

Deed Book Index

TIP No: 04-0321

Project No: 17bp.11.r.136

County(s): ASHE

Project Description:
Bridge over Helton Creek on SR 1526

Property Owners	Deed Book / Page Num	Page Num
Mrs. Janice Hamby	465 / 1499	1~3
Mr. Harry K Jones	243 / 233	4~5
Mr. George E Roe	429 / 1501	6~7
Mr. Russell F Vannoy	244 / 1834	8~12

BK: 00465 PG: 1499

FILED
ASHE COUNTY
DEAETT R. ROTEN
REGISTER OF DEEDS



Ashe County 11-10-2015
NORTH CAROLINA
Real Estate
Excise Tax Paid \$440.00

FILED Nov 10, 2015
AT 04:10:30 pm
BOOK 00465
START PAGE 1499
END PAGE 1501
INSTRUMENT # 04989

NORTH CAROLINA GENERAL WARRANTY DEED

Tax Lot No. Parcel Identifier.....
Verified by..... County on the..... day of, 2015.....

Excise Tax: \$440

Mail after recording to ...REEVES LAW FIRM, PLLC, P O Drawer 67, West Jefferson, North Carolina 28694

This instrument was prepared by REEVES LAW FIRM, PLLC
Brief description for the Index Approx. 7.972 a., Helton Township By: John B. Reeves/sfm

THIS DEED made on this 7th day of November, 2015 by and between

GRANTORS

BRIAN D. HAYNES and wife,
SUSAN B. HAYNES
40 Roberts Street
Asheville, NC 28801

GRANTEES

JANICE HAMBY
2702 Market Street
Greensboro, NC 27403

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

The designation Grantor and Grantees 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 Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, that certain lot or parcel of land situated in the City of _____, Helton Township, Ashe County, North Carolina and more particularly described as follows:

REEVES LAW FIRM, PLLC - P O DRAWER 67, WEST JEFFERSON, NC 28694 - (336) 246-7172

A certain tract of land containing 7.972 acres according to a survey by Randy G. Rhodes and associates, P.A., said property being bounded by the lands of, formerly of, or in possession of the following: on the south by George Roe (DB 429, Pg 1501) , on the west by Charles Van Orden (DB 416, PG 1109) and Darin Lott (DB 396, Pg 989),on the north by NC Highway 194, and on the east by Harry Jones (DB 431, PG783), and being more particularly described as follows:

BEGINNING in an existing iron pin at the George roe corner, said iron pin having NC Grid coordinates of N + 1028021.80' and E = 1270939.72'; thence with the Roe line and crossing NCSR # 1573 N 37°51'07" W a distance of 249.42' to a Yellow Birch tree; the Orden corner; thence with the Orden line N 38°50'46" W a distance of 1.28' to a 1/2" rebar; thence N 34°58'12" W a distance of 461.41'to a ½" rebar; thence N 50°22'25" W a distance of 156.08'to a ½" rebar at the Lott corner; thence with said line N 35°34'18" E a distance of 177.90'to an existing iron pin on the southwestern side of NC Highway 194; thence N 35°34'03" E a distance of 27.28' to a point in the center of 194; thence with the center of the road the following courses and distances: S 49°14'26" E a distance of 36.05'; S 51°52'13" E a distance of 61.90'; S 52°19'14" E a distance of 671.55'; S 56°00'33" E a distance of 59.30'; S 59°38'45" E a distance of 56.83'; S 61°45'01" E a distance of 43.61'; S 69°30'51" E a distance of 91.79'; S 74°32'14" E a distance of 76.65'; S 78°24'52" E a distance of 77.51'; S 80°14'56" E a distance of 80.67'; S 81°20'11" E a distance of 55.05'; S 83°06'14" E a distance of 30.47';thence leaving the road and with the Jones line S 51°47'03" E a distance of 32.08' to a ½" rebar; thence S 51°45'33" E a distance of 79.51' to an existing iron pin; thence S 46°25'48" E a distance of 11.76' to an existing iron pin; thence S 05°51'20" E a distance of 123.39'to an existing iron pin, a corner of Roe; thence with the Roe line S 86°30'27" W a distance of 112.60'to an existing iron pin; thence S 80°34'47" W a distance of 49.14'to an existing iron pin; thence N 67°26'29" W a distance of 83.71'to an existing iron pin; thence N 24°47'11" E a distance of 34.17'to an existing iron pin; thence N 24°47'11" E a distance of 31.63'to a point in the center of NCSR # 1573; thence with the center of the road S 86°22'58" W a distance of 17.37'; N 74°48'41" W a distance of 19.59'; N 61°24'18" W a distance of 75.44'; N 79°44'09" W a distance of 117.90'; N 71°28'09" W a distance of 81.19'; N 81°33'09" W a distance of 9.52'; N 61°47'09" W a distance of 92.46';thence leaving the road and with the Roe line S 49°21'51" W a distance of 59.57' to an existing iron pin; thence S 49°22'22" W a distance of 252.35'to the BEGINNING. Surveyed in October 2015 using NC Grid north as a bearing reference. For Source of title see that certain deed conveyed to Brian Haynes as recorded in Deed book 326 at Page 1253 . Job # 151002

And being the same land, by a new survey, described in and conveyed by that certain deed from Alvarez Family, LLC to Brian D. Haynes and wife, Susan B. Haynes, dated 17 March 2005, and of record in the Ashe County Public Registry in Book 326, at page 1253.

Pursuant to NCGS 105-317.2, the Grantor hereby states that the property being conveyed herein ☐ is/☐ is not the primary residence of the Grantor.

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

And the Grantors covenants with the Grantees, that Grantors 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 Grantors 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:

REEVES LAW FIRM, PLLC - P O DRAWER 67, WEST JEFFERSON, NC 28694 - (336) 246-7172

IN WITNESS WHEREOF, the Grantors 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.

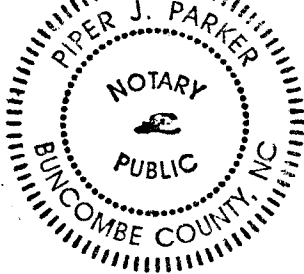
(Corporate Name)

By: _____
President

Brian D. Haynes (SEAL)
Brian D. Haynes

Susan B. Haynes (SEAL)
Susan B. Haynes

SEAL-STAMP (leave
1/2" margin on left side)



STATE OF NC, Buncombe County

I, a Notary Public of the County and State aforesaid, certify that Brian D. Haynes
and wife, Susan B. Haynes

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

Witness my hand and official stamp or seal, this 7 day of November 2015.

My commission expires: 9-15-18 Piper J. Parker Notary Public
Piper J. Parker

VANNOY & REEVES, PLLC
ATTORNEYS AND COUNSELLORS AT LAW
P.O. DRAWER 67
WEST JEFFERSON, NORTH CAROLINA 28694

233

Filed in ASHE County, NC
on Aug 27 1999 at 1:35:31 PM
by SHIRLEY B WALLACE
Register of Deeds
BOOK 243 PAGES 233-234

Excise Tax - 0-

Recording Time, Book and Page

Tax Lot No..... Parcel Identifier No.....
Verified by..... County on the..... day of, 19,
by

Mail after recording to

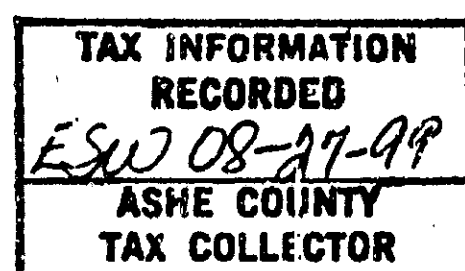
This instrument was prepared by VANNOY & REEVES, PLLC By:
Brief description for the Index 0.063 ACRES, HELTON TOWNSHIP David A. Jolly/jkm

NORTH CAROLINA WARRANTY DEED

THIS DEED made on the 18th..... day of August....., 1999....., by and between

GRANTOR

DARYL FREEDMAN, Attorney-in-Fact
for PAT KINCAID



GRANTEE

HARRY K. JONES, a 1/3 undivided
interest; HUNTER M. JONES, a 1/3
undivided interest; and NELL
JONES TAYLOR, a 1/3 undivided
interest
c/o Harry K. Jones
625 Delaware Ave., Apt. 4
Norfolk, Virginia 23508-2841

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

A certain tract of land containing 0.063 acres according to a survey by Randy G. Rhodes and Assoc., P. A. RLS #3094, located in Helton Township, Ashe County, North Carolina and being more particularly described as follows:

BEGINNING on an existing iron pin, said iron being located North 02 deg. 25 min. 11 sec. West a distance of 11.82 feet from an existing iron pin; thence with a division line of the Kincaid property North 48 deg. 21 min. 42 sec. West for a distance of 79.46 feet to a 1/2" rebar set on the south side of NC 194; thence North 48 deg. 20 min. 54 sec. West for a distance of 32.08 feet to a point in the center of NC 194; thence with the center of NC 194 South 79 deg. 40 min. 04 sec. East for a distance of 94.96 feet to a point; thence leaving said road with the Hunter Jones line South 10 deg. 00 min. 21 sec. West for a distance of 57.96 feet to the point of BEGINNING.

Surveyed in August 1999, using Deed Book 156, at page 2174 as a bearing reference. For source of title, see that certain deed conveyed to Carroll & Patricia Kincaid, recorded in Deed Book 156, at page 2174, Ashe County Register of Deeds Office; area by coordinate computation. Job #990722A.

This deed is executed by Daryl Freedman in her individual right as Attorney-in-Fact for Pat Kincaid in accordance with her authority to so act for said party as conferred by that certain Power of Attorney dated 8 April 1999, and of record in the Ashe County Public Registry in Book 239 at page 1089.

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.

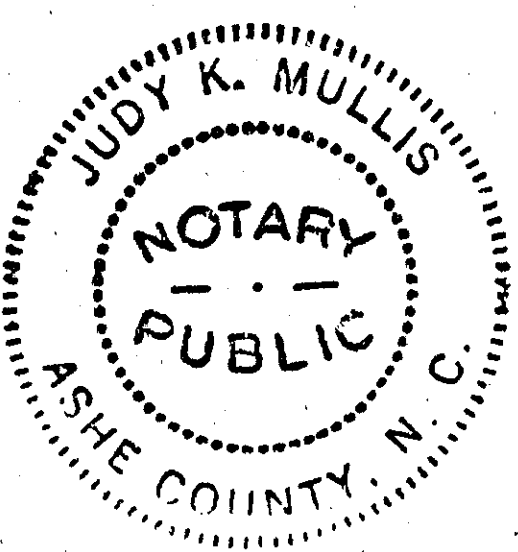
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons 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) Daryl Freedman, Attorney-in-Fact for Pat Kincaid (SEAL)
 By: _____ (SEAL)
 _____ President
 ATTEST: _____ (SEAL)
 _____ Secretary (Corporate Seal) _____ (SEAL)

SEAL-STAMP NORTH CAROLINA, _____ County
 I, a Notary Public of the County and State aforesaid, certify that _____
 personally appeared before me this day and acknowledged the execution of the foregoing instrument.
 Witness my hand and official seal this _____ day of _____ 1999.
 My Commission Expires: _____
 _____ Notary Public

SEAL-STAMP NORTH CAROLINA, Ashe County
 I, Judy K. Mullis a Notary Public, do hereby acknowledge that Daryl Freedman, Attorney-in-Fact for Pat Kincaid, personally appeared before me this day and being by me duly sworn, acknowledges that she executed the foregoing and annexed instrument for and on behalf of Pat Kincaid, that her authority to execute and acknowledge said instrument is contained in the Power of Attorney duly executed, acknowledged and recorded in the office of the Register of Deeds of Ashe County, North Carolina, in Book 239 Page 1089; that the foregoing and annexed instrument was executed under and by virtue of the authority given by said Power of Attorney; that Daryl Freedman acknowledges the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said Pat Kincaid.
 Witness my hand and seal this 27th day of August 1999.
 My commission expires: Dec. 8, 2002 Judy K. Mullis Notary Public



The foregoing Certificate(s) of
JUDY K. MULLIS, A NOTARY PUBLIC OF ASHE COUNTY, NC

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
SHIRLEY B. WALLACE REGISTER OF DEEDS FOR ASHE COUNTY
 By Deaett R. Loten Deputy/Assistant - Register of Deeds



BK: 00429 PG: 1501

FILED
ASHE COUNTY
SHIRLEY B. WALLACE
REGISTER OF DEEDS

FILED May 09, 2012
AT 09:50:47 am
BOOK 00429
START PAGE 1501
END PAGE 1502
INSTRUMENT # 02323

PREPARED BY: JOHNSTON & JOHNSTON
MAIL TO: GRANTEE

BRIEF DESCRIPTION FOR THE INDEX:

QUITCLAIM DEED

THIS DEED, made this 9th day of May, 2012, by and between Angela J. Roe, hereinafter called Grantor, and George E. Roe, hereinafter called Grantee, whose permanent mailing address is 165 John Griffith Rd, Lansing NC 28643.

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) to him in hand paid, the receipt of which is hereby acknowledged, has remised and released and by these presents does remise, release, convey, and forever quitclaim unto the Grantee, their heirs and/or assigns, all right, title, claim, and interest of the Grantor in and to their interest in that certain lot or parcel of land lying and being in Helton Township, Ashe County, North Carolina, and more particularly described as follows:

SEE THE EXHIBIT "A" ATTACHED HERETO.

To have and to hold the aforesaid lot or parcel of land and all privileges thereunto belonging to the Grantee, their heirs and/or assigns, fee and discharged for all right, title, claim, or interest of the Grantor or anyone claiming by, through or under him.

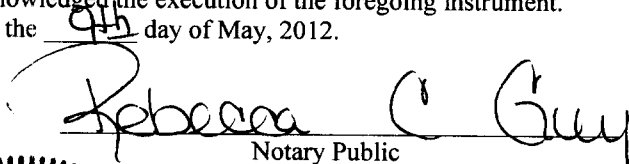
The designations "Grantor" and "Grantee" as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if 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)
Angela J. Roe

State of North Carolina, County of Ashe

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Angela J. Roe, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the 9th day of May, 2012.


Notary Public

My Commission Expires: 1/24/2015

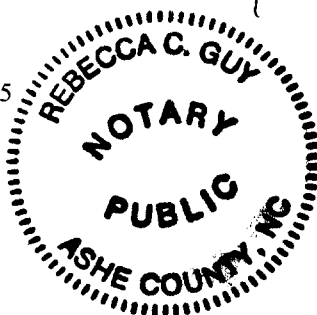


Exhibit "A"

TRACT ONE: BEGINNING on a large birch on the north side of N.C.S.R. 1526, the southwest corner of the Don Powers property in the Bob Davis eastern line, and being the northwest corner of the Roe property herein described; thence with an agreed line between the Stella P. Roe heirs and Don Powers as recorded in Book 144, at pages 1752-1756, inclusive, Ashe County Registry, S. 67-27 E. 245.76 feet to a 16" maple; N. 65-25 E. 107.14 feet to an iron stake; S. 71-43 E. 683.14 feet to an iron stake in a locust stump; thence with the Hunter Jones line, S. 82-15 E. 144.33 feet to an iron stake in fence; S. 37-19 E. 800.72 feet to an iron stake in fence in the Brian Deboard line; thence said Deboard line, an existing fence, S. 71-10 W. 21.44 feet to a fence post; S. 82-44 W. 65.49 feet to a fence post. N. 85-36 W. 285.03 feet to a fence post; S. 69-02 W. 460.31 feet to a double chestnut oak; thence with the Richard Roe line, an existing fence, N. 86-05 W. 356.71 feet to a fence post; S. 70-41 W. 179.11 feet to a fence post; thence with the Georgia McClure line, an existing fence, S. 68-10 W. 236.78 feet to a fence post; S. 79-05 W. 38.93 feet to a fence post; N. 86-08 W. 85.06 feet to a fence post; N. 77-17 W. 78.00 feet to a fence post; N. 69-20 W. 108.48 feet to an iron stake at a fence corner; thence with the Bob Davis, an existing fence, N. 17-51 W. 478.40 feet to a 14" locust; N. 50-47 E. 404.44 feet to an iron stake at a fence post; N. 20-39 E. 159.62 feet to an iron stake at a fence post; N. 04-10 E. 228.57 feet to an iron stake at a fence post; N. 03-30 E. 59.11 feet to the BEGINNING, containing 32.779 acres, inclusive of the existing right of way N.C.S.R. 1526.

And being the identical land described in and conveyed by that certain deed from J. E. Roe, et ux, et al, to George Edward Roe, dated 29 June 1984, and of record in Book 144, at pages 1757-1759, inclusive, Ashe County Registry; reference is also made to deed from George Edward Roe to George Edward Roe and wife, Angela W. Roe (now Angela Woods), dated 14 December 1987, and of record in Book 162, at page 1255, Ashe County Registry and also, deed from Angela Woods, divorced to Richard P. and Barbara W. Roe Book 161, Page 351-353.

TRACT TWO: BEGINNING on a point in the center line of N.C.S.R. 1525, corner of Georgia McClure, Price Campbell, and the southwest corner of the Richard Roe property herein described; thence with the center line of N.C.S.R. 1525, a division line of the Richard Roe property, N. 82-46 E. 215.06 feet; S. 85-21 E. 76.63 feet; S. 62-28 E. 139.37 feet; and S. 72-29 E. 40.32 feet to the Bertha McClure corner; thence leaving said road, with the McClure and Roe line, N 4-02 E. 10.00 feet to a locust fence post; and N. 4-23 E. 406.54 feet to a double chestnut oak in the Roe heirs line; thence with said line, N. 87-48 W. 355.81 feet to a locust fence post; and S. 69-14 W. 176.29 feet to a locust fence post, the Georgia McClure corner; thence with the McClure and Roe line, S. 6-46 E. 312.98 feet to the BEGINNING, containing 4.010 acres, inclusive of the existing right of N.C.S.R. 1525.

And being the identical lands described in and conveyed by that certain deed from Byron Sexton and wife, Thelma Sexton, to Richard P. Roe and wife, Barbara W. Roe, dated 3 February 1971, and of record in Book W-4, at page 509, Ashe County Registry.

ASHE County 4985
 Nov 01 1999 \$867.00
 1000036264
 REAL ESTATE
 EXCISE TAX



Filed in ASHE County, NC
 on Nov 01 1999 at 2:54:12 PM
 by SHIRLEY B WALLACE
 Register of Deeds
 BOOK 244 PAGFS 1834-1838

1834

Mail to: Mr. Russell F. Vannoy, 125 Maplewood Drive, West Jefferson,
 North Carolina 28694

PREPARED BY: John C. Johnston of JOHNSTON AND JOHNSTON,
 Attorneys at Law, Post Office Box 398, Jefferson, North Carolina 28640

* * * NO TITLE OPINION GIVEN * * *

\$867.00 Deed Stamps

NORTH CAROLINA
 ASHE COUNTY

Y
 Y

EXECUTORS' DEED

This deed, made this 1st day of November, 1999, by and between **RICHARD ROE** and **HUNTER M. JONES, JR.**, by and through his Attorney in Fact, **RICHARD ROE**, pursuant to the authority granted in that certain Power of Attorney of record in Book 238, at page 1926, Ashe County Registry, **EXECUTORS OF THE ESTATE OF CLARA D. PERKINS, DECEASED**, of Ashe County, North Carolina, parties of the first part; and **RUSSELL F. VANNOY**, 125 Maplewood, West Jefferson, North Carolina 28694, party of the second part;

W I T N E S S E T H :

THAT WHEREAS, Clara D. Perkins died, leaving a Last Will and Testament which is duly probated and recorded in the office of the Clerk of the Superior Court of Ashe County in Will File No. 99-E-67, therein naming Richard Roe and Hunter M. Jones, Jr. as Executors of her estate; and whereas, said Richard Roe and Hunter M. Jones, Jr. have duly qualified and are now acting as such Executors; and whereas, said Will gave and granted unto said parties of the first part as such Executors the power and authority to sell and/or convey any real estate belonging to said estate.

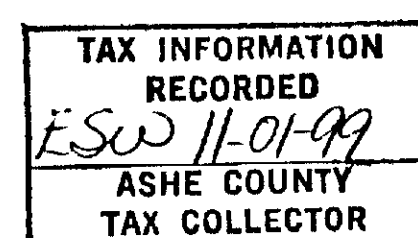
NOW, THEREFORE, said parties of the first part, acting as Executors as aforesaid, in consideration of the sum of **FOUR HUNDRED THIRTY THREE THOUSAND TWO HUNDRED NINETY EIGHT AND 85/100 (\$433,298.85) DOLLARS** to them in hand paid, the receipt of which is hereby acknowledged, and under authority given them in said Will, have bargained and sold, and by these presents do bargain, sell, and convey unto the said party of the second part and his heirs and assigns, certain lands belonging to said estate and lying and being in the County of Ashe, State of North Carolina, Helton Township, and more particularly described as follows:

BEING a tract of land located in Helton Township, Ashe County, North Carolina, bounded by the lands of, formerly of, or in possession of, on the West by Paul Sturgill, Carl Keaton, Betty Morton, Kenneth Parsons, and Hunter Jones; on the South by N.C. Highway 194 and Hunter Jones; on the East by the Clara Perkins estate, Roe-Land Estates Subdivision, and Tevnan West; and on the North by Johnny Flowers, William Waddell, and Florence Sutton; and being more particularly described as follows:

BEGINNING on a 1/2" rebar set at a fence intersection having

JOHNSTON AND JOHNSTON
 ATTORNEYS AT LAW

306 EAST MAIN STREET • POST OFFICE BOX 398
 JEFFERSON, NORTH CAROLINA 28640



Page Two

N.C. Grid Coordinates of N=314632.949m, E=387367.780m, said rebar being located N. 74-17-27 E. 641.970 meters (grid) and 641.974 meters (ground) from N.C. Grid Station "POWERS" N=314459.129m, E=386749.788m (NAD 83), said beginning rebar being the southeast corner of the Carl Keaton property (Book 167, at page 15, Ashe County Registry), the northeast corner of the Betty Morton property (Book 139, at page 914, Ashe County Registry), and the northwest corner of the tract herein described; thence running with said Betty Morton line, along a fence, S. 13-11-06 E. 467.42 feet to a 26" hickory; S. 08-08-19 W., crossing a 1/2" rebar set at 2.00 feet, for a total distance of 575.62 feet to a 1/2" rebar set at a fence post; S. 05-08-14 W. 512.33 feet to a 1/2" rebar set at a fence post, said rebar being a corner of the Kenneth Parsons property (Book 161, at page 1815, Ashe County Registry); thence running with the said Parsons line, along a fence, S. 44-27-57 E. 424.40 feet to a 1/2" rebar set at a fence post; S. 36-01-50 E. 177.18 feet to a 1/2" rebar set at a fence post, said rebar being a corner of the Hunter Jones property (Book X-2, at page 130, Ashe County Registry); thence running with the said Jones line, along a fence, S. 46-02-51 E. 69.50 feet to a 1/2" rebar set at a fence post; S. 44-10-26 E. 326.98 feet to a 1/2" rebar set at a fence post; S. 50-19-38 E. 170.87 feet to a new 1/2" rebar; S. 44-01-25 W. 997.90 feet to a 1/2" rebar set at a fence post; S. 54-54-40 W. 137.56 feet to a new 1/2" rebar; S. 50-25-33 E. 207.72 feet to a new 1/2" rebar; S. 61-08-22 E. 329.64 feet to a 1/2" rebar set at a fence post; S. 34-19-45 W., crossing a 1/2" rebar set at a fence post at 422.51 feet, for a total distance of 440.61 feet to a point in the center line of N.C. Highway 194; thence running with the center line of said road the following seven calls: (1) S. 53-22-14 E. 74.23 feet; (2) along a curve to the left having a radius of 752.90 feet and an arc length of 330.16 feet, being subtended by a chord of S. 65-56-00 E. 327.52 feet; (3) S. 78-29-46 E. 70.17 feet; (4) S. 80-18-23 E. 80.45 feet; (5) S. 81-35-56 E. 49.59 feet to the intersection point of N.C.S.R. 1526; (6) S. 82-40-46 E. 80.47 feet; (7) S. 83-24-58 E. 80.24 feet; thence leaving the road and running S. 16-23-49 W. 31.79 feet to a new 1/2" rebar; thence running with the Hunter Jones line, S. 87-20-24 E. 426.16 feet to a 44" sycamore; N. 71-17-33 E., crossing a 1/2" rebar set at 3.50 feet, for a total distance of 198.27 feet to a point in the center line of N.C. Highway 194; thence running with a division line of the Clara Perkins estate property, N. 15-33-44 E., crossing a 1/2" rebar set at 20.00 feet, for a total distance of 184.63 feet to a 1/2" rebar set near the northwest corner of a barn; N. 18-23-44 W. 612.06 feet to a 1/2" rebar set at a fence corner; N. 06-49-57 E. 384.09 feet to a new 1/2" rebar; N. 25-05-07 E., crossing the terminus point of a proposed 20.00' road right of way at 67.21 feet, for a total distance of 368.08 feet to a new 1/2" rebar; S. 82-42-53 E. 67.09 feet to a new 1/2" rebar; S. 81-50-01 E. 224.31 feet to a new 1/2" rebar; S. 14-17-40 E. 208.22 feet to a new 1/2" rebar; S. 71-35-35 E. 465.85 feet to a 1/2" rebar set in the line of the Roe-Land Estates Subdivision (Plat Book 5, at page 126, Ashe County Registry); thence running with the said subdivision line

Page Three

along a fence, N. 07-04-48 W. 1214.27 feet to an existing 1/2" conduit pipe in a stump; N. 22-48-01 E., crossing a 1/2" rebar set at 253.91 feet, for a total distance of 254.91 feet to a 12" black gum; N. 37-16-56 E. 107.94 feet to an existing 1-1/2" iron pipe, said pipe being a corner of the Tenvan West property (Book 223, at page 799, Ashe County Registry); thence running with the said West line, N. 32-48-08 W. 148.61 feet to an existing 1-1/2" iron pipe; N. 42-55-35 W. 74.34 feet to an existing 1-1/2" iron pipe; N. 55-43-19 W., crossing a 1/2" rebar set at 130.04 feet, for a total distance of 131.54 feet to an 18" chestnut oak; N. 62-51-45 W., crossing a 1/2" rebar set at 183.85 feet, for a total distance of 185.85 feet to a 28" maple; N. 71-27-01 W., crossing a 1/2" rebar set at 111.55 feet, for a total distance of 112.80 feet to a birch; N. 73-40-52 W. 72.99 feet to a 40" oak; N. 63-16-05 W., crossing 1/2" rebars set at 2.00 feet and 110.47 feet, for a total distance of 112.22 feet to a 36" maple; N. 40-55-06 W. 333.77 feet to a 1/2" rebar set at a fence post; N. 36-15-42 W. 64.32 feet to a 1/2" rebar set at a fence post; N. 19-38-17 W. 28.54 feet to a 1/2" rebar set at a fence post; N. 09-20-09 W. 57.11 feet to a 1/2" rebar set at a fence post; N. 03-29-28 W. 244.42 feet to a 1/2" rebar set at a fence post; N. 05-29-59 W. 129.26 feet to a 1/2" rebar set at a fence post; N. 02-04-47 W. 133.34 feet to a 1/2" rebar set at a fence post; N. 03-09-24 W. 49.06 feet to a 1/2" rebar set at a fence post; N. 00-56-37 W. 118.59 feet to a 1/2" rebar set at a fence post; N. 03-22-21 E. 182.32 feet to a 1/2" rebar set at a fence post; N. 00-12-32 E. 210.37 feet to an existing 1-1/2" iron pipe; N. 06-32-54 E. 16.43 feet to a 32" hickory, said hickory being a corner of the Johnny Flowers property line (Book 173, at page 393, Ashe County Registry); thence running with the said Flowers line, N. 42-07-12 W. 227.50 feet to a 40" oak, said oak being located N. 21-19-23 W. 4.03 feet from an existing 1/2" rebar set as a reference point, said oak being a corner of the William Waddell property (Book 169, at page 973, Ashe County Registry); thence running with the said Waddell line, N. 38-39-40 W. 261.97 feet to a 1/2" rebar set at an oak stump; N. 04-28-04 W. 82.77 feet to a new 1/2" rebar, said rebar being a corner of the Florence Sutton property (Book D-6, at page 105, Ashe County Registry); thence running with the said Sutton line, S. 77-21-53 W. 147.28 feet to a 1/2" rebar set in a chestnut stump; S. 67-13-20 W., crossing a 1/2" rebar set at 157.05 feet, for a total distance of 158.05 feet to an 8" hickory, said hickory being a corner of the Paul Sturgill property (Book C-4, at page 167, Ashe County Registry); thence running with the said Sturgill line, along a fence, S. 51-54-25 W. 250.13 feet to a 1/2" rebar set at a fence post; S. 66-27-53 W. 179.42 feet to a new 1/2" rebar; S. 30-39-56 W. 141.41 feet to a new 1/2" rebar; S. 22-01-44 W. 193.22 feet to a 1/2" rebar set at a fence post; S. 40-37-23 W., crossing a 1/2" rebar set at 360.19 feet, for a total distance of 361.69 feet to a 24" locust, said locust being a corner of the Carl Keaton property; thence running with the said Keaton line, S. 29-48-16 W. 48.23 feet to the point of BEGINNING, containing 163.509 acres, inclusive of the existing right of way of N.C. Highway 194. Area by coordinate computation. According to a survey by Billy W. Barr, RLS, L-3174, dated 1 September 1999, Job No. 990402. Bearings are relative to N.C. Grid North (NAD 83).

Page Four

There is ALSO CONVEYED by these presents to the Grantee herein, his heirs and assigns, a 20.00' easement of right of way for the purpose of ingress, egress, and maintenance, said easement of right of way lying 10.00' each side of and parallel to the following described center line:

BEGINNING on a point in the southeastern line of the above described tract referred to as the terminus point of a proposed 20.00' right of way in the above described tract; thence running with the center line of said right of way the following twelve calls: (1) S. 26-18-03 E. 92.32 feet; (2) S. 03-27-40 W. 208.77 feet; (3) S. 19-02-52 E. 89.72 feet; (4) S. 05-53-20 W. 86.29 feet; (5) S. 03-06-04 E. 39.25 feet; (6) S. 16-37-13 E. 157.51 feet; (7) S. 25-31-58 E. 179.79 feet; (8) S. 22-35-45 E. 81.71 feet; (9) S. 36-39-31 E. 70.15 feet; (10) S. 02-28-53 W. 41.73 feet; (11) S. 23-06-15 E. 88.99 feet; (12) S. 04-48-55 W. 50.07 feet to the point in the center line of N.C. Highway 194.

For source of title, see those certain deeds recorded in Book X-2, at page 129, and Book R-3, at page 113, Ashe County Registry.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging to him, the said party of the second part, and his heirs and assigns, in fee simple forever.

IN TESTIMONY WHEREOF, said parties of the first part, acting as Executors as aforesaid, have hereunto set their hands and seals, the day and year first above written.

 (SEAL)

Richard Roe,
Executor of the Estate of
Clara D. Perkins, Deceased

 atty in fact
for
 (SEAL)

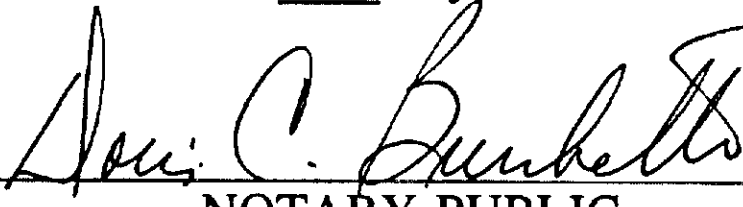
Richard Roe, Attorney in Fact
for Hunter M. Jones, Jr.,
Executor of the Estate of
Clara D. Perkins, Deceased,
pursuant to the authority
granted in that certain Power
of Attorney recorded in
Book 238, at page 1926,
Ashe County Registry

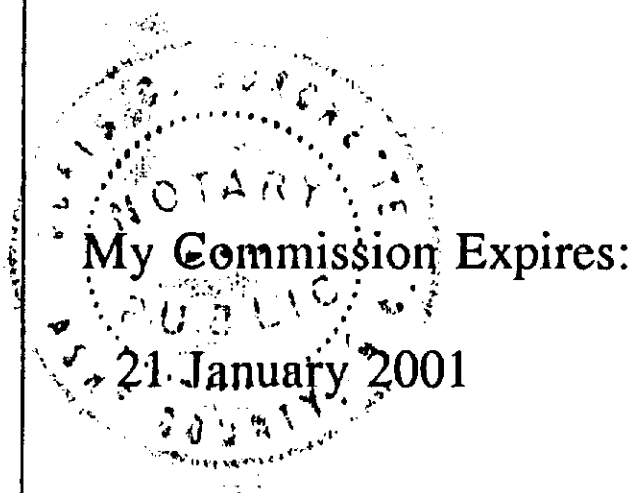
Page Five

NORTH CAROLINA
ASHE COUNTY

Personally appeared before the undersigned Notary Public in and for said County and State, Richard Roe, Executor of the Estate of Clara D. Perkins, Deceased, and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 1 day of November, 1999.

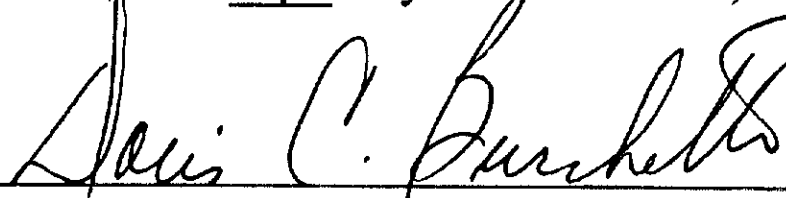

NOTARY PUBLIC



NORTH CAROLINA
ASHE COUNTY

I, Doris C. Burchette, a Notary Public in and for said county and state, do hereby certify that **Richard Roe**, Attorney in Fact for **Hunter M. Jones, Jr., Executor of the Estate of Clara D. Perkins**, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of **Hunter M. Jones, Jr., Executor**, and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Ashe County Registry on the 31st day March, 1999, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said **Richard Roe** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Hunter M. Jones, Jr., Executor of the Estate of Clara D. Perkins**.

WITNESS my hand and notarial seal, this 1 day of November, 1999.


NOTARY PUBLIC



My Commission Expires:

North Carolina, Ashe County

The foregoing certificate(s) of Doris C. Burchette,
a Notary Public of Ashe County, NC
+ (are) certified to be correct.

This 1st day of November A.D. 19 99

SHIRLEY B. WALLACE
REGISTER OF DEEDS

BY:

