FEET TO A NEW IRON PIN; THENCE N. 22-16 E. 147.32 FEET TO A NEW IRON PIN; THENCE S. 69-44 E. 200 FEET TO THE CENTER OF NCSR 1422; THENCE ALONG AND WITH THE CENTER LINE OF NCSR 1422 S. 15-22 W. 75.00 FEET; S. 21-55 W. 50.00 FEET; S. 29-14 W. 50 FEET; THENCE S. 39-34 W. 50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.88 ACRE AS SHOWN ON PLAT DRAWN BY DENNIS K BENNETT DATED JULY 21, 1984, DRAWING NO 55.

TAX INFORMATION RECORDED
ALLEGHANY TAX COLLECTOR
Sherry Conkle 7-29-05

BK:00284 PG:0140

The property hereinabove described was acquired by Grantor by instrument recorded in

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

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

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.

.....
(Corporate Name)

By:

.....
President

ATTEST:

.....
Secretary (Corporate Seal)

USE BLACK INK ONLY

Johnathon Brett Walsh (SEAL)
Johnathon Brett Walsh

Amy Linberry Walsh (SEAL)
Amy Linberry Walsh

..... (SEAL)

..... (SEAL)

.....
(Corporate Name)

By:

.....
President

ATTEST:

.....
Secretary (Corporate Seal)

USE BLACK INK ONLY

..... (SEAL)

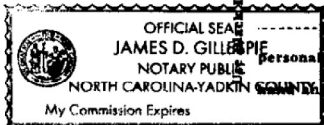
..... (SEAL)

..... (SEAL)

..... (SEAL)

SEAL - STAMP

NORTH CAROLINA, _____Surry_____County.



I, a Notary Public of the County and State aforesaid, certify that Johnathon Brett Walsh and wife _____

Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

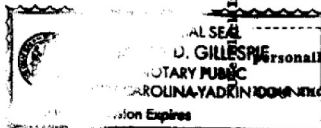
hand and official stamp or seal, this 29th day of July, 2005.

My commission expires: 11/16/08

Notary Public

SEAL - STAMP

NORTH CAROLINA, _____Surry_____County.



I, a Notary Public of the County and State aforesaid, certify that Amy Lineberry Walsh _____

Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my

hand and official stamp or seal, this 29th day of July, 2005.

My commission expires: 11/16/08

Notary Public

SEAL - STAMP

NORTH CAROLINA, _____County.

I, a Notary Public of the County and State aforesaid, certify that _____

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 _____.

My commission expires: _____

Notary Public

SEAL - STAMP

NORTH CAROLINA, _____County.

I, a Notary Public of the County and State aforesaid, certify that _____

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 _____.

My commission expires: _____

Notary Public

SEAL - STAMP

NORTH CAROLINA, _____County.

I, a Notary Public of the County and State aforesaid, certify that _____

personally came before me this day and acknowledged that _____ he is _____ Secretary of

_____ a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its _____

President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____.

My commission expires: _____

Notary Public

SEAL - STAMP

NORTH CAROLINA, _____County.

I, a Notary Public of the County and State aforesaid, certify that _____

personally came before me this day and acknowledged that _____ he is _____ Secretary of

_____ a North Carolina corporation, and that by authority duly

given and as the act of the corporation, the foregoing instrument was signed in its name by its _____

President, sealed with its corporate seal and attested by _____ as its _____ Secretary.

Witness my hand and official stamp or seal, this _____ day of _____.

My commission expires: _____

Notary Public

The foregoing Certificate(s) of _____

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.

By _____

REGISTER OF DEEDS FOR _____

Deputy/Assistant-Register of Deeds.

BK:00386 PG:0891

FILED Jul 24, 2017 10:45:51 am
BOOK 00386
PAGE 0891 THRU 0893 ALLEGHANY COUNTY NC
INST # 01317 MIRANDA H. ROUPE
EXCISE TAX (None) REGISTER OF DEEDS

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 4000183324 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: _____

TAX INFORMATION RECORDED
ALLEGHANY TAX COLLECTOR

This instrument was prepared by: Donna L. Shumate, Attorney at Law, 83 S. Main St. Sparta, NC 28673

Brief description for the Index: LOT No Opinion On Title By Preparer.

THIS DEED made this 12th day of July, 2017, by and between

GRANTOR

GRANTEE

Donald W. Miles, Sr.
PO Box 727
Sparta, NC 28675

Donald W. Miles, Jr. and wife,
Janet Poe Miles
PO Box 299
Roaring Gap, NC 28668

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, parcel of land or condominium unit situated in the City of _____, _____ Gap Civil _____ Township, _____ Alleghany _____ County, North Carolina and more particularly described as follows:

See Attached Schedule A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 328 page 1423.
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 _____ page _____.

Page 1 of 2

0386 HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee
0892le.

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:
Any and all easements, restrictions and rights of ways of record.

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

(Entity Name) Donald W. Miles, Sr. (SEAL)
By: _____
Print/Type Name & Title: _____ Print/Type Name: _____
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of NC - County or City of Alleghany
I, the undersigned Notary Public of the County or City of Alleghany and State aforesaid, certify that
Donald W. Miles, Sr. 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 12th day of
July, 2017.

My Commission Expires: Dec 17, 2021
(Affix Seal)

ANGELA S. CLEMONS
Notary Public
Alleghany County, NC
Angela S. Clemons 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
_____ 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 _____ 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
_____ personally came before me this day and acknowledged that
_____ he 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

Schedule A

A 25.55 acre tract being more particularly described as follows:

BEGINNING at a point, said point of Beginning being in the center of Fox Ridge Road and in the common boundary of Tract 1 to be conveyed to Nellie Mae Workman and herein described Tract 2, and also being a common corner of Tract 3 to be conveyed to Sue M. Johnson and husband, Kelly Johnson and herein described Tract 2; thence from the point of Beginning and running along and with the center of Fox Ridge Road the following courses and distances: North 51 degrees 59 minutes 47 seconds West 22.74 feet; North 54 degrees 23 minutes 18 seconds West 29.97 feet; North 57 degrees 06 minutes 32 seconds West 26.33 feet; North 59 degrees 46 minutes 41 seconds West 27.81 feet; North 63 degrees 44 minutes 43 seconds West 19.20 feet; North 67 degrees 42 minutes 36 seconds West 23.02 feet; North 72 degrees 47 minutes 02 seconds West 24.93 feet; North 78 degrees 32 minutes 30 seconds West 21.16 feet; North 83 degrees 53 minutes 23 seconds West 18.43 feet; North 89 degrees 44 minutes 34 seconds West 19.33 feet; South 84 degrees 07 minutes 49 seconds West 18.41 feet; South 78 degrees 46 minutes 26 seconds West 15.99 feet; South 73 degrees 08 minutes 34 seconds West 21.39 feet; South 66 degrees 46 minutes 07 seconds West 18.45 feet; South 62 degrees 00 minutes 40 seconds West 19.39 feet; South 57 degrees 15 minutes 44 seconds West 14.06 feet; South 52 degrees 26 minutes 49 seconds West 18.99 feet; South 46 degrees 40 minutes 01 second West 17.49 feet; South 41 degrees 47 minutes 31 seconds West 19.11 feet; South 34 degrees 57 minutes 15 seconds West 17.68 feet; South 30 degrees 17 minutes 50 seconds West 18.52 feet; South 24 degrees 26 minutes 53 seconds West 18.63 feet; South 18 degrees 46 minutes 49 seconds West 19.45 feet; South 12 degrees 58 minutes 40 seconds West 16.35 feet; South 07 degrees 09 minutes 05 seconds West 20.10 feet; South 01 degree 44 minutes 48 seconds West 20.26 feet; South 00 degrees 56 minutes 20 seconds East 15.19 feet; South 03 degrees 43 minutes 36 seconds East 19.01 feet; South 05 degrees 41 minutes 30 seconds East 29.28 feet; South 07 degrees 21 minutes 16 seconds East 24.09 feet; South 07 degrees 48 minutes 07 seconds East 28.02 feet; and South 08 degrees 10 minutes 36 seconds East 36.47 feet to a point, center of Fox Ridge Road; thence leaving the center of Fox Ridge Road and running South 48 degrees 18 minutes 15 seconds West 24.38 feet to a 1/2" rebar; thence South 48 degrees 18 minutes 15 seconds West 167.82 feet to a 1/2" rebar; thence South 48 degrees 18 minutes 15 seconds West 24.31 feet to a point, center of Glade Creek; thence running along and with the center of Glade Creek the following courses and distances: North 25 degrees 38 minutes 00 seconds West 56.94 feet; North 38 degrees 56 minutes 00 seconds West 70.88 feet; North 24 degrees 24 minutes 00 seconds West 210.26 feet; North 08 degrees 49 minutes 00 seconds West 103.15 feet; North 39 degrees 01 minute 00 seconds West 78.08 feet; North 03 degrees 43 minutes 00 seconds West 137.05 feet; North 15 degrees 32 minutes 00 seconds West 331.73 feet; and North 01 degree 47 minutes 00 seconds East 116.38 feet to a point in Little River; thence leaving Glade Creek and running with Little River the following courses and distances: North 78 degrees 23 minutes 54 seconds East 95.10 feet; North 69 degrees 14 minutes 41 seconds East 160.93 feet; North 44 degrees 50 minutes 48 seconds East 239.55 feet; North 25 degrees 37 minutes 24 seconds East 107.15 feet; North 20 degrees 03 minutes 00 seconds East 152.97 feet; and North 06 degrees 49 minutes 51 seconds East 150.08 feet to a point in Little River; thence leaving Little River and running with the boundary of Tract 3 North 84 degrees 05 minutes 39 seconds East 50.00 feet to a 5/8" rebar; thence North 84 degrees 05 minutes 39 seconds East 451.16 feet to a 5/8" rebar; thence South 11 degrees 10 minutes 31 seconds East 607.36 feet to a 5/8" rebar; thence South 22 degrees 08 minutes 03 seconds West 762.53 feet to a 5/8" rebar; thence South 22 degrees 08 minutes 03 seconds West 20.00 feet to the point of Beginning. Containing 25.55 acres and being designated as Tract 2 on map of survey prepared by John M. Myers, PLS L-3618, Blue Ridge Surveying, dated March 16, 2009 and being Job No. 09-019.

SUBJECT TO right of way for Fox Ridge Road.

EXCEPTING AND RESERVING a 20' wide joint, non-exclusive road right of way easement leading from the northwestern edge of NCSR 3033, Fox Ridge Road over and across the above described Tract 2 (25.55 acre tract) in a generally Northwestern and Northern direction to the northern edge of the above described Tract 2 (25.55 acre tract). The centerline of the said 20' wide joint, non-exclusive road right of way easement to run along and with the old farm road as it formerly and presently exists and as shown the attached Exhibit "A".

Commissioner's Deed 4000-06-8400

PREPARED BY:
Dan R. Murray
Attorney at Law
P. O. Box 639
Sparta, NC 28675

State of North Carolina

ALLEGHANY County.

THIS DEED, Made this 12 day of JUNE, 2001, by DAN R. MURRAY, Commissioner, under a judgment of the superior court of said county, in the special proceedings entitled IN RE MARIE PRUITT (File 01 SP 04), ~~adjudicator of~~ ~~resale~~ against

and others, party of the first part, to SC CARROLL FAMILY, LLC, JOHNSON & MILLER FAMILY, LLC, & JAMES CLINE CHURCH AND ELLEN L. CHURCH, of Watauga County, North Carolina, party of the second part, witnesseth:

That Whereas, the said DAN R. MURRAY, Commissioner, being thereto licensed by a judgment in said proceedings, did, on the 11 day of May, 2001, after due advertisement, expose the land hereinafter described to public ~~sale~~ resale at the Alleghany County Courthouse, and then and there the said SC Carroll Family, LLC Et Al became the last and highest bidder for said land at the sum of \$ 115,000.00 and complied with the terms of sale; and whereas, upon report of said sale to said court, the same was confirmed and the said DAN R. MURRAY, commissioner as aforesaid, was ordered by the judgment of said court to execute a deed in fee simple to said purchaser upon payment of said purchase money; and whereas, the said purchase money has been paid in full:

Now, in consideration of the premises, and in execution of the power and authority aforesaid, the said DAN R. MURRAY, commissioner as aforesaid, doth hereby bargain, sell and convey to the said SC Carroll Family, LLC, Johnson & Miller Family, LLC and James Cline Church and Ellen L. Church and their ~~and his~~ heirs and assigns, that certain parcel or lot of land, situate in Gap, Civil Township, Alleghany County, North Carolina, adjoining the lands of SC Carroll Family, LLC et al and others, and bounded as follows:

Being that tract of land as advertised in Marie Pruitt Special Proceeding File 01 SP 04 shown on Exhibit A attached hereto and shown further on survey dated 03/19/01 prepared by Wm. Kevin Dowell, Lands End Surveying, entitled Boundary Survey for Marie Pruitt, Drawing 01-016 to which survey reference is made for the description shown on Exhibit B attached hereto and incorporated by reference herein.

BOOK 237 PAGE 1385

ID. 66368
\$230.00
State of ALLEGHANY
North Carolina County
Real Estate Excise Tax

FILED in ALLEGHANY County, NC
on Jun 26 2001 at 03:29:57 PM
by Elizabeth R. Rouse
Register of Deeds

by Debbie Carico
Deputy

TAX INFORMATION RECEIVED
ALLEGHANY TAX COLLECTOR

[Signature] 6-26-01

To have and to hold said land, with its appurtenances, to him, the said SC Carroll Family, LLC et al their ~~and his~~ heirs and assigns forever, in as full and ample manner as said DAN R. MURRAY, commissioner as aforesaid, is authorized and empowered to convey the same.

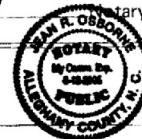
In witness whereof, the said DAN R. MURRAY, commissioner, has hereunto set his hand and seal, the day and year first above written.

[Signature]
DAN R. MURRAY Commissioner (SEAL)

STATE OF NORTH CAROLINA, Alleghany County.

Jean R. Osborne, a Notary Public in and for the said county and State, do hereby certify that DAN R. MURRAY, Commissioner, the grantor named in the foregoing Deed, personally appeared before me this day and acknowledged the due execution of the said Deed for the purposes therein expressed.

Witness my hand and Notarial seal, this 26 day of June, 2001 XXX
 My Commission expires June 12, 2005 Jean R. Osborne Notary Public



STATE OF NORTH CAROLINA, _____ County.

The foregoing certificate(s) of _____

is (are) certified to be correct. This instrument was presented for registration this _____ day of _____, 19____, at _____ A.M., P.M., and duly recorded in the office of the Register of Deeds of _____ County,

Nor
 This **NORTH CAROLINA - ALLEGHANY COUNTY**
 The foregoing certificate (s) of
JEAN R. OSBORNE
 Notary Public - Alleghany County, North Carolina

By _____
 Assistant, Deputy Register of Deeds

is (are) certified to be correct.
 Fee **LIZABETH REEVES ROUPE**

This By Debbie Carico
 Assistant/Deputy

COMMISSIONER'S DEED

To _____
 Commissioner

Consideration \$ _____

Dated the _____ day of _____, 19____

EXHIBIT A

BEGINNING on a stake in center of Barrett Road near Glade Creek Bridge, running North 62 West 20-1/4 poles to a stake; then South 63-1/2 West 27 poles to a stake; then South 61 West 26-1/4 poles to a stake; then South 84 West 11 poles to a stake; South 64 West 6 poles to a stake; North 85 West 6-1/4 poles to a stake, Click Choate's corner; South 11 West 5-3/5 poles with Click Choate's line to a White Pine; then South 40 West 3 poles to a stake, Click Choate and Flora Choate's corner; then South 36 East 24 poles with Flora Choate's line to a Sarvis; then South 88 East 12-3/4 poles to a stake, Flora Choate's corner; then South 61 East 30 poles to a stake in road; then North 77 East down road 20 poles to a stake in road; then North 34 East 12 poles to a stake in road; then North 75 East 11 poles to a stake in road; then North 14 East 12 poles to a stake in old road; then North 34 East 11 poles to Thompson Brothers corner; then North 79 East 8 poles to a stake in creek; then North 36 West down center of creek to center of bridge; 23 poles; then South 14 West 2 poles up center of road to the beginning, containing 25 and 3/4 acres, more or less.

EXCEPTED from the foregoing is the following tract of land: BEGINNING on a nail set in the center of N.C.S.R. 1422, running thence with the property line of Marie Pruitt N. 48-00W. 200.00 feet to a new iron pin; thence N. 22-16 E. 147.32 feet to a new iron pin; thence S. 69-44 E. 200 feet to the center of N.C.S.R. 1422; thence along and with the centerline of N.C.S.R. 1422, S. 15-22 W. 75.00 feet; S. 21-55 W. 50.00 feet; S. 29-14 W. 50.00 feet; thence S. 39-34 W. 50.00 feet to the point of beginning, containing 0.88 acre, same being shown on plat drawn by Dennis K. Bennett dated July 21, 1984, drawing No. 55. Property herein conveyed is subject to 30 foot right of way for N.C.S.R. 1422 as shown on plat above mentioned.

EXHIBIT B

BEGINNING ON A SPIKE IN THE CENTER OF NCSR 1422, where same intersects with old road bed running along southern boundary line of herein conveyed tract and running thence from said spike and with center of old road bed N. 79-26-53 W. 75.88 feet To point in center of old road bed; thence N.86-44-50 W. 60.05 feet to 5/8" rebar at post; thence with line of S.C. Carroll Family LLC et al as set out in Deed Book 218, Page 565, N. 54-13-52 W. 507.66 feet to 1/2" rebar at post; thence N. 81-44-46 W. 211.38 feet to 1/2" rebar at 12" marked Sarvis; thence N. 32-48-01 W. 388.36 feet crossing branch to a 1/2" rebar at post; N. 30-06-06 W. 6.36 feet to existing nail in old road; thence with center of old road bed N. 49-19-02 E. 33.40 feet; N. 19-15-06 E. 40.69 feet; N. 11-44-16 E. 60.15 feet; thence leaving old road bed and running S. 79-37-42 E. 107.29 feet; N. 71-53-08 E. 102.89 feet to 1/2" rebar at post; N. 88-58-06 E. 180.43 feet to 1/2" rebar; N. 65-51-11 E. 440.34 feet to 1/2" rebar at post; N. 62-22-29 E. 443.80 feet to 1/2" at post; S. 56-34-17 E. 247.04 feet to 1/2" rebar at post near gravel road; thence N. 64-33-00 E. crossing gravel road a total of 128.63 feet passing through a 5/8" rebar to point in center of NCSR 1422; thence with center of NCSR 1422, S. 13-18-33 W. 13.14 feet and S. 16-24-02 W. 61.47 feet; thence leaving NCSR 1422 and running S. 31-10-02 W. 530.59 feet with center of creek; thence S. 00-33-17 W. 20.00 feet to 5/8" rebar; thence S.79-05-19 W. 202.32 feet to spike in center of NCSR 1422; thence with center of NCSR 1422 S. 11-08-01 E. 6.54 feet; S. 02-04-31 E. 44.95 feet; and S. 09-33-36 W. 49.07 feet to nail in center of road; thence with Amy R. Lineberry Line N. 65-48-16 W. 199.58 feet to 3/4" rod at fence corner; continuing with Lineberry line, S. 26-17-58 W. 147.53 feet to 3/4" rod at fence corner; and S. 44-08-31 E. 199.69 feet to nail in center of NCSR 1422; thence with center of NCSR 1422, S. 51-29-36 W. 34.67 feet; S. 59-53-04 W. 42.08 feet; S. 65-41-32 W. 43.61 feet; S. 67-44-58 W. 143.41 feet; S. 67-44-00 W. 210.79 feet; S. 66-12-52 W. 72.82 feet; and S. 61-22-32 W. 30.65 feet to the point and place of beginning and containing a total area of 27.67 acres by coordinate geometry as shown on survey dated March 19, 2001, prepared by Wm. Kevin Dowell, Lands End Surveying, Drawing No. 01-016 entitled Boundary Survey for Marie Pruitt, and recorded in Plat Book 9 at Page 226 of the Alleghany County Registry.

The property herein conveyed is subject to the 16 foot right of way as set out in Deed Book 152, Page 791, ACR and shown on survey hereinabove referred to, along with rights of others to use of old road beds denoted on survey.

ALLEGHANY COUNTY
Jul 01 1999 \$2,013.00



1000021458

REAL ESTATE
EXCISE TAX

FILED in ALLEGHANY County, NC
on Jul 01 1999 at 10:32:22 AM
by: Elizabeth R. Rouse
Register of Deeds

Excise Tax

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 3090-88-9700 S
Verified by TAX INFORMATION RECORDED County on the 30th day of June, 99
by ALLEGHANY TAX COLLECTOR
[Signature]

Mail after recording to _____

Wm. Bynum Marshall, P.O. Box 249, Sparta, N.C. 28675

This instrument was prepared by _____

Brief description for the Index _____

No Opinion on Title and No Closing by Preparer

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 30th day of June, 99, by and between

GRANTOR

Windy Hill Real Estate Holdings
Limited Partnership f/k/a
The Wiley E. McNeil, Jr. Family
Limited Partnership

GRANTEE

SC Carroll Family, LLC (1/3 undivided interest);
James Cline Church and wife, Ellen Lemly Church
(1/3 undivided interest) and
Johnson & Miller Family, LLC (1/3 undivided interest)

Post Office Box 1549
Boone, North Carolina 28607

AS TENANTS IN COMMON AND NOT WITH RIGHTS OF
SURVIVORSHIP

Enter in appropriate block for each party: name, 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 _____, Gap Civil _____ Township,

Alleghany _____ County, North Carolina and more particularly described as follows:

For a complete description see Schedule "A" attached hereto.

SUBJECT to the RESTRICTIVE COVENANTS being more fully set forth on Schedule "B" attached hereto.

The property hereinabove described was acquired by Grantor by instrument recorded in

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

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

Any and all easements and rights of way of record.

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.

By:
(Corporate Name)

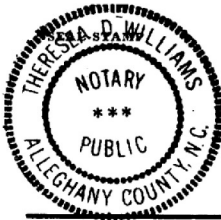
By:
President

ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

Windy Hill Real Estate Holdings Limited (SEAL)
Partnership f/k/a The Wiley E. McNeil, Jr.
Family Limited Partnership (SEAL)

By: *Wiley E. McNeil, Jr.* (SEAL)
Wiley E. McNeil, Jr. General Partner



NORTH CAROLINA, Alleghany County.

I, a Notary Public of the County and State aforesaid, certify that Wiley E. McNeil, Jr., General Partner of Windy Hill Real Estate Holdings Limited Partnership f/k/a The Wiley E. McNeil, Jr. Family Limited Partnership, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30th day of June 1999.

My commission expires: 9-16-2001 *Theresa D. Williams* Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of My commission expires: Notary Public

The foregoing Certificate(s) of

Is/are certified to be correct. This instrument and this first page hereof.

By:

NORTH CAROLINA - ALLEGHANY COUNTY
The foregoing certificate (s) of
THERESEA D. WILLIAMS
Notary Public - Alleghany County, North Carolina

is (are) certified to be correct.

LIZABETH REEVES ROUPE

By: *Lizbeth Reeves Rouse*
Assistant/Deputy

the Book and Page shown on the
..... COUNTY

PARCEL #1:

BEGINNING at a point in the centerline of NCSR 1428, said point being a corner of Phillip Wagoner, and running thence with the centerline of NCSR 1428 as follows:

N. 41-53-00 W. 125.77 feet to a point and thence N. 45-29-00 W. 61.86 feet to a point; thence leaving the centerline of NCSR 1428 and running with the line of Mary Brown the following four courses and distances: (1) N. 31-07-00 W. 74.43 feet to a point; (2) thence N. 40-29-00 W. 39.35 feet to a point; (3) thence N. 34-41-24 E. 285.18 feet to an existing iron pin at 15" oak snag; and (4) thence N. 00-05-24 W. 141.00 feet to an existing iron pin, a corner of Eugene Edwards; thence with the line of Eugene Edwards N. 00-34-14 E. 192.92 feet to pvc stake at post, in the line of Brooks; thence with the line of Brooks S. 82-53-42 E. 357.79 feet to an existing iron pin at planted stone, a corner of Luther Brooks Heirs; thence with the line of Luther Brooks Heirs the following three (3) courses and distances: (1) N. 77-42-18 E. 1,072.35 feet to a post at double maple; (2) thence N. 56-09-45 E. 382.36 feet to an existing iron pin; and (3) thence N. 71-51-38 E. 952.97 feet to an existing iron pin at metal fence post and chestnut stump; thence with a new line of Wiley McNeil the following seven (7) courses and distances: (1) S. 62-12-35 E. 87.70 feet to new iron pin at post; (2) thence S. 01-41-35 E. 250.10 feet to a nail at top of post; (3) thence S. 22-14-30 E. 12.67 feet to a nail at top of post; (4) thence S. 02-46-35 E. 259.59 feet to a new iron pin at post; (5) thence S. 01-48-25 E. 370.00 feet to new iron pin at post; (6) thence S. 31-25-50 E. 51.54 feet to a point; and (7) thence S. 75-40-11 W. 717.37 feet to existing iron pin at 12" wild cherry, a corner of Robert Spidell; thence with the line of Spidell S. 81-03-17 W. 596.20 feet to existing iron pin, a corner of Phillip Wagoner; thence with the line of Phillip Wagoner the following four (4) courses and distances: (1) S. 80-55-35 W. 404.44 feet to existing iron pin at 24" apple tree; (2) thence N. 87-53-56 W. 417.75 feet to existing iron pin; (3) thence S. 87-53-32 W. 353.54 feet to existing iron pin at post; and (4) thence S. 56-55-55 W., passing existing iron pin 23.68 from centerline of NCSR 1428, for a total distance of 339.68 feet to the point and place of Beginning, containing 51.031 acres, more or less and being shown more fully as Tract 1 on a survey map entitled Survey for Windy Hill Farm, Map 1 of 2, dated September 4, 1996, prepared by Andrews & Hobson Surveyors and also from a survey map entitled Survey for Wiley McNeil, dated December 16, 1998, prepared by Andrews & Hobson Surveyors.

PARCEL #2:

BEGINNING at a point in the centerline of NCSR 1422, said point being James Church southeast corner, and running thence with the line of Church N. 46-11-05 W., passing existing iron pin 23.82 feet from the centerline of NCSR 1422, for a total distance of 694.80 feet to existing iron pin at maple; thence with a new line of Wiley McNeil the following eleven (11) courses and distances: (1) N. 04-56-00 W. 259.24 feet to an existing iron pin at 24" white pine; (2) thence N. 66-10-00 E. 351.07 feet to existing iron pin at 18" white pine; (3) thence N. 65-50-00 E. 169.44 feet to existing iron pin at maple; (4) thence N. 74-19-00 E. 227.57 feet to existing iron pin; (5) thence N. 71-33-00 E. 132.35 feet to existing iron pin; (6) thence N. 07-30-00 E. 116.07 feet to existing iron pin at post; (7) thence N. 03-28-00 E. 12.50 feet to a point; (8) thence N. 76-27-30 E. 99.00 feet to existing iron pin near 24" maple; (9) thence N. 76-27-40 E. 74.09 feet to new iron pin; (10) thence N. 80-22-00 E. 79.11 feet to existing nail; and (11) thence N. 76-18-00 E. 181.56 feet to existing nail, a corner of Marie Pruitt; thence with the line of Marie Pruitt the following four (4) courses and distances: (1) S. 30-20-00 E. 6.34 feet to existing iron pin at post; (2) thence S. 32-48-05 E. 388.39 feet to existing iron pin at 10" service tree; (3) thence S. 81-36-50 E. 211.53 feet to existing iron pin at post; (4) thence S. 54-16-20 E. 507.30 feet to nail in post, a corner of Thompson; thence with the line of Thompson and Old Road Bed, the following six (6) courses and distances: (1) S. 50-47-40 W. 51.11 feet to a point; (2) thence S. 33-42-00 W. 66.71 feet to a point; (3) thence S. 25-01-00 W. 71.98 feet to a point; (4) thence S. 14-17-00 W. 47.65 feet to a point; (5) thence S. 00-45-00 W. 47.34 feet to a point; and (6) thence S. 17-19-25 E. 116.50 feet to a point in the centerline of NCSR 1422; thence with the centerline of NCSR 1422 the following eight (8) courses and distances: (1) S. 27-30-00 W. 83.78 feet to a point; (2) thence S. 31-37-00 W. 73.56 feet to a point; (3) thence S. 44-19-10 W. 86.44 feet to a point; (4) thence S. 60-45-15 W. 53.55 feet to a point; (5) thence S. 74-07-25 W. 54.81 feet to a point; (6) thence S. 88-23-40 W. 58.32 feet to a point; (7) thence N. 83-47-40 W. 259.62 feet to a point; and (8) thence N. 83-47-40 W. 391.88 feet to the point and place of Beginning, containing 39.92 acres, more or less, and being shown more fully as Tracts 4, 5, 6 and 7 on a map entitled Survey for Windy Hill Farm, Map 1 of 2 and Map 2 of 2, dated September 4, 1996, prepared by Andrews & Hobson Surveyors.

BEGINNING at a point in the centerline of NCSR 1428, said point being Laurel Glen Cemetery northwest corner and running thence with the centerline of NCSR 1428 the following five (5) courses and distances: (1) N. 01-29-30 W. 156.10 feet to a point; (2) thence N. 05-23-20 W. 158.43 feet to a point; (3) thence N. 09-19-20 W. 156.06 feet to a point; (4) thence N. 05-40-20 W. 157.61 feet to a point; and (5) thence N. 02-10-35 W. 97.33 feet to a point; a corner of Phillip Wagoner, thence with the line of Wagoner the following five (5) courses and distances: (1) N. 74-51-30 E. 125.62 feet to a 10" maple; (2) thence N. 83-16-35 E. 336.27 feet to existing iron pin at post; (3) thence N. 53-54-00 E. 669.87 feet to existing iron pin at post; (4) thence S. 45-16-20 E. 350.79 feet to existing iron pin at post; and (5) thence S. 09-23-00 E. 617.63 feet to nail in spanish oak stump, in the line of Wiley McNeil; thence N. 45-16-00 E. 224.99 feet to existing iron pin at post, a corner of Woodrow Blevins; thence with the line of Blevins the following six (6) courses and distances: (1) N. 43-13-35 W. 171.03 feet to existing iron pin at post; (2) thence N. 74-41-15 W. 239.05 feet to existing iron pin at post; (3) thence S. 78-24-45 W. 84.34 feet to existing iron pin at post; (4) thence S. 18-54-35 E. 197.35 feet to existing iron pin at post; (5) thence S. 78-16-10 W. 77.67 feet to existing iron pin; and (6) thence S. 07-01-55 W. 31.36 feet to a point in the centerline of NCSR 1422; thence with the centerline of NCSR 1422 the following seven (7) courses and distances: (1) N. 83-03-05 W. 50.91 feet to a point; (2) thence N. 88-03-00 W. 119.08 feet to a point; (3) thence S. 82-43-00 W. 95.18 feet to a point; (4) thence S. 71-39-00 W. 80.99 feet to a point; (5) thence S. 59-24-00 W. 74.54 feet to a point; (6) thence S. 46-13-00 W. 70.45 feet to a point; and (7) thence S. 38-18-00 W. 47.59 feet to the point and place of BEGINNING, containing 22.524 acres, more or less and being shown as Tract 2 on a map entitled Survey for Windy Hill Farm, Map 1 of 2, dated September 4, 1996, prepared by Andrews & Hobson Surveyors.

PARCEL #4:

BEGINNING at a point in the centerline of NCSR 1422, said point being Marie Pruitt's northeast corner and running with the line of Marie Pruitt the following five (5) courses and distances: (1) S. 64-33-00 W. 127.86 feet to existing iron pin at post; (2) thence N. 56-37-30 W. 247.01 feet to existing iron pin; (3) thence S. 62-18-30 W. 444.02 feet to existing iron pin at post; (4) thence S. 65-47-15 W. 440.48 feet to existing iron pin; and (5) thence S. 88-58-00 W. 180.42 feet to existing iron pin, a corner of Wiley McNeil; thence with a new line of Wiley McNeil N. 08-34-30 W. 38.67 feet to a point in the centerline of 30 feet wide private road right of way; thence continuing with a new line of Wiley McNeil and with the centerline of said 30 feet wide private road right of way the following twenty-five (25) courses and distances: (1) N. 75-06-55 W. 58.46 feet to a point; (2) N. 39-31-20 W. 41.51 feet to a point; (3) N. 16-06-40 W. 50.66 feet to a point; (4) N. 00-19-40 W. 56.60 feet to a point; (5) N. 14-11-45 W. 86.45 feet to a point; (6) N. 07-34-35 W. 99.71 feet to a point; (7) N. 02-44-35 W. 58.83 feet to a point; (8) N. 05-27-35 E. 193.28 feet to a point; (9) N. 13-14-55 E. 152.96 feet to a point; (10) N. 05-08-35 E. 45.83 feet to a point; (11) N. 26-23-40 W. 67.90 feet to a point; (12) N. 46-18-05 W. 218.60 feet to a point; (13) N. 43-29-25 W. 56.15 feet to a point; (14) N. 50-38-30 W. 59.30 feet to a point; (15) N. 53-35-30 W. 106.52 feet to a point; (16) N. 56-26-40 W. 109.67 feet to a point; (17) N. 65-17-25 W. 42.55 feet to a point; (18) N. 74-54-15 W. 49.80 feet to a point; (19) N. 76-18-59 W. 59.36 feet to a point; (20) N. 63-21-40 W. 101.54 feet to a point; (21) N. 65-34-55 W. 170.96 feet to a point; (22) N. 63-02-40 W. 272.83 feet to a point; (23) N. 59-48-40 W. 63.08 feet to a point; (24) N. 51-26-35 W. 64.84 feet to a point; and (25) N. 30-04-25 W. 51.56 feet to point, a corner of Wiley McNeil; thence leaving the centerline of 30 feet wide private road right of way and continuing with a new line of Wiley McNeil the following seven (7) courses and distances: (1) S. 75-40-10 W. 104.68 feet to a point; (2) thence N. 31-25-50 W. 51.54 feet to a new iron pin at post; (3) thence N. 01-48-25 W. 370.00 feet to a new iron pin at post; (4) thence N. 02-46-35 W. 259.59 feet to a nail top of post; (5) thence N. 22-14-30 W. 12.67 feet to a nail top of post; (6) thence N. 01-41-35 W. 250.10 feet to new iron pin at post; and (7) thence N. 62-12-35 W. 87.70 feet to existing iron pin at metal fence post and chestnut stump, a corner of Luther Brooks; thence with the line of Luther Brooks N. 19-02-35 W., passing an existing iron pin at post 46.00 feet from the line of Quincy Higgins Heirs, for a total distance of 1,320.00 feet to a point in the line of Quincy Higgins Heirs; thence with the line of the Quincy Higgins Heirs S. 88-59-35 E., passing a nail in triple maple at mouth of branch 25.32 feet from the center of Little River, for a total distance of 1,417.99 feet; thence with the centerline of Little River the following fourteen (14) courses and distances: (1) S. 06-25-00 E. 62.98 feet to a point; (2) thence S. 18-09-30 E. 197.93 feet to a point; (3) thence S. 46-01-00 E. 89.21 feet to a point; (4) thence S. 68-13-00 E. 146.08 feet to a point; (5) thence S. 61-23-00 E. 235.84 feet to a point; (6) thence S. 49-12-00 E. 230.85 feet to a point; (7) thence S. 43-31-00 E. 109.37 feet to a point; (8) thence S. 16-11-25 E. 65.75 feet to a point; (9) thence S. 19-44-40 E. 193.27 feet to a point;

(10) thence S. 25-52-00 E. 379.06 feet to a point; (11) thence S. 19-23-55 E. 319.74 feet to a point; (12) thence S. 14-17-30 E. 543.66 feet to a point; (13) thence S. 29-58-00 E. 127.25 feet to a point; and (14) thence S. 55-35-00 E. 90.42 feet to a point in the centerline of Glade Creek; thence with the centerline of Glade Creek the following eight (8) courses and distances: (1) thence S. 01-47-00 W. 116.38 feet to a point; (2) thence S. 15-32-00 E. 331.73 feet to a point; (3) thence S. 03-43-00 E. 137.05 feet to a point; (4) thence S. 39-01-00 E. 78.08 feet to a point; (5) thence S. 08-49-00 E. 103.15 feet to a point; (6) thence S. 24-24-00 E. 210.26 feet to a point; (7) thence S. 38-56-00 E. 70.88 feet to a point; (8) thence S. 25-38-00 E. 58.96 feet to a point; thence running N. 48-21-05 E. 217.75 feet to a point in the centerline of NCSR 1422; thence with the centerline of NCSR 1422 the following three (3) courses and distances: (1) S. 08-19-00 E. 176.00 feet to a point; (2) thence S. 02-20-00 E. 80.25 feet to a point; (3) thence S. 09-07-00 W. 68.00 feet to the point and place of Beginning, containing 138.561 acres, more or less and being shown as Tracts 8, 10, 11 and 12 on a survey map entitled Survey for Windy Hill Farm, Map 2 of 2, dated September 4, 1996, prepared by Andrews & Hobson Surveyors.

TOGETHER WITH and **SUBJECT TO** the non-exclusive right of ingress, egress and regress over and upon the 16 feet wide road right of way easement being conveyed in a Deed of Easement being recorded in Book 152, at Page 791 of the Alleghany County Registry, to which Deed of Easement reference is hereto made for greater certainty of said description.

GRANTOR herein also CONVEYS to GRANTEES herein, their heirs, successors and assigns a 30 feet wide road right of way easement for ingress, egress and regress across Parcel #4 of Grantees' property conveyed herein and across the adjoining property retained by Grantor herein, said 30 feet wide road right of way easement being 15 feet on either side of the following described centerline: BEGINNING at the terminus of the 16 feet wide road right of way easement described in a Deed of Easement being recorded in Book 152, at Page 791 of the Alleghany County Registry and running centerline the following forty-six (46) courses and distances: (1) N. 32-04-10 W. 38.69 feet to a point; (2) thence N. 52-57-10 W. 48.34 feet to a point; (3) thence N. 58-53-30 W. 80.01 feet to a point; (4) thence N. 57-35-35 W. 58.79 feet to a point; (5) thence N. 68-42-45 W. 39.08 feet to a point; (6) thence S. 66-26-20 W. 39.64 feet to a point; (7) thence S. 55-16-25 W. 70.80 feet to a point; (8) thence S. 61-48-25 W. 102.12 feet to a point; (9) thence S. 67-28-10 W. 103.44 feet to a point; (10) thence S. 66-42-55 W. 54.43 feet to a point; (11) thence S. 56-09-45 W. 69.65 feet to a point; (12) thence S. 62-03-00 W. 58.67 feet to a point; (13) thence S. 65-20-45 W. 112.29 feet to a point; (14) thence S. 64-06-15 W. 38.48 feet to a point; (15) thence S. 77-06-40 W. 47.91 feet to a point; (16) thence S. 89-08-40 W. 65.60 feet to a point; (17) thence S. 68-55-10 W. 61.20 feet to a point; (18) thence S. 57-03-25 W. 55.34 feet to a point; (19) thence S. 73-54-40 W. 60.51 feet to a point; (20) thence S. 85-25-45 W. 59.50 feet to a point; (21) thence N. 80-27-30 W. 72.66 feet to a point; (22) thence N. 75-06-55 W. 58.46 feet to a point; (23) thence N. 39-31-20 W. 41.51 feet to a point; (24) thence N. 16-06-40 W. 50.66 feet to a point; (25) thence N. 00-19-40 W. 56.60 feet to a point; (26) thence N. 14-11-45 W. 86.45 feet to a point; (27) thence N. 07-34-35 W. 99.71 feet to a point; (28) thence N. 02-44-35 W. 58.83 feet to a point; (29) thence N. 05-27-35 E. 193.28 feet to a point; (30) thence N. 13-14-55 E. 152.96 feet to a point; (31) thence N. 05-08-35 E. 45.83 feet to a point; (32) thence N. 26-23-40 W. 67.90 feet to a point; (33) thence N. 46-18-05 W. 218.60 feet to a point; (34) thence N. 43-29-25 W. 56.15 feet to a point; (35) thence N. 50-38-30 W. 59.30 feet to a point; (36) thence N. 53-35-30 W. 106.52 feet to a point; (37) thence N. 56-26-40 W. 109.67 feet to a point; (38) thence N. 65-17-25 W. 42.55 feet to a point; (39) thence N. 74-54-15 W. 49.80 feet to a point; (40) thence N. 76-18-59 W. 59.36 feet to a point; (41) thence N. 63-21-40 W. 101.54 feet to a point; (42) thence N. 65-34-55 W. 170.96 feet to a point; (43) thence N. 63-02-40 W. 272.83 feet to a point; (44) thence N. 59-48-40 W. 63.08 feet to a point; (45) thence N. 51-26-35 W. 64.84 feet to a point; and (46) thence N. 30-04-25 W. 51.56 feet to a point.

THIS CONVEYANCE is SUBJECT to those certain Right of Way Easements being recorded in Book 218, at Page 563 of the Alleghany County Registry and in favor of the property (being 115.741 acres, more or less) owned by Wiley E. McNeil, Jr., Trustee of the 1998 Wiley E. McNeil, Jr. Living Trust, and which easements are identical to the easements conveyed to Grantees herein.

RESTRICTIVE COVENANTS:

Each of the parcels of land more fully described herein are restricted as follows:

1. No recreational vehicles ("RV's) will be allowed on any of the property unless located within 500 feet of Little River or Glade Creek. It is further agreed that these recreational vehicles may only be located in this allowed area for a period not exceeding twelve (12) months from the date of placement, but once the Buyers indebtedness to Seller becomes paid in full, then this Restriction will automatically be amended to allow the recreational vehicles to be placed there on a permanent basis in the allowed 500 feet area as long as the Buyers desire. In addition, there shall be no additions or attachments to the R.V.'s at any time, permanently or temporary and only factory R.V.'s allowed.
2. All construction shall contain at least 1200 square footage of heated living space on the main floor (not to include garages and/or porches). Furthermore, no mobile homes shall be allowed on the property and this shall include single, double or triple wide mobile homes. However, modular homes shall be allowed provided they comply with the minimum square footage requirement and are set on a permanent foundation, and the title thereto can only be conveyed by Deed.
3. No such property can be subdivided into or conveyed by less than two acres.
4. This property may not be used for commercial purposes and shall be residential or agricultural property only, with the exception of swine or poultry.

BK:00380 PG:1032

FILED Sep 08, 2016 12:52:33 pm
BOOK 00380
PAGE 1032 THRU 1035
INST # 01749
EXCISE TAX (None)

ALLEGHANY COUNTY NC
LIZABETH REEVES ROUPE
REGISTER OF DEEDS

Excise Tax \$ - 0-

Recording Time, Book and Page

Mail after recording to

This instrument was prepared by:

Whitney L. Ivey, Attorney At Law, Adams & Ivey PLLC, P.O. Box 97, Sparta, North Carolina 28675

Return to:

Whitney L. Ivey, Attorney At Law, Adams & Ivey PLLC, P.O. Box 97, Sparta, North Carolina 28675

Brief description for the Index:

Parcel ID: #4000-17-5624

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 8th day of September, 2016, by and between

GRANTOR	GRANTEE
ALAN RAY WORKMAN (Single); and SANDRA WORKMAN CAIN and husband, EDWARD M. CAIN, JR.	ALAN RAY WORKMAN
P.O. Box 1147 Sparta, NC 28675	24795 Hwy. 251 Toney, AL 35773

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 the 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, that certain lot or parcel of land situated in the Town of _____, Glade Creek Township, Alleghany County, North Carolina and more particularly described as follows:

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

1033

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 328, at Page 1417 of the Alleghany County Registry. See also Estate File #16-E-61 in the Office of the Clerk of Superior Court of Alleghany County, North Carolina.

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

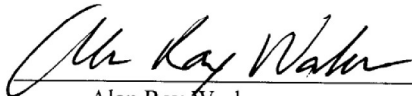
A map showing the above described property is recorded in Plat Book 10 , Page 111 .

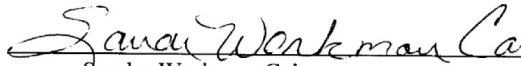
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

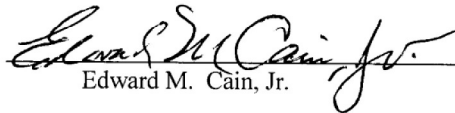
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Any and all easements and rights-of-way of record.

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.

 (SEAL)
Alan Ray Workman

 (SEAL)
Sandra Workman Cain

 (SEAL)
Edward M. Cain, Jr.

STATE OF NORTH CAROLINA , ALLEGHANY COUNTY

SEAL-STAMP



I, Judy S. Webb, a Notary Public of the County and State aforesaid, certify that ALAN RAY WORKMAN, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8th. day of September 2016.


NOTARY PUBLIC

My Commission Expires: 06-24-2018

SEAL-STAMP



I, Judy S. Webb, a Notary Public of the County and State aforesaid, certify that SANDRA WORKMAN CAIN and husband, EDWARD M. CAIN, JR, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 8th. day of September 2016.

Judy S. Webb
NOTARY PUBLIC

My Commission Expires: 06-24-2018

SCHEDULE "A"

BK:00380 PG:1035

A 2.11 acre tract being more particularly described as follows:

BEGINNING at a point, said point of Beginning being in the center of Fox Ridge Road and in the common boundary of Tract 3 to be conveyed to Sue M. Johnson and husband, Kelly Johnson and herein described Tract 1; thence from the point of Beginning and running along and with the center of Fox Ridge Road the following courses and distances: North 49 degrees 06 minutes 23 seconds West 44.17 feet; North 50 degrees 30 minutes 46 seconds West 46.26 feet; North 51 degrees 59 minutes 47 seconds West 22.74 feet; North 54 degrees 23 minutes 18 seconds West 29.97 feet; North 57 degrees 06 minutes 32 seconds West 26.33 feet; North 59 degrees 46 minutes 41 seconds West 27.81 feet; North 63 degrees 44 minutes 43 seconds West 19.20 feet; North 67 degrees 42 minutes 36 seconds West 23.02 feet; North 72 degrees 47 minutes 02 seconds West 24.93 feet; North 78 degrees 32 minutes 30 seconds West 21.16 feet; North 83 degrees 53 minutes 23 seconds West 18.43 feet; North 89 degrees 44 minutes 34 seconds West 19.33 feet; South 84 degrees 07 minutes 49 seconds West 18.41 feet; South 78 degrees 46 minutes 26 seconds West 15.99 feet; South 73 degrees 08 minutes 34 seconds West 21.39 feet; South 66 degrees 46 minutes 07 seconds West 18.45 feet; South 62 degrees 00 minutes 40 seconds West 19.39 feet; South 57 degrees 15 minutes 44 seconds West 14.06 feet; South 52 degrees 26 minutes 49 seconds West 18.99 feet; South 46 degrees 40 minutes 01 second West 17.49 feet; South 41 degrees 47 minutes 31 seconds West 19.11 feet; South 34 degrees 57 minutes 15 seconds West 17.68 feet; South 30 degrees 17 minutes 50 seconds West 18.52 feet; South 24 degrees 26 minutes 53 seconds West 18.63 feet; South 18 degrees 46 minutes 49 seconds West 19.45 feet; South 12 degrees 58 minutes 40 seconds West 16.35 feet; South 07 degrees 09 minutes 05 seconds West 20.10 feet; South 01 degree 44 minutes 48 seconds West 20.26 feet; South 00 degrees 56 minutes 20 seconds East 15.19 feet; South 03 degrees 43 minutes 36 seconds East 19.01 feet; South 05 degrees 41 minutes 30 seconds East 29.28 feet; South 07 degrees 21 minutes 16 seconds East 24.09 feet; South 07 degrees 48 minutes 07 seconds East 28.02 feet; and South 08 degrees 10 minutes 36 seconds East 36.47 feet to a point, center of Fox Ridge Road; thence leaving the center of Fox Ridge Road and running North 66 degrees 00 minutes 44 seconds East 42.15 feet to a 1/2" rebar; thence North 66 degrees 00 minutes 44 seconds East 385.48 feet to a 1/2" pipe; thence North 66 degrees 00 minutes 44 seconds East 57.14 feet to the point of Beginning. Containing 2.11 acres and being designated as Tract 1 on map of survey prepared by John M. Myers, PLS L-3618, Blue Ridge Surveying, dated March 16, 2009 and being Job No. 09-019 and being recorded in Map Book 12, Page 111, Alleghany County Registry.

EXCEPTING AND RESERVING that certain right of way to James Miles and Eulon Miles by Nicholas McKnight and wife, Fannie McKnight dated March 10, 1951 and recorded March 17, 1951 in Deed Book 62, Page 275, Alleghany County Registry.

SUBJECT TO right of way for Fox Ridge Road.

ARW
SMT
Emc

02-0035

DEEDS OF EASEMENT

BK:00378 PG:0084

FILED Apr 26, 2016 03:56:59 pm

BOOK 00378

PAGE 0084 THRU 0085 ALLEGHANY COUNTY NC
LIZABETH REEVES ROUPE
REGISTER OF DEEDS

INST # 00741

EXCISE TAX \$6.00

Excise Tax \$6.00

STATE OF NORTH CAROLINA

COMMUNICATIONS EASEMENT

COUNTY OF ALLEGHANY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **Nellie Mae Workman**, (Grantor), for **\$2,556.00** Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants to BLUE RIDGE ELECTRIC MEMBERSHIP CORPORATION (Grantee), a North Carolina Corporation whose corporate office is in Lenoir, North Carolina, and to its successors or assigns, a perpetual right-of-way and easement upon, over and across the lands of the Grantor situated in Alleghany County, North Carolina, more particularly described as follows:

Three tracts of land approximately 6 acres located in the Cherry Lane Township and currently referenced by Tax Parcel ID Numbers **4000165733, 4000176154, & 4000272238**, as recorded in **Deed Book 313, Page 217, Deed Book 321, Page 283, Deed Book 87, Page 571** in the Alleghany County Registry.

Grantor grants to Grantee, its agents, successors and assigns the right to enter upon the lands of the Grantor described above and upon all abutting streets, roads and highways to erect, construct, reconstruct, repair, operate, maintain, upgrade and alter thereon a line, lines or systems owned or operated by Grantee, its successors or assigns for the communication purposes of Grantee, and its assigns, licensees and lessees, including all overhead and/or underground structures and appliances necessary or convenient in connection therewith.

This perpetual right-of-way and easement shall be thirty (30) feet in width, extending perpendicularly fifteen (15) feet to either side of the centerline of said line, lines or system, provided, however, that the perpetual right-of-way and easement shall be in the same location as the distribution line easement currently located on the Grantor's property. The centerline of Grantee's system or systems crossing Grantor's property shall be related to the North Carolina State Plane Coordinate System, North Carolina N.A.D. 83, with accuracy of relation generally to be within three (3) meters. This relationship information showing location of the perpetual right-of-way and easement on the Grantor's property shall be on file and available to the Grantor at the Grantee's corporate office in Lenoir, North Carolina.

Grantee shall have the right to reject and abandon this Agreement without entering on said lands for the purposes of construction without additional payment or further consideration to Grantor. Grantor agrees that all lines, wires and other facilities placed on said right-of-way by the Grantee or its assigns or licensees shall remain the property of the Grantee or its assigns or licensees, removable at the option of Grantee. Grantor reserves all other rights to said right-of-way not inconsistent with the rights and easements hereby granted.

TO HAVE AND TO HOLD, all and singular, the rights, privileges and easements aforesaid unto the said Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, that Grantor has the right, power and authority to convey to Grantee such easement rights as are described herein, and that Grantor will warrant and defend the easement conveyed herein to Grantee against the claims of all persons whomsoever. The word "Grantor" shall include Grantors' heirs, executors, administrators, successors and assigns as the case may be.

Exceptions: _____

It is further understood that whenever necessary words used in this instrument in the singular may be construed to read in the plural and that words used in the masculine gender may be construed to read in the feminine or to refer to a corporate or partnership Grantor.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 26 day of April, 2016.

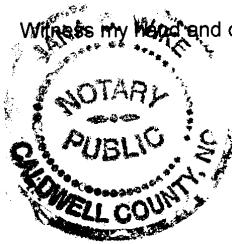
By: Sandra W. Cain (Seal)
Sandra W. Cain, attorney in fact
For Nellie Mae Workman

STATE OF NORTH CAROLINA
COUNTY OF ALLEGHANY

I, JANA C. Wike a Notary Public for Caldwell County, State of North Carolina, do hereby certify that **Sandra W. Cain, Attorney in fact for Nellie Mae Workman**, personally appeared before me this day, and being duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of the said **Nellie Mae Workman**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly recorded in the office of the Register of Deeds in the County of Alleghany, State of North Carolina on the 22nd day of August, 2014, and that this instrument was executed under and by the authority given by said instrument granting her power of attorney.

I do further certify that the said **Sandra W. Cain** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said **Nellie Mae Workman**.

Witness my hand and official seal, this the 26 day of April, 2016.



Jana C. Wike
Notary Public
JANA C. Wike
Printed Name of Notary Public

My Commission Expires: 2/20/2017

BK:00378 PG:0874

FILED May 26, 2016 12:16:57 pm
BOOK 00378
PAGE 0874 THRU 0875 ALLEGHANY COUNTY NC
INST # 00967 LIZABETH REEVES ROUPE
EXCISE TAX \$4.00 REGISTER OF DEEDS
COMMUNICATIONS EASEMENT

Excise Tax \$4.00
STATE OF NORTH CAROLINA
COUNTY OF ALLEGHANY

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **Garry Lassiter**, (Grantor), for \$ 1,540.00 Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants to BLUE RIDGE ELECTRIC MEMBERSHIP CORPORATION (Grantee), a North Carolina Corporation whose corporate office is in Lenoir, North Carolina, and to its successors or assigns, a perpetual right-of-way and easement upon, over and across the lands of the Grantor situated in Alleghany County, North Carolina, more particularly described as follows:

A tract of land approximately 2.66 acres located in the Gap Civil Township and currently referenced by Tax Parcel ID Number **4000163224**, as recorded in Deed Book 309, Page 1490, in the Alleghany County Registry.

Grantor grants to Grantee, its agents, successors and assigns the right to enter upon the lands of the Grantor described above and upon all abutting streets, roads and highways to erect, construct, reconstruct, repair, operate, maintain, upgrade and alter thereon a line operated by Grantee, its successors or assigns for the communication purposes of Grantee, and its assigns, licensees and lessees, including all overhead structures and appliances necessary or convenient in connection therewith.

This perpetual right-of-way and easement shall be thirty (30) feet in width, extending perpendicularly fifteen (15) feet to either side of the centerline of said line, lines or system, provided, however, that the perpetual right-of-way and easement shall be in the same location as the distribution line easement currently located on the Grantor's property. The centerline of Grantee's system or systems crossing Grantor's property shall be related to the North Carolina State Plane Coordinate System, North Carolina N.A.D. 83, with accuracy of relation generally to be within three (3) meters. This relationship information showing location of the perpetual right-of-way and easement on the Grantor's property shall be on file and available to the Grantor at the Grantee's corporate office in Lenoir, North Carolina.

Grantee shall have the right to reject and abandon this Agreement without entering on said lands for the purposes of construction without additional payment or further consideration to Grantor. Grantor agrees that all lines, wires and other facilities placed on said right-of-way by the Grantee or its assigns or licensees shall remain the property of the Grantee or its assigns or licensees, removable at the option of Grantee. Grantor reserves all other rights to said right-of-way not inconsistent with the rights and easements hereby granted.

TO HAVE AND TO HOLD, all and singular, the rights, privileges and easements aforesaid unto the said Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, that Grantor has the right, power and authority to convey to Grantee such easement rights as are described herein, and that Grantor will warrant and defend the easement conveyed herein to Grantee against the claims of all persons whomsoever. The word "Grantor" shall include Grantors' heirs, executors, administrators, successors and assigns as the case may be.

Exceptions: _____

It is further understood that whenever necessary words used in this instrument in the singular may be construed to read in the plural and that words used in the masculine gender may be construed to read in the feminine or to refer to a corporate or partnership Grantor.

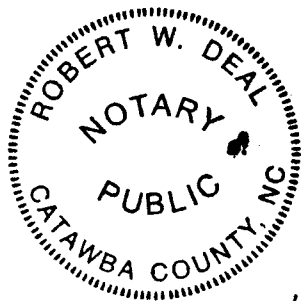
IN WITNESS WHEREOF, the undersigned have set their hands and seals this 26th day of May, 2016.

Garry J. Lassiter (Seal)
Garry Lassiter
____ (Seal)

STATE OF NORTH CAROLINA
COUNTY OF ALLEGHANY

I, Robert W. Deal, a Notary Public for Catawba County, State of North Carolina,
do hereby certify that **Garry Lassiter**, personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of May, 2016.



Robert W. Deal
Notary Public
Robert W. Deal
Printed Name of Notary Public

My Commission Expires: 12-11-2016

STATE OF NORTH CAROLINA
COUNTY OF ALLEGHANY

I, _____, a Notary Public for _____ County, State of North Carolina,
do hereby certify that _____, personally appeared before me this day and acknowledged the
due execution of the foregoing instrument.

Witness my hand and official seal, this the _____ day of _____, 20____.

Notary Public

Printed Name of Notary Public

My Commission Expires: _____

FILED Jun 03, 2016 03:04:49 pm
BOOK 00378
PAGE 1179 THRU 1181 ALLEGHANY COUNTY NC
INST # 01032 LIZABETH REEVES ROUPE
EXCISE TAX \$16.00 REGISTER OF DEEDS

Excise Tax \$16.00

STATE OF NORTH CAROLINA
COUNTY OF ALLEGHANY

COMMUNICATIONS EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **SC Carroll Family, LLC; Johnson & Miller Family, LLC; James Cline Church and wife, Ellen Lemly Church**, (Grantor), for **\$7,620.00** Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants to **BLUE RIDGE ELECTRIC MEMBERSHIP CORPORATION** (Grantee), a North Carolina Corporation whose corporate office is in Lenoir, North Carolina, and to its successors or assigns, a perpetual right-of-way and easement upon, over and across the lands of the Grantor situated in Alleghany County, North Carolina, more particularly described as follows:

Two tracts of land approximately **53** acres located in the Gap Civil Township and currently referenced by Tax Parcel ID Numbers **3090959893 & 4000066454**, as recorded in **Deed Book 218, Page 565 and Deed Book 237, Page 1385** in the Alleghany County Registry.

Grantor grants to Grantee, its agents, successors and assigns the right to enter upon the lands of the Grantor described above and upon all abutting streets, roads and highways to erect, construct, reconstruct, repair, operate, maintain, upgrade and alter thereon a line, lines or systems owned or operated by Grantee, its successors or assigns for the communication purposes of Grantee, and its assigns, licensees and lessees, including all overhead and/or underground structures and appliances necessary or convenient in connection therewith.

This perpetual right-of-way and easement shall be thirty (30) feet in width, extending perpendicularly fifteen (15) feet to either side of the centerline of said line, lines or system, provided, however, that the perpetual right-of-way and easement shall be in the same location as the distribution line easement currently located on the Grantor's property. The centerline of Grantee's system or systems crossing Grantor's property shall be related to the North Carolina State Plane Coordinate System, North Carolina N.A.D. 83, with accuracy of relation generally to be within three (3) meters. This relationship information showing location of the perpetual right-of-way and easement on the Grantor's property shall be on file and available to the Grantor at the Grantee's corporate office in Lenoir, North Carolina.

Grantee shall have the right to reject and abandon this Agreement without entering on said lands for the purposes of construction without additional payment or further consideration to Grantor. Grantor agrees that all lines, wires and other facilities placed on said right-of-way by the Grantee or its assigns or licensees shall remain the property of the Grantee or its assigns or licensees, removable at the option of Grantee. Grantor reserves all other rights to said right-of-way not inconsistent with the rights and easements hereby granted.

TO HAVE AND TO HOLD, all and singular, the rights, privileges and easements aforesaid unto the said Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, that Grantor has the right, power and authority to convey to Grantee such easement rights as are described herein, and that Grantor will warrant and defend the easement conveyed herein to Grantee against the claims of all persons whomsoever. The word "Grantor" shall include Grantors' heirs, executors, administrators, successors and assigns as the case may be.

Exceptions: _____

It is further understood that whenever necessary words used in this instrument in the singular may be construed to read in the plural and that words used in the masculine gender may be construed to read in the feminine or to refer to a corporate or partnership Grantor.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 25 day of May, 20 16.

SC Carroll Family, LLC.

By: Sterling C. Carroll (Seal)
Member-Manager

James Cline Church (Seal)
James Cline Church

Johnson & Miller Family, LLC.

By: Paul E. Miller, Jr. (Seal)
Member / Manager

Ellen Lemly Church (Seal)
Ellen Lemly Church

STATE OF NORTH CAROLINA
COUNTY OF Watauga

I, Candice M. Harmon, a Notary Public for Watauga County, State of North Carolina,
do hereby certify that Sterling C. Carroll, **Manager of SC Carroll Family, LLC.**, a limited liability
company, personally appeared before me this day and acknowledged the due execution of the foregoing
instrument on behalf of the company.



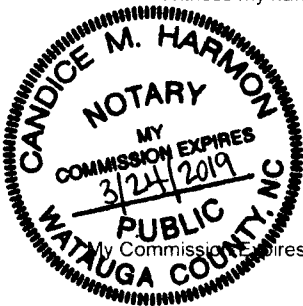
Witness my hand and official seal, this the 25th day of May, 20 16.

Candice M. Harmon
Notary Public
Candice M. Harmon
Printed Name of Notary Public

My Commission Expires: 3/24/2019

STATE OF NORTH CAROLINA
COUNTY OF Watauga

I, Candice M. Harmon, a Notary Public for Watauga County, State of North Carolina,
do hereby certify that Paul E. Miller, Jr., **Manager of Johnson & Miller Family, LLC.**, a limited
liability company, personally appeared before me this day and acknowledged the due execution of the foregoing
instrument on behalf of the company.



Witness my hand and official seal, this the 25th day of May, 20 16.

Candice M. Harmon
Notary Public
Candice M. Harmon
Printed Name of Notary Public

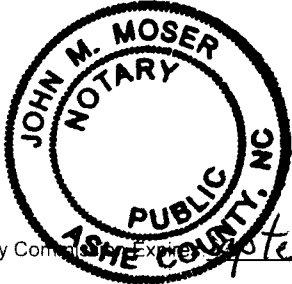
My Commission Expires: 3/24/2019

(Notary Page to follow)

STATE OF NORTH CAROLINA
COUNTY OF Ashe

I, John M. Moser, a Notary Public for Ashe County, State of North Carolina,
do hereby certify that **James Cline Church and Ellen Lemly Church**, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of June 2016



John M Moser
Notary Public
John M Moser
Printed Name of Notary Public

My Comm. Expires September 22, 2016

02-0035

PLAT BOOKS

WINDY HILL FARM

or 1.571

I, CHARLES BROOKS, being duly sworn, depose and say that the foregoing is a true and correct copy of the original plat of land shown herein, and that I am a duly qualified surveyor in the State of Alabama.

Witness my hand and seal this 1st day of January, 1907.

Charles Brooks

Surveyor

DB 78, PG 147

FOX RUN FARM, PART "A"

CHARLES BROOKS

DB 78, PG 147

EVON HULL

DB 241, PG 1368

WILEY & JUNE MCNEEL

DB 214, PG 455

30.369 AC.

4.067 AC.

2.792 AC.

5.227 AC.

3.748 AC.

3.082 AC.

2.801 AC.

2.800 AC.

4.966 AC.

5.678 AC.

7.084 AC.

4.122 AC.

2.539 AC.

2.513 AC.

3.481 AC.

4.216 AC.

4.897 AC.

2.541 AC.

5.120 AC.

7.183 AC.

5.400 AC.

14.00 AC.

ED PEELE

CALLS WITH CENTER OF RIVER

P S PARTNERS

CONTROL

CONTROL

CALLS FOR CENTER OF RIVER & CREEK

OWNER/DEVELOPER--S C CARROLL ET AL

FOX RUN FARM

PART "B"

SCALE: 1"=200'

DATE: 4/12/2006

REF: DB 214, PG 455

PREP BY: M. J. HOBSON

DATE: 4/12/2006

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