

Deed Book Index

TIP No: 04-0160

Project No: 17bp.11.r.123

County(s): ASHE

Project Description: **Bridge over Little Naked Creek on SR 1115**

Property Owners	Deed Book / Page Num	Page Num
Mrs. Brenda Sue Dillard & Sally Lou Dillard	424 / 1972	1~3
Mr. David Dillard & Allison Simmons	447 / 2474	4~7

BK: 00424 PG: 1972

FILED
ASHE COUNTY
SHIRLEY B. WALLACE
REGISTER OF DEEDS

FILED Dec 06, 2011
AT 12:11:17 pm
BOOK 00424
START PAGE 1972
END PAGE 1974
INSTRUMENT # 05390



NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$0.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: 09306-116

Mail after recording to: Grady Lonon, P.O. Box 422, Jefferson, NC 28640

This instrument was prepared by: Grady Lonon, Attorney at Law

THIS DEED made this 6th day of December, 2011 by and between

GRANTOR

Sally Lou Dillard and Brenda Sue Dillard, Sole Heirs of J.J. Dillard a/k/a Jones J. Dillard and Maude Severt Dillard

Mailing Address: 990 Frank Dillard Road Jefferson NC 28640

GRANTEE

Sally Lou Dillard and Brenda Sue Dillard, Joint Tenants with Rights of Survivorship

Property Address: 990 Frank Dillard Road, Jefferson, NC 28640

Mailing Address: 990 Frank Dillard Road Jefferson NC 28640

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 and more particularly described as follows:

FIRST TRACT:

Beginning on a stake near a marked apple tree in Betsy Rays line W. M. Dillard's beginning corner running North 70 degrees West 14 poles to a stake at the spring; then North 5 degrees east with the meanderings of the branch 30 poles to an apple tree then South 68 degrees West with the fence 9 poles to a stake: then South 27 degrees West with the fence 6 poles to a stake; then South 40 degrees West 5 poles to a stake; the South 60 degrees West 7 poles to a chesnut sprout; then North 30 degrees West 81 poles to a blackgum; then North 60 degrees West 20 poles to a stake; then North 3 degrees West 40 poles to a poplar in Monroe Bare's line; then with said Bare's line 158-3/4 poles to a red oak George Perkin's corner; then South 23 degrees East 29 poles to a white oak said corner; then South 56 degrees West to a stake in the old line; then South 20 degrees West with said line 16 poles tto a white oak said old corner; then South 100 poles to a stake; then West with a line fence to the beginning. Containing 38 acres more or less.

SECOND TRACT:
BEGINNING on a stone and stake and old corner of J.F. Dillard and W.M. Dillard and running North 70 degrees East 11 1/2 poles South 80 degrees East 12 poles to a stone; thence North 14 degrees East 7 1/2 poles to a stake; then North 10 degrees West 53/4 poles to a stake, J.F. and W.M Dillard's line; thence South 68 degrees West 9 poles to a stake; then South 27 West 6 poles to a stake; thence to the beginning and containing 101 square rods.

THIRD TRACT:
BEGINNING on a white oak J.F. Dillard's and G.W. PERkin's corner; thence running North with the road 100 poles to a stake; thence North 68 West crossing Little Naked Creek 6 poles to a stake near a bunch of white walnut trees and agreed corner between Monroe Bare and J.F. Dillard; thence South 42 West 5 poles to a stake; thence South 37 West 6 poles to a stake; thence South 28 1/2 West 22 poles to a stake; thence South 39 West 21 poles to a stake; thence Southward 26 poles to a red oak, G.W. Perkin's corner; thence South 22 East crossing the creek 29 poles to the beginning, containing 9 acres and fifty-five rods, more or less.

FOURTH TRACT: BEGINNING on a white oak J.F. Dillard and Bacter Bare's corner; thence 35 1/2 East 6 1/2 poles to a Spainsh oak J.M. Bare and J.F. Dillard's corner; thence South 81 1/2 West 50 1/2 poles to a locust; thence Soputh 81 1/2 West about 30 poles to the corner of the fence on the crest of the hill; thence Southward with the fence about 45 poles to a stake in the J.F. Dillard's line; thence to the beginning, containing 6 acres, more or less.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book B-4 , Page 84 , _____ County Registry.

A map showing the above described property is recorded in Plat Book _____ , Page _____ , and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **Yes**

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:

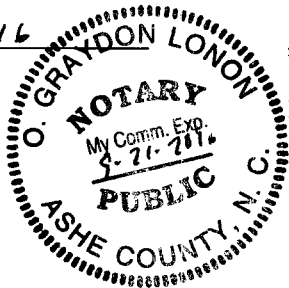
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

_____	<u>Sally Lou Dillard</u> (SEAL)
(Entity Name)	Sally Lou Dillard
By: _____	<u>Brenda Sue Dillard</u> (SEAL)
Title: _____	Brenda Sue Dillard
By: _____	_____ (SEAL)
Title: _____	
_____	_____ (SEAL)

NORTH CAROLINA ASHE COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that h e or she signed the foregoing document: Sally Lou Dillard and, Brenda Sue Dillard. Witness my hand and official stamp or seal, this the 6th day of DECEMBER, 2011

My Commission Expires: 9-21-2016



O. Graydon Lonon
Notary Public

Print Notary Name: O. GRAYDON LONON

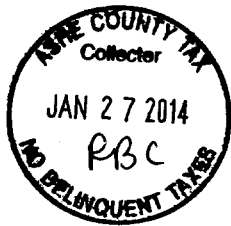
NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that h e or she signed the foregoing document: _____, _____. Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____



FILED Jan 27, 2014
AT 10:07:53 am
BOOK 00447
START PAGE 2474
END PAGE 2477
INSTRUMENT # 00376

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$-0- PIN: 09302-246

Mail To: David Dillard & Allison Simmons, 523 Frank Dillard Rd., Jefferson, NC 28640

This instrument was prepared by: Benjamin G. Hurley, Jr., Kilby & Hurley, Attorneys, West Jefferson, NC 28694

Brief description for the Index: 2 Tracts, Jefferson Township

THIS DEED made this 17th day of January, 2014 by and between

GRANTOR	GRANTEE
DAVID DILLARD and wife, JANE B. DILLARD 523 FRANK DILLARD RD. JEFFERSON, NC 28640	DAVID DILLARD 523 FRANK DILLARD RD. JEFFERSON, NC 28640
Heir of Walter H. Dillard along with Nancy Dillard Woodie (Now Deceased)	And
And	ALLISON SIMMONS 10009 STRIKE THE GOLD LANE WAXHAW, NC 28173
ALLISON SIMMONS and husband, WILLIAM SIMMONS 10009 STRIKE THE GOLD LANE WAXHAW, NC 28173	As Tenants in Common
Only Heir of Nancy Dillard Woodie	

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, in all that certain lot or parcel of land situated in the City of N/A, Jefferson Township, Ashe County, North Carolina and more particularly described as follows:

First Tract: BEGINNING at a sassafras, J. F. Dillard and W. J. Bare's corner, and running North $9\frac{1}{2}$ West 44 $\frac{1}{5}$ poles to a stake on the ridge, W. J. Bare's corner; then North 62 West 21- $\frac{2}{5}$ poles to a stake; then North $16\frac{3}{4}$ West, 29 $\frac{4}{5}$ poles to a stake in the road; then West $10\frac{1}{2}$ poles to a stake in the road; then North $13\frac{3}{4}$ East 46 $\frac{1}{5}$ poles to a stake in Colvard line; then North 87 West 26 $\frac{4}{5}$ poles to a large white oak stump, Colvard and Coldiron's corner; then South $9\frac{1}{4}$ West $14\frac{1}{4}$ poles to a stake on the east side of haul road; then South 27 West $19\frac{1}{4}$ poles to a stake on the ridge; then South $29\frac{1}{2}$ East in and with W. M. Dillard's line 20 $\frac{1}{4}$ poles to a stake in the road; then South $58\frac{1}{2}$ West in and with the road, 14 poles to a stake in the road; then South $52\frac{1}{2}$ West 14 poles to a stake in the road; then South 33 West 4 poles to a stake in the road; then $22\frac{1}{2}$ West $1\frac{1}{2}$ poles to a stake in the road; then South 9 West 17 poles to a stake then South 33 West 6 poles to a stake; then South 17 West 12 poles to a stake; then South $73\frac{1}{4}$ West $2\frac{3}{5}$ poles to a hickory; then North $19\frac{1}{2}$ East $6\frac{2}{5}$ poles to a maple, the beginning corner of Baptist Church lot, then South 78 East 9 poles to a white oak, a corner of the Church lot, then South $14\frac{1}{2}$ West $9\frac{1}{5}$ poles to a stake in the line of the Church lot, then South 60 East $18\frac{3}{5}$ poles to a double maple, Dillard's corner, then South $80\frac{1}{2}$ East 40 $\frac{2}{5}$ poles to a small black oak, then South $82\frac{3}{4}$ East, 32 $\frac{2}{5}$ poles to the beginning, containing 40 acres and $118\frac{1}{2}$ poles, more or less.

Second Tract: BEGINNING on a planted iron stake on the West bank of the road near a hickory and then running South 60 East $28\frac{1}{3}$ poles to a double maple; thence South 57 East $47\frac{1}{2}$ poles to a black oak; then South $77\frac{1}{2}$ East $32\frac{1}{2}$ poles to a sassafras; then South $6\frac{1}{2}$ East $29\frac{1}{2}$ poles to Wyatt's line; thence with said line South 77 West $5\frac{1}{2}$ poles to a stake; then North 64 West 56 poles to a stake; then South 56 West 114 poles to a dogwood bush; then South 71 West 22 poles to a stake in Dillard's line; then North 3 West with Dillard's line 18 poles to a white oak; then North 12 East 14 poles to a stake in the road; thence with the road to the beginning, containing 40 acres, more or less.

There is EXCEPTED from the foregoing, a tract of land approximately one and one-half acres thereof, conveyed by J. F. Dillard to the Trustees of the Orion Baptist Church, be deed duly recorded in the Offices of the Register of Deeds for Ashe County to which recorded instrument reference is hereby made for a description by metes and bounds of the said excepted property.

The above described property is the same property conveyed from J. J. Dillard and wife, Maude S. Dillard, J. L. Dillard and F. C. Dillard to W. H. Dillard in deed dated February 25, 1960 and recorded in Book B-4, Page 86, Ashe County Registry.

Walter H. Dillard died in 1978 and his wife, Katy Clyde Bare Dillard died Intestate in 1990. No Estate was opened on Mrs. Dillard. The Dillard's had two (2) children, David Dillard and Nancy Dillard Woodie. Nancy Dillard Woodie died in 2004 and is survived by her only daughter, Allison Simmons.

The attorney preparing this document does not certify title to the Grantor or to the Grantee. The attorney preparing this document did not handle the closing of this transaction.

Pursuant to NCGS 105-317.2, the Grantors hereby state that the property being conveyed herein is not the primary residence of the Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book B-4, Page 86, Ashe County Registry. Also see Estate File #'s 78-E-147 & 08-E-285.

A Map showing the above described property is recorded in Plat Book N/A, Page N/A.

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

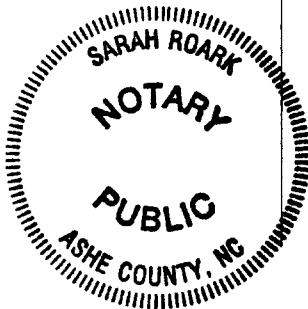
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, and that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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.

David Dillard (SEAL)
DAVID DILLARD

Jane B. Dillard (SEAL)
JANE B. DILLARD

SEAL - STAMP



State of North Carolina, County of Ashe

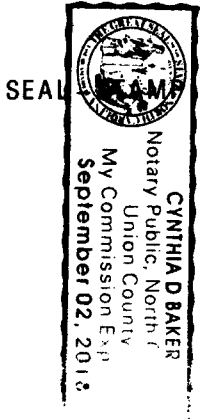
I, a Notary Public of the County and State aforesaid, certify that **DAVID DILLARD and wife, JANE B. DILLARD** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 21st day of January, 2014.

My commission expires: 9/18/2018

Sarah Roark Notary Public

Allison Simmons (SEAL)
ALLISON SIMMONS

William Simmons (SEAL)
WILLIAM SIMMONS



State of North Carolina, County of Union

I, a Notary Public of the County and State aforesaid, certify that ALLISON SIMMONS and husband, WILLIAM SIMMONS personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 23rd day of January, 2014.

My commission expires: Sept 02, 2018

Cynthia D Baker Notary Public