

DEED & PLAT BOOK

PROJECT NUMBER: 17BP.11.R.127

TIP NUMBER: 050079

COUNTY: Avery

ROUTE: SR 1341 (Banner Creek Road)

Bridge No. 79 on SR 1341 (Banner Creek Road) over Elk Creek in Avery County

January 2017

Deed Book Index

TIP No:

050079

Project No: 17BP.11.R.127

County(s): AVERY

**Project
Description:**

**Bridge #79 on SR 1341 (Banner Creek Road) over
Elk Creek**

Property Owners	Deed Book / Page Num	Page Num
1880 LLC	433 / 1056	4
1880 LLC	433 / 1052	8
Banner Village LLC	380 / 3081	12
Banner Village LLC	380 / 3088	19
Beech Boys Two LLC	408 / 820	25
FLNC Properties LLC	484 / 1654	28
HJRR Holdings LLC	433 / 1288	31
Mr. and Mrs. Richard C. Simeone	374 / 1901	35
Skene Properties LLC	458 / 361	38
Ruby Townsend	69 / 512	41

Plat Book Index

TIP No: 050079

Project No: 17BP.11.R.127

County(s): AVERY

**Project
Description:**

**Bridge #79 on SR 1341 (Banner Creek Road) over
Elk Creek**

Property Owners

Plat Book / Page Num

Page Num

FLNC Properties LLC

19 / 48

42



2008013231

AVERY CO, NC FEE \$23.00
STATE OF NC REAL ESTATE EXT

\$750.00

PRESENTED & RECORDED

12-23-2008 04:31:39 PM

TAMELA BAKER

REGISTER OF DEEDS

BY: TAMELA BAKER
REGISTER OF DEEDS

BK: RE 433

PG: 1056-1059

NORTH CAROLINA GENERAL WARRANTY DEED

INSTRUMENT PREPARED BY:

KATHRYN G. HEMPHILL

Attorney at Law

Post Office Box 849

Newland, North Carolina 28657

(Without benefit of title opinion)

EXCISE TAX:

\$750.00

BRIEF DESCRIPTION:

Tract 1 - 0.50 acre tract located at

1880 Tynecastle Highway

Banner Elk, NC 28604

TAX PARCEL NO.

1858 00 53 2926

THIS DEED made and entered this 22 day of December, 2008 by and between:

GRANTORS

JOYCE V. ROBESON, Co-Trustee
and MICHELLE ROBESON CLARK,
Co-Trustee of Trust A under Item VI
of the Will of Harold J. Robeson

GRANTEE

1880, LLC, a North Carolina
Limited Liability Company

c/o Charles W. Fuller, Jr.
Post Office Box 785
Linville, NC 28646

The designation Grantors 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 Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee, in fee simple, that certain lot or parcel of land located in Banner Elk Township, Avery County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have 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:

Property Transfer Card Made

Date 12/23/08

By Dolt

Page 1 of 3

Taxes Paid Through

2007

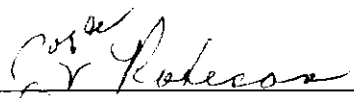
By 10 2 Date 12-23-08

1. 2009 Town of Banner Elk and County of Avery property taxes and subsequent years thereafter.
2. Subject to the right to the use of the drive for ingress and egress across the 0.77 acre tract, as to survey prepared by Robert E. Grindstaff, R.L.S. L-1294, dated May 19, 1983 and being surveyor's Map #583098.
3. Subject to the well and water line rights as described in deed recorded in Deed Book 158, at Page 944, Avery County Registry.
4. All matters of public record.

For back reference see Deed Book 333, Page 1688, dated, August 29, 2000.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

GRANTORS

 (SEAL)
JOYCE V. ROBESON, Co-Trustee

STATE OF ~~NORTH CAROLINA~~ **GEORGIA**

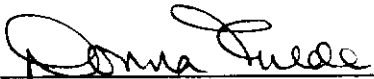
COUNTY OF ~~AVERY~~ **DEKALB**

ACKNOWLEDGMENT

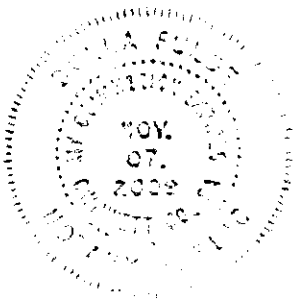
I, Donna Fulde a Notary Public for said County and State, do hereby certify that **JOYCE V. ROBESON, as Co-Trustee of Trust A under Item VI of the Will of Harold J. Robeson**, personally appeared before me this day and being by me duly sworn, says that she acknowledged to me that she voluntarily signed the foregoing and annexed instrument for and on behalf of the said Trust, and that her authority to execute and acknowledge said instrument is contained in the Last Will and Testament dated July 20, 1993.

I do further certify that the said **JOYCE V. ROBESON, Co-Trustee**, acknowledged to me that she voluntarily signed the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Trust.

Witness my hand and official seal, this the 22nd day of December, 2008.


Notary Public,
My commission expires: 11-7-09

(NOTARY SEAL)



RE 433 1058

GRANTORS

Michelle Robeson Clark (SEAL)
MICHELLE ROBESON CLARK,
Co-Trustee

STATE OF NORTH CAROLINA

COUNTY OF AVERY

ACKNOWLEDGMENT

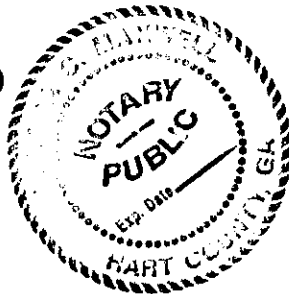
I, Delana Maxwell a Notary Public for said County and State, do hereby certify that **MICHELLE ROBESON CLARK, as Co-Trustee of Trust A under Item VI of the Will of Harold J. Robeson**, personally appeared before me this day and being by me duly sworn, says that she acknowledged to me that she voluntarily signed the foregoing and annexed instrument for and on behalf of the said Trust, and that her authority to execute and acknowledge said instrument is contained in the Last Will and Testament of Harold J. Robeson, dated July 20, 1993.

I do further certify that the said **MICHELLE ROBESON CLARK**, Co-Trustee, acknowledged to me that she voluntarily signed the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Trust.

Witness my hand and official seal, this the 22 day of December, 2008.

Delana Maxwell
Notary Public,
My commission expires: 8/29/09

(NOTARY SEAL)

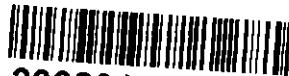


RE 433 1059

EXHIBIT "A"

COMMENCING at a granite monument, Grid Coordinates N = 883,972.668 and E = 1,155,421.837, located South 77°49'58" East 318.53 feet from NCGS monument "Banner", Grid coordinates N = 884,039.803 and E = 1, 115,110.462 (NAD 1983), and running thence North 41°04'08" West 61.35 feet to an existing iron rod in pavement, corner of Tract 1-A (0.302 acres), the BEGINNING of the within described tract; thence from the beginning with the line of Brett Schwebke and wife, Samantha Schwebke (Deed Book 412, Page 482) the following three (3) courses and distances: 1) South 54°13'38" West 77.36 feet to a nail set; 2) South 54°13'38" West 64.24 feet to an existing iron rod; 3) South 54°13'38" West 22.44 feet to a computed point in Elk River and the line of Richard C. Simeone and wife, Shawn M. Simeone (Deed Book 374, Page 1901); thence with computed points in Elk River and the Simeone line the following three (3) courses and distances: 1) North 21°07'24" West 33.49 feet; 2) North 01°14'52" East 161.59 feet; 3) North 25°23'02" West 71.60 feet to a nail set in N.C.S.R. 1341 (pavement) and the line of Banner Village, LLC (Deed Book 380, Page 3081 and Deed Book 380, Page 3088); thence with N.C.S.R. 1341 and the Banner Village, LLC line North 19°27'52" East 58.31 feet to a nail set, corner of Tract 1-A; thence leaving N.C.S.R. 1341 and the line of Banner Village, LLC and running with the line of Tract 1-A the following three (3) courses and distances: 1) South 27°10'08" East 112.38 feet to a computed point; 2) South 41°04'08" East 115.99 feet to a nail set; 3) South 41°04'08" East 38.65 feet to the point of beginning. Containing 0.50 acres, more or less, and being designated Tract 1 on plat of survey by Ralph E. Daughtry, Jr., PLS L-4155, dated September 30, 2008, bearing map #D08181.

TOGETHER WITH that certain right to the use of the drive for ingress and egress across the adjoining 0.78 acre tract, which tract and easement are shown on plat by Robert E. Grindstaff, RLS L-1294, dated May 19, 1983, bearing map #1093223.



2008013230

AVERY CO. NC FEE \$23.00
PRESENTED & RECORDED

12-23-2008 04:31:38 PM

TAMELA BAKER
REGISTER OF DEEDS
BY TAMELA BAKER
REGISTER OF DEEDS

BK: RE 433

PG: 1052-1055

NORTH CAROLINA QUITCLAIM DEED

INSTRUMENT PREPARED BY: KATHRYN G. HEMPHILL
ATTORNEY AT LAW
POST OFFICE BOX 849
NEWLAND, NC 28657
(Without Benefit of Title Opinion)

EXCISE TAX: NONE

BRIEF DESCRIPTION: Tract 1-A - 0.302 acres

TAX PARCEL NO: _____

THIS DEED made and entered this 22 day of December, 2008 by and between:

GRANTORS

JOYCE V. ROBESON, Co-Trustees
and MICHELLE ROBESON CLARK,
Co-Trustee of Trust A under Item VI
of the Will of Harold J. Robeson

Property Transfer Card Made
Date 12/23/08
By DBH

GRANTEE

1880, LLC, a North Carolina Limited
Liability Company

c/o Charles W. Fuller, Jr.
Post Office Box 785
Linville, North Carolina 28646

The designation Grantors 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:

Taxes Paid Through

2007

By DBH Date 12-23-08

That the Grantors for and in consideration of the sum of Ten Dollars (\$10.00) to him in hand paid, the receipt of which is hereby acknowledged, have and by these presents do remise, release, convey, and forever quitclaim unto the Grantees, his heirs and/or successors and assigns, all right, title, claim and interest of the Grantors in and to that certain lot or parcel of land located in Banner Elk Township, Avery County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantees, his heirs and /or successors and assigns, free and discharged from all right, title, claim or interest of the Grantors or anyone claiming by, through or under the Grantors.

RE 433 1053

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

GRANTOR

Joyce V. Robeson (Seal)
JOYCE V. ROBESON, Co-Trustee
E

STATE OF ~~NORTH CAROLINA~~ Georgia

COUNTY OF ~~AVERY~~ DEKALB

ACKNOWLEDGMENT

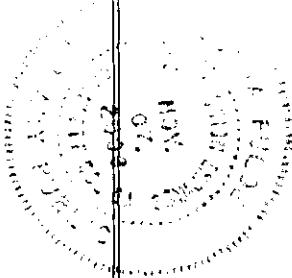
I, Donna Fulde a Notary Public for said County and State, do hereby certify that **JOYCE V. ROBESON, as Co-Trustee of Trust A under Item VI of the Will of Harold J. Robeson**, personally appeared before me this day and being by me duly sworn, says that she acknowledged to me that she voluntarily signed the foregoing and annexed instrument for and on behalf of the said Trust, and that her authority to execute and acknowledge said instrument is contained in the Last Will and Testament dated July 20, 1993.

I do further certify that the said **JOYCE V. ROBESON, Co-Trustee**, acknowledged to me that she voluntarily signed the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Trust.

Witness my hand and official seal, this the 22nd day of December, 2008.

Donna Fulde
Notary Public,
My commission expires: 11-7-09

(NOTARY SEAL)



GRANTORS

Michelle Robinson Clark (Seal)
MICHELLE ROBESON CLARK,
Co-Trustee

STATE OF NORTH CAROLINA

COUNTY OF AVERY

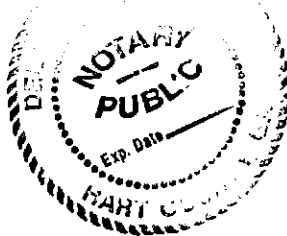
ACKNOWLEDGMENT

I, Delana Maxwell a Notary Public for said County and State,
do hereby certify that **MICHELLE ROBESON CLARK, as Co-Trustee of Trust A under Item VI of the Will of Harold J. Robeson**, personally appeared before me this day and being by me duly sworn, says that she acknowledged to me that she voluntarily signed the foregoing and annexed instrument for and on behalf of the said Trust, and that her authority to execute and acknowledge said instrument is contained in the Last Will and Testament dated July 20, 1993.

I do further certify that the said **MICHELLE ROBESON CLARK, Co-Trustee**, acknowledged to me that she voluntarily signed the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Trust.

Witness my hand and official seal, this the 22 day of December, 2008.

(NOTARY SEAL)



Delana Maxwell

Notary Public,

My commission expires: 8/29/09

EXHIBIT "A"

COMMENCING at a granite monument, Grid Coordinates N = 883,972.668 and E = 1,155,421.837, located South 77°49'58" East 318.53 feet from NCGS monument "Banner", Grid coordinates N = 884,039.803 and E = 1, 115,110.462 (NAD 1983), and running thence North 41°04'08" West 61.35 feet to an existing iron rod in pavement, corner of Tract 1 (0.50 acres), the BEGINNING of the within described tract; thence from the beginning with the line of Tract 1 the following three (3) courses and distances: 1) North 41°04'08" West 38.65 feet to a nail set; 2) North 41°04'08" West 115.99 feet to a computed point; 3) North 27°10'08" West 112.38 feet to a nail set in N.C.S.R. 1341 (pavement); thence leaving N.C.S.R. 1341 and running North 62°49'52" East 50.00 feet to a computed point in N.C. Highway 184 (pavement); thence with computed points in N.C. Highway 184 the following three (3) courses and distances: 1) South 27°10'08" East 106.29 feet; 2) South 41°04'08" East 109.89 feet; 3) South 40°47'10" East 43.27 feet; thence leaving N.C. Highway 184 and running South 54°13'38" West 50.00 feet to the point of beginning. Containing 0.302 acres, more or less, and designated Tract 1-A on plat of survey by Ralph E. Daughtry, Jr., PLS L-4155, dated September 30, 2008, bearing map #D08181.

ID 7041 Issued Jul 30 2004
\$980.00
State of North Carolina
Avery County
Real Estate Excise Tax

FILED in Avery County, NC
on Jul 30 2004 at 03:26:48 PM
by: Pamela T. Baker
Register of Deeds
BOOK 380 PAGE 3081

Excise Tax: \$ 980 00

Recording Time, Book & Page
File Number: 12043912 (ST)

State of North Carolina

WARRANTY DEED

County of Avery

This Deed, made this 26th day of July, 2004, by and between

**STANTON B. INGRAM, JR. and wife, CHOOKNYN LAM INGRAM
AND**

**BARBARA KENNEDY INGRAM (Single)
AND**

**STANTON B. INGRAM, JR AND BARBARA KENNEDY INGRAM, TRUSTEES
UNDER THAT CERTAIN DECLARATION OF TRUST BY JANE RICE INGRAM
FOR THE BENEFIT OF LILY MARIE INGRAM AND STANTON B. INGRAM, III
DATED APRIL 14, 1989
(hereinafter called "Grantor")**

Transfer
7-30-04
DDP

and

BANNER VILLAGE, LLC

2003
7-30-04

229 Letterfern Drive
Banner Elk, NC 28604
(hereinafter called "Grantees")

WITNESSETH

Grantor(s) for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to them paid by the said Grantee(s), the receipt of all of which is hereby acknowledged, have, subject to any exceptions, conditions, provisions, restrictions or reservations herein contained, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said Grantees, their heirs, successors and assigns, all that certain tract(s) or parcel(s) of land lying and being in Banner Elk Township, Avery County, North Carolina, more particularly described as follows:

Being all of 2.84 acres as described on Exhibit "A" attached hereto and incorporated herein by reference.

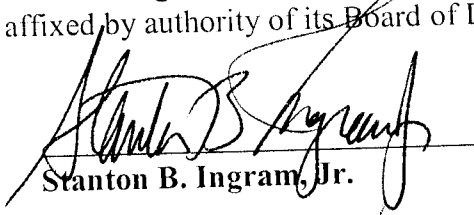
Prepared By: di Santi Watson Capua & Wilson
PO Box 193, 642 West King Street
Boone, NC 28607

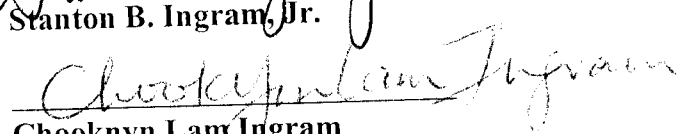
The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book 300 at Page 1030, Avery County Public Registry.

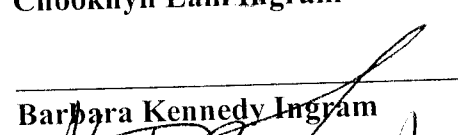
To have and to hold the said premises above described, with every privilege and appurtenance thereunto belonging to the said Grantees, their heirs, successors and assigns, to their only use and behoof forever, subject always to any exceptions, conditions, provisions, restrictions or reservations herein contained.

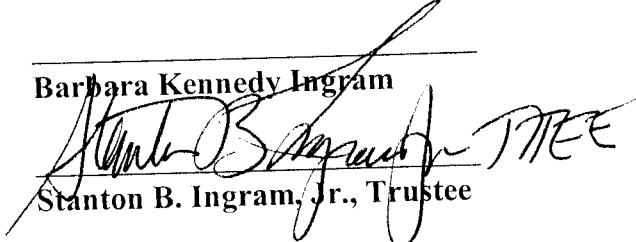
The Grantors covenant with the Grantees, their heirs, successors and assigns: that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except as herein set forth; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals, 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.


Stanton B. Ingram, Jr.


Chooknyn Lam Ingram


Barbara Kennedy Ingram


Stanton B. Ingram, Jr., Trustee

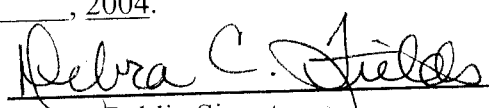
Barbara Kennedy Ingram, Trustee

STATE OF ALABAMA

COUNTY OF Jefferson

I, Debra C. Fields, a Notary Public, do hereby certify that **Stanton B. Ingram, Jr. and wife, Chooknyn Lam Ingram** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the 27th day of July, 2004.


Notary Public Signature

My commission expires: 6/4/07

Prepared By: di Santi Watson Capua & Wilson
PO Box 193, 642 West King Street
Boone, NC 28607

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book 300 at Page 1030, Avery County Public Registry.

To have and to hold the said premises above described, with every privilege and appurtenance thereunto belonging to the said Grantees, their heirs, successors and assigns, to their only use and behoof forever, subject always to any exceptions, conditions, provisions, restrictions or reservations herein contained.

The Grantors covenant with the Grantees, their heirs, successors and assigns: that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except as herein set forth; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals, 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.

Stanton B. Ingram, Jr.

Chooknyn Lam Ingram

Barbara Kennedy Ingram
Barbara Kennedy Ingram

Stanton B. Ingram, Jr., Trustee

Barbara Kennedy Ingram
Barbara Kennedy Ingram, Trustee

STATE OF ALABAMA

COUNTY OF _____

I, _____, a Notary Public, do hereby certify that **Stanton B. Ingram, Jr. and wife, Chooknyn Lam Ingram** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the _____ day of _____, 2004.

Notary Public Signature

My commission expires: _____

Prepared By: di Santi Watson Capua & Wilson
PO Box 193, 642 West King Street
Boone, NC 28607

STATE OF GEORGIACOUNTY OF Floyd

BOOK 380 PAGE 3084

I, Kristen Roberts, a Notary Public, do hereby certify that **Barbara Kennedy Ingram** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the 28 day of July, 2004.

Kristen Roberts

Notary Public Signature

My Commission Expires Feb. 16, 2006

My commission expires: _____

STATE OF ALABAMA

COUNTY OF _____

I, _____, a Notary Public, do hereby certify that **Stanton B. Ingram, Trustee under that certain Declaration of Trust By Jane Rice Ingram for the Benefit of Lily Marie Ingram and Stanton B. Ingram, III Dated April 14, 1989** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the _____ day of _____, 2004.

Notary Public Signature

My commission expires: _____

STATE OF GEORGIACOUNTY OF Floyd

I, Kristen Roberts, a Notary Public, do hereby certify that **Barbara Kennedy Ingram, Trustee under that certain Declaration of Trust By Jane Rice Ingram for the Benefit of Lily Marie Ingram and Stanton B. Ingram, III Dated April 14, 1989** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the 28 day of July, 2004.

Kristen Roberts

Notary Public Signature

My Commission Expires Feb. 16, 2006

My commission expires: _____

Prepared By: di Santi Watson Capua & Wilson
PO Box 193, 642 West King Street
Boone, NC 28607

STATE OF GEORGIA

COUNTY OF _____

I, _____, a Notary Public, do hereby certify that **Barbara Kennedy Ingram** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the _____ day of _____, 2004.

Notary Public Signature

My commission expires: _____

STATE OF ALABAMACOUNTY OF Jefferson

I, Debra C. Fields, a Notary Public, do hereby certify that **Stanton B. Ingram, Trustee under that certain Declaration of Trust By Jane Rice Ingram for the Benefit of Lily Marie Ingram and Stanton B. Ingram, III Dated April 14, 1989** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the 27th day of July, 2004.

Debra C. Fields
Notary Public Signature

My commission expires: 6/4/07

STATE OF GEORGIA

COUNTY OF _____

I, _____, a Notary Public, do hereby certify that **Barbara Kennedy Ingram, Trustee under that certain Declaration of Trust By Jane Rice Ingram for the Benefit of Lily Marie Ingram and Stanton B. Ingram, III Dated April 14, 1989** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the _____ day of _____, 2004.

Notary Public Signature

My commission expires: _____

Prepared By: di Santi Watson Capua & Wilson
PO Box 193, 642 West King Street
Boone, NC 28607

North Carolina, Avery County

The foregoing certificate(s) of Debra C. Hobbs, is certified to be correct.
This instrument was presented for registration this 30 day of July, 2004, at 3:26 A.M.,
P.M., and duly recorded in the Office of the Register of Deeds for Avery County, North Carolina,
in Book 380 at Page 3081.

This 30 day of July, 2004.

Annalee J. Baker
Avery County Register
of Deeds
by: Monica Holley
Asst

Prepared By: di Santi Watson Capua & Wilson
PO Box 193, 642 West King Street
Boone, NC 28607

EXHIBIT A

BEGINNING at an iron set, said iron being located North 12° 16' East 187.39 feet from a NCGS monument "Banner" and thence running North 23° 03' West 58.04 feet to an iron set at fence post; thence North 25° 39' West 172.88 feet to an iron set; thence South 86° 30' West 144.56 feet to an iron; thence N 03° 20' W 63.00 feet to an iron; thence South 88° 26' West 170.65 feet to an iron; thence North 00° 51' 125.28 feet to an iron found; thence North 86° 22' East 474.23 feet to a granite monument set; thence North 86° 22' East 100.00 feet to a point in the center of NC Highway 184; thence continuing along and with said center the following courses and distances: South 14° 38' West 61.30 feet; South 13° 34' West 59.92 feet; South 06° 24' West 68.58 feet to a point in the center of the highway and state road; thence along and with the center of NCSR 1351 South 22° 08' West 137.83 feet; South 15° 46' West 67.45 feet; South 03° 22' East 70.16 feet to a point in the center of the road; thence leaving NCSR 1351 North 63° 09' West 20.63 feet, and thence N 63° 09' W 41.54 feet to the POINT OF BEGINNING. Containing 2.84 acres as surveyed and platted by Robert E. Grindstaff, RLS L-1294 dated the 10th day of March, 1986, Map No. 386087.

FILED in Avery County, NC
on Jul 30 2004 at 03:27:05 PM
by: Tameia T. Baker
Register of Deeds
BOOK 380 PAGE 3088

Excise Tax: - 0 - *MA*

Recording Time, Book & Page
File Number: 12043912 (ST)

State of North Carolina

WARRANTY DEED

County of Avery

This Deed, made this 26th day of July, 2004, by and between

BARSTAN DEVELOPMENT, LLC

(hereinafter called "Grantor")

and

BANNER VILLAGE, LLC

229 Letterfern Drive
Banner Elk, NC 28604
(hereinafter called "Grantees")

WITNESSETH

Grantor(s) for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to them paid by the said Grantee(s), the receipt of all of which is hereby acknowledged, have, subject to any exceptions, conditions, provisions, restrictions or reservations herein contained, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said Grantees, their heirs, successors and assigns, all that certain tract(s) or parcel(s) of land lying and being in Banner Elk Township, Avery County, North Carolina, more particularly described as follows:

Being all of 2.03 acres as described on Exhibit "A" attached hereto and incorporated herein by reference.

7-30-04
DDP

2603
7-30-04

Prepared By: *di* Santi Watson Capua & Wilson
PO Box 193, 642 West King Street
Boone, NC 28607

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book 302 at Page 0774, Avery County Public Registry.

To have and to hold the said premises above described, with every privilege and appurtenance thereunto belonging to the said Grantees, their heirs, successors and assigns, to their only use and behoof forever, subject always to any exceptions, conditions, provisions, restrictions or reservations herein contained.

The Grantors covenant with the Grantees, their heirs, successors and assigns: that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except as herein set forth; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals, 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.

BARSTAN DEVELOPMENT, LLC

Stanton B. Ingram, Jr.
Stanton B. Ingram, Jr.
Member/Manager

Barbara Kennedy Ingram
Barbara Kennedy Ingram
Member/Manager

STATE OF ALABAMA

COUNTY OF Jefferson

I, Debra C. Fields, a Notary Public, do hereby certify that **Stanton B. Ingram, Jr., Member/Manager of Barstan Development, LLC** personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the LLC for the purposes therein expressed.

This the 28th day of July, 2004.

Debra C. Fields
 Notary Public Signature

My commission expires: 6/4/07

Prepared By: di Santi Watson Capua & Wilson
 PO Box 193, 642 West King Street
 Boone, NC 28607

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book 302 at Page 0774, Avery County Public Registry.

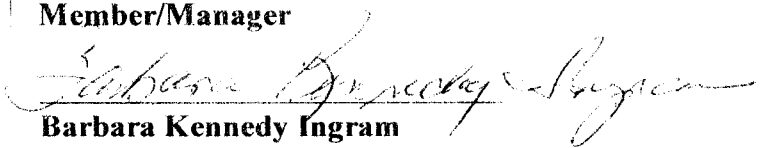
To have and to hold the said premises above described, with every privilege and appurtenance thereunto belonging to the said Grantees, their heirs, successors and assigns, to their only use and behoof forever, subject always to any exceptions, conditions, provisions, restrictions or reservations herein contained.

The Grantors covenant with the Grantees, their heirs, successors and assigns: that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except as herein set forth; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals, 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.

BARSTAN DEVELOPMENT, LLC

Stanton B. Ingram, Jr.
Member/Manager


Barbara Kennedy Ingram
Member/Manager

STATE OF ALABAMA

COUNTY OF _____

I, _____, a Notary Public, do hereby certify that **Stanton B. Ingram, Jr., Member/Manager of Barstan Development, LLC** personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the LLC for the purposes therein expressed.

This the _____ day of _____, 2004.

 Notary Public Signature

My commission expires: _____

Prepared By: di Santi Watson Capua & Wilson
PO Box 193, 642 West King Street
Boone, NC 28607

STATE OF GEORGIACOUNTY OF Floyd

I, Kristen Robert, a Notary Public, do hereby certify that **Barbara Kennedy Ingram, Member/Manager of Barstan Development, LLC** personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the LLC for the purposes therein expressed.

This the 28 day of JULY, 2004.

Kristen Robert

Notary Public Signature

My commission expires: MY COMMISSION EXPIRES FOR 10, 2006

North Carolina, Avery County

The foregoing certificate(s) of _____, is certified to be correct.
This instrument was presented for registration this _____ day of _____, 2004, at A.M., P.M., and duly recorded in the Office of the Register of Deeds for Avery County, North Carolina, in Book _____ at Page _____.

This _____ day of _____, 2004.

Avery County Register
of Deeds
by:

Prepared By: di Santi Watson Capua & Wilson
PO Box 193, 642 West King Street
Boone, NC 28607

North Carolina, Avery County

The foregoing certificate(s) of Debra C. Fields,
Kristen M. Roberts NPS, is certified to be correct.
This instrument was presented for registration this 30 day of July, 2004, at 3:37 A.M.,
P.M., and duly recorded in the Office of the Register of Deeds for Avery County, North Carolina,
in Book 380 at Page 3088.

This 30 day of July, 2004.

Memeta J. Baker
Avery County Register
of Deeds
by: Mark Hollifield
Asst.

EXHIBIT "A"

BEGINNING at an iron set in the line of Monroe G. Randql (Deed Book 107, Page 666), said iron also being located N 14° 02' W 15.30 feet from a reference iron set (tie line); thence N 03° 20' W 293.30 feet to an iron set in the line of Stan Ingram (now or formerly); thence leaving the line of Monroe G. Randql and with the line of Stan Ingram N 86° 30' E 144.56 feet to an iron set; S 25° 39' E 172.88 feet; S 23° 03' E 58.04 feet to an iron found, said iron also being located N 29° 48' E 65.14 feet from N.C.S.G. "Banner" N=883971.584, E=1155.41.301 (tie line); thence S 63° 09' E 41.54 feet to an iron; and S 63° 09' E 20.63 feet to a point in the center of N.C.S.R. 1341 (paved); thence running with the center line of N.C.S.R. 1341 the following courses and distances: S 16° 22' E 25.26 feet; S 00° 19' W 73.92 feet; S 10° 23' W 47.00 feet; S 24° 12' W 52.34 feet; S 48° 01' W 36.09 feet; S 70° 13' W 33.49 feet; S 80° 38' W 34.43 feet; and S 87° 55' W 37.18 feet to a point in the line of Tract 2 (0.46 acre); thence leaving the center line of N.C.S.R. 1341 and with the line of Tract 2, N 01° 44' E 7.40 feet to a spike set; thence N 01° 44' E 137.88 feet to a reference iron set; N 01° 44' E 14.00 feet; and N 85° 13' W 132.87 feet to the point of Beginning. Being and containing 2.03 acres, Banner Elk Township, Avery County, North Carolina. As surveyed and platted by Jerry L. Ball, R.L.S. L-3108, dated January 6, 1998, bearing map no. 98001-1.

ALSO conveyed herewith is the non-exclusive appurtenant right to use water from the spring as set forth in Book 75, Page 1370, together with the right to maintain and repair the spring and underground pipe lines.

RESERVING for the use of Tract Two (0.46 acres) is the non-exclusive appurtenant right to use water from the spring and the right to maintain and repair the spring and underground pipe lines as set forth in Book 75, Page 1370.

ALSO CONVEYED herewith is a non-exclusive appurtenant easement over and across the adjoining 0.46 acre tract for the existing private driveway used as access to the above described 2.03 acre tract as shown on the above referenced survey. Reserving unto the 0.46 acre tract is the non-exclusive appurtenant easement over that portion of the private driveway used as access to the 0.46 acre tract

10. 11-11-06 Issued Nov 07 2006
\$560.00
State of North Carolina
Avery County
Real Estate Excise Tax

FILED in Avery County, NC
on Nov 07 2006 at 04:03:05 PM
by: Tamele T. Baker
Register of Deeds
BOOK 408 PAGE 820

Excise Tax: \$ 560.00

Mail after recording to: ✓ DEAL, MOSELEY & SMITH, LLP, P.O. BOX 311, BOONE, NC 28607

PREPARED BY: ALLEN C. MOSELEY, DEAL, MOSELEY & SMITH, LLP, ATTORNEYS AT LAW,
P. O. BOX 311, BOONE, NC 28607 Tel (828) 264-4734

Brief Description for the Index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this 3rd day of November, 2006, by and between,

Nelson L. Storie and wife, Gail T. Storie

GRANTOR;

and,

Beech Boys Two, LLC

of 1550 Madruga Ave., Suite 230, Coral Gables, FL 33156

GRANTEE.

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 BANNER ELK TOWNSHIP, AVERY COUNTY, NORTH CAROLINA, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE.

Town of Banner Elk
Taxes paid through 2005
Date 11/7/06 By ARM

Taxes Paid Through
2006
By p 2 Date 11-7-06

Property Transfer Card Made
Date 11-7-06
By [Signature]

The property hereinabove described was acquired by Grantor by instrument recorded in Book of Records 199, Page 963, Avery County, North Carolina, Public Registry.

A map showing the above described property is recorded in Plat Book 21 at Page 14.

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:

See Exhibit A attached hereto and incorporated herein by reference.

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.

Nelson L. Storie (SEAL)
Nelson L. Storie
Gail T. Storie (SEAL)
Gail T. Storie

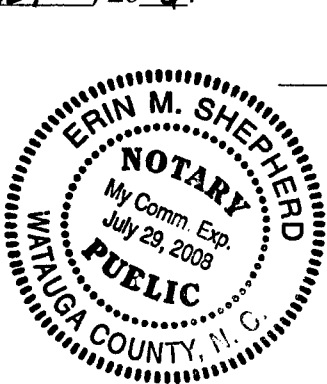
STATE OF NC

COUNTY OF Watauga

I, Erin M. Shepherd, Notary Public of the County and State aforesaid, certify that Nelson L. Storie and wife, Gail T. Storie, Grantor, 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, 2006.

My Commission Expires:

(SEAL - STAMP)



Erin M. Shepherd
Notary Public

EXHIBIT A

BEGINNING on a point in the center of Highway 184, said point being the Southeast corner of a 3.91 acre tract of land as shown in Plat Book 21, Page 14, Avery County Registry: thence leaving the center of said highway South 86 degrees 22 minutes West 574.23 feet to an iron found; thence North 26 degrees 38 minutes East 176.06 feet to an iron ; thence North 89 degrees 49 minutes East 516.46 feet to the center of NC Highway 184; thence with the center of highway two calls (1) South 19 degrees 49 minutes West 68.61 feet thence; (2) South 18 degrees 09 minutes west 61.28 feet to the beginning containing 1.76 acres , Banner Elk Township, Avery County , NC and being shown on a plat by Robert E. Grindstaff, Registered Surveyor No L-1294, dated July 17, 1987 and being map number 787231.

There is also conveyed herewith Grantors' rights in and to that certain Deed of Easement recorded in Book 215, Page 635, Avery County, North Carolina, Public Registry.

G:\Linda\REALEST\LEGALS\Suchman.wpd



2014001966

AVERY CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

06-18-2014 10:32:13 AM

RENEE DELLINGER

REGISTER OF DEEDS

BY: CHERYL GARLAND
DEPUTY

BK: RE 484

PG: 1654-1656

Avery County Tax Office
Property Transfer Card Approved:
Date: 06/18/14 By: DRH
Taxes Paid Through: 2013 By: DRH
Date: 06/18/14

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ -0-

PIN: 1858000543076

Mail To: FLNC Properties, LLC, C/O Christine J. Badger, 8243 Colee Cove Branch Rd., St. Augustine, FL 32092

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

Brief description for the Index: 0.62 Acre, Banner Elk Township

Town of Banner Elk
Taxes paid through 2013
Date 6/16/14 By CLB

THIS DEED made this 30th day of May 2014 by and between

GRANTOR

GRANTEE

CHRISTINE J. BADGER, Single;

*8243 COLEE COVE BRANCH RD.
ST. AUGUSTINE, FL 32092*

**HOLLY S. BADGER, Single
And**

C. TAYLOR POLK, Single

*217 Honeysuckle Way
St. Johns, FL 32259*

Conveying All Their One Half (½) Undivided Interest

**MITCH JOHNSON and wife,
KAY LYNN JOHNSON**

*P.O. Box 704
Banner Elk, NC 28604*

Conveying All His One Half (1/2) Undivided Interest

**FLNC Properties, LLC.,
A North Carolina Limited Liability
Company**

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 Banner Elk, Banner Elk Township, Avery County, North Carolina and more particularly described as follows:

THIS PROPERTY (hereafter "Property") is presently referred to as the Litchfield Place and is Tract One, 0.62 of an acre, which is located on N.C. Highway #184, Banner Elk, N.C., which is more particularly described on a survey which is titled "Property of Ann Harvey". This survey was prepared by Michael M. Lacey, R.L.S. #L-1497, on November 10, 1980, revised July 27, 1983, is surveyor's map #80-11-10-221, revised 83-7-6-128 Revision sheet 1 of 7, and is of record in the Avery County Registry of Deeds in Book 19 of Maps, at Page 48. The description from the survey is incorporated herein by reference as if fully set out.

CONVEYED with the Property is an easement appurtenant to the above described property which is a perpetual easement for obtaining water from the well located on Tract Three of the above-described survey together with an easement for water pipelines as such is described in Book 148 of Deeds, at Page 15, of the Avery County Registry of Deeds.

THE GRANTORS ARE EXECUTING THIS DOCUMENT FOR THE PURPOSE OF CONVEYING ALL THEIR ONE HALF (1/2) UNDIVIDED INTEREST IN THE ABOVE DESCRIBED PROPERTY.

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 386, Page 2527 and Book 386, Page 2530, Avery County Registry.

A Map showing the above described property is recorded in Plat Book 19, Page 48, Avery County Registry.

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.

Christine J. Badger (SEAL)
CHRISTINE J. BADGER

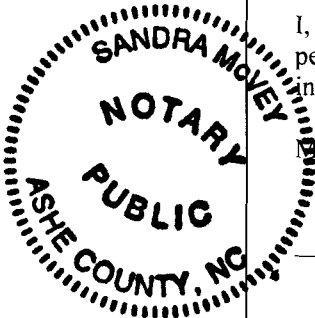
Holly S. Badger (SEAL)
HOLLY S. BADGER

C. Taylor Polk (SEAL)
C. TAYLOR POLK

Mitch Johnson (SEAL)
MITCH JOHNSON

Kay Lynn Johnson (SEAL)
KAY LYNN JOHNSON

SEAL - STAMP



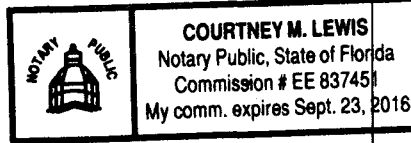
State of North Carolina, County of Ashe

I, a Notary Public of the County and State aforesaid, certify that **CHRISTINE J. BADGER** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30 day of May, 2014.

My commission expires: 10/4/2014

Sandra McVey Notary Public

SEAL - STAMP

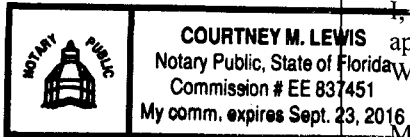
State of Florida, County of St. Johns

I, a Notary Public of the County and State aforesaid, certify that **HOLLY S. BADGER** 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 June, 2014.

My commission expires: 9/23/16

Courtney M. Lewis Notary Public

SEAL - STAMP

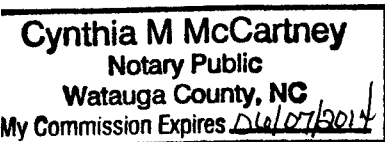
State of Florida, County of St. Johns

I, a Notary Public of the County and State aforesaid, certify that **C. TAYLOR POLK** 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 June, 2014.

My commission expires: 9/23/16

Courtney M. Lewis Notary Public

SEAL - STAMP

State of North Carolina, County of Ashe ^{CM} McCartney

I, a Notary Public of the County and State aforesaid, certify that **MITCH JOHNSON and wife, KAY LYNN JOHNSON** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30 day of May, 2014.

My commission expires: 06/07/2014

Cynthia M. McCartney Notary Public



2008013277

AVERY CO, NC FEE \$23.00
PRESENTED & RECORDED

12-30-2008 03:26:11 PM

TAMELA BAKER
REGISTER OF DEEDS
BY: ERIN GRINDSTAFF
DEPUTY

BK: RE 433

PG: 1288-1291

Excise Stamps \$0.00

Tax Lot No. _____ Parcel Identifier Nos. 1858-00-54-3149-00000 and 1858-00-54-5379-00000
Verified by _____ County on the _____ day of _____, 200____
by _____

Mail after recording to
NEXSEN PRUET, PLLC
Attn: Rick Reames
1230 Main Street, Suite 700
Columbia, SC 29201

This instrument was prepared by NEXSEN PRUET, PLLC (HNJ)

Brief Description for the index 1858-00-54-3149-00000 and 1858-00-54-5379-00000

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31st day of December, 2008, by and between

GRANTOR	GRANTEE
J. Harris Campbell aka Harris Campbell Property Transfer Card Made Date <u>12-30-08</u> By <u>[Signature]</u>	HJRR Holdings, LLC, a South Carolina limited liability company P.O. Box 1816 Boone, North Carolina 28607 Taxes Paid Through <u>2008</u> By <u>[Signature]</u> Date <u>12/30/08</u>

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

See Exhibit A attached hereto and made a part hereof for a more particular description of the property.

Being all of that certain tract conveyed to Harris Campbell, and wife Ruby B. Campbell (deceased) by General Warranty Deed from R. Alexander Lylerly and wife, Brenda S. Lyerly on June 25, 1984, containing .60 acres, recorded in Deed Book 154 at Page 117 and further described on the attached Exhibit A. This tract is parcel number 1858-00-54-3149-00000. Ruby B. Campbell died on November 21, 1992.

Also, Being all of those certain tracts conveyed to J. Harris Campbell and wife, Ruby B. Campbell (deceased) by General Warranty Deed from James C. Townsend, Jr., and wife Mary Evelyn Townsend and Buster Ruppard and wife Mildred Ruppard on October 25th, 1988, containing 1.81 acres, recorded in Book 196 at Page 1001 and further described on the attached Exhibit A. These tracts comprise parcel number 1858-00-54-5379-00000.

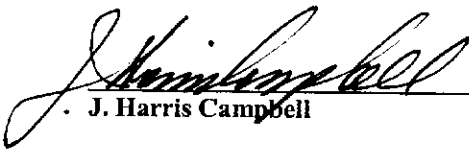
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

All valid and enforceable easements, restrictions and covenants of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

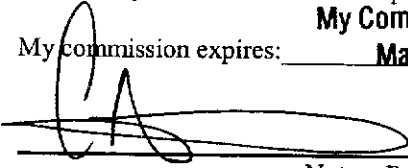

J. Harris Campbell

STATE OF South Carolina
COUNTY OF Greenville

I, Carla Arnette, a Notary Public of the County and State aforesaid, certify that J. Harris Campbell, personally and voluntarily came before me this day and acknowledged due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 29th day of December, 2008.

My commission expires: May 6, 2015



Notary Public
Name printed/typed: Carla Arnette



EXHIBIT A
Property Description

Tax Parcel number 1858 005 4314 9000 (front lot):

A 0.60 acre tract being located approximately 1.5 miles south of the city limits of Banner Elk, North Carolina on NC Highway 184 in Banner Elk Township, Avery County, North Carolina and being more particularly described as follows:

Beginning on an iron found, corner to Dean Queen and the hereinafter decried property (said iron being located South 41° 59' West 62.34 feet from the southwest corner of a 1-1/2 story frame dwelling located on the hereinafter described property); thence from the beginning and with the Dean Queen line North 78° 50' West 25 feet to the center of NC Highway 184; thence with the center of NC Highway 184 North 13° 12' West 54.60 feet to a point; thence continuing with the center of NC Highway 184 North 00° 25' West 57.01 feet to a point in the center of said highway; thence leaving the center of said highway and with the Ralph Townsend line South 78° 36' East 18 feet to an iron set; thence continuing with the Ralph Townsend line South 78° 36' East 240.60 feet to an iron found in a fence, corner to Ralph Townsend and James C. Townsend, Jr. and Buster Ruppard; thence with the James C. Townsend, Jr. and Buster Ruppard line South 05° 55' West 104.98 feet to an iron found, corner to Dean Queen and James C. Townsend, Jr. and Buster Ruppard (said iron being located South 69° 26' East 88.59 feet from the southeastern corner of a one story frame dwelling located on the herein described property); thence with the Dean Queen line North 78° 50' West ...*(text in warranty deed is missing)*... 0.60 acres by D.M.D. and being the same as shown on a survey by Robert E. Grindstaff RLS No. L-1294, dated May 28, 1984, entitled "Property of R. Alexander Lyerly to be conveyed to J. Harris Campbell and wife, Ruby B. Campbell" and being Map No. 58142 and being the same property conveyed to the Grantor in the Deed recorded in Deed Book 109, Page 623, Avery County Public Registry.

Tax Parcel 1858-00-54-5379

EXHIBIT A

BEGINNING at an iron located at a corner for David Goddahl, said iron being located North 59° 08' West 180.11 feet from an iron located at a corner for James C. Townsend, Jr. at 21 (See Deed Book 145, Page 472); thence running South 39° 09' East 180.11 feet to an iron corner for James C. Townsend, Jr. at 21; thence leaving the line of W. L. Puckett, Jr. (See Deed Book 67, Page 193) and running along and with the line of James C. Townsend, Jr. at 21 South 04° 49' East 75.00 feet to an iron set in a corner for James C. Townsend, Jr. at 21; thence running South 72° 29' East 91.61 feet to an iron set; thence continuing South 71° 29' East 18.08 feet to a point in the center of a private road; thence running along and with the center of said private road the following courses and distances: South 06° 54' West 19.57 feet to a point; South 21° 33' West 34.72 feet to a point; South 44° 41' West 11.02 feet to a point; South 44° 41' West 114.31 feet to a point; South 47° 38' West 58.75 feet to a point; South 30° 44' West 5.00 feet to a point; South 30° 44' West 106.99 feet to a point; South 23° 52' West 31.90 feet to a point; South 23° 52' West 12.50 feet to a point; South 17° 48' West 17.33 feet to a point; South 17° 48' West 46.10 feet to a point; South 17° 48' West 14.58 feet to a point; South 19° 14' 30" West 25.70 feet to a point; and South 73° 27' West 19.80 feet to a point; thence leaving the center of said private road and running along and with the line of Robert Ingram North 00° 39' East 19.01 feet to a 600 nail set; thence continuing along and with the line of Robert Ingram North 00° 39' East 86.81 feet to an iron set, corner for Harris Campbell (See Deed Book 154, Page 1177); thence running along and with the line of Harris Campbell North 05° 41' East 105.22 feet to an iron found, corner for Ralph Townsend (See Deed Book 69, Page 212); thence running along and with the line of Ralph Townsend North 06° 03' 30" East 236.00 feet to a calculated point; thence running North 02° 39' West 8.09 feet to a calculated point, corner for David Goddahl; thence running along and with the line of David Goddahl North 07° 04' East 239.59 feet to the point of BEGINNING. Containing 1.81 acres by U.M.N. as shown on survey by Michael H. Lagay, R.L.S. 9L-1497, dated September 27, 1988, entitled "Property of James C. Townsend, Jr. and Bessie Rappard to be conveyed to Harris Campbell," and being Map No. 88-9-28-243.

CONVEYED with the premises is an easement appurtenant to the above-described property which is a perpetual easement for ingress and egress over, and across the following described premises: a thirty (30') foot wide easement beginning in the middle of N. C. Highway 186 (See Map Book 19 at page 18) and the centerline of which proceeds North 32° 34' East 80.15 feet to this property.

CONVEYED ALSO with the premises is a thirty (30') foot easement appurtenant for ingress and egress beginning at the end of the above-described easement and proceeding along and with the eastern boundary of the above-described property the following courses and distances: North 33° 17' East 19.80 feet to a point; North 19° 14' 30" East 25.70 feet to a point; North 17° 48' East 14.58 feet to a point; North 17° 48' East 46.10 feet to a point; North 17° 48' East 17.33 feet to a point; North 23° 52' East 12.50 feet to a point; North 23° 52' East 31.90 feet to a point; North 30° 44' East 106.99 feet to a point; North 30° 44' East 5.00 feet to a point; North 47° 38' East 58.75 feet to a point; North 44° 41' East 114.31 feet to a point; North 44° 41' East 11.02 feet to a point; North 21° 33' East 34.72 feet to a point; and North 06° 54' East 19.57 feet to a point.

Issued Jan 30 2004
\$420.00
State of North Carolina
Avery County
Real Estate Excise Tax

FILED in Avery County, NC
on Jan 30 2004 at 11:45:54 AM
by: Tamela T. Baker
Register of Deeds
BOOK 374 PAGE 1901

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$420.00

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

Mail/Box to: ☒ Lacey Law Firm PO Box 1060 Newland, NC 28657

This instrument was prepared by: R. Bruce Lacey, Attorney at Law

Brief description for the Index: _____

THIS DEED made this 28th day of January, 2004, by and between

GRANTOR

HARRY GRAY SMITH, unmarried

2307 Magnolia Avenue
Knoxville, TN 37917

GRANTEE

RICHARD C. SIMEONE and wife,
SHAWN M. SIMEONE

5758 Dawson Street
Hollywood, FL 33023

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 n/a, Banner Elk Township, Avery County, North Carolina and more particularly described as follows:

See SCHEDULE "A" attached hereto and made a part hereof by reference.

Property Transfer Card Made
Date 1-30-04
By [Signature]

Taxes Paid Through
2003
By D & Date 1-30-04

The property hereinabove described was acquired by Grantor by instrument recorded in Book 83 page 1668.

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

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
Printed by Agreement with the NC Bar Association - 1981

+ James Williams & Co., Inc.
www.JamesWilliams.com

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:

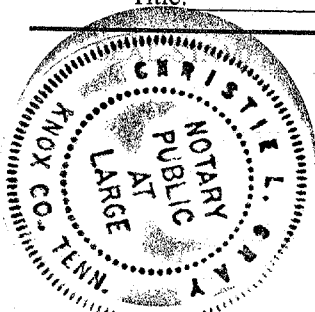
- (1) County of Avery property taxes for 2004 and subsequent years;
- (2) Right of way for NCSR 1341; and
- (3) Usual and customary public utility easements.

BOOK 374 PAGE 1902

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

(Entity Name) _____
By: _____ Title: _____
By: _____ Title: _____
By: _____ Title: _____

USE BLACK INK ONLY



SEAL-STAMP

State of ~~North Carolina~~ TENNESSEE - County of Knox
I, the undersigned Notary Public of the County and State aforesaid, certify that HARRY GRAY SMITH, unmarried DB 712330 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 8th day of January, 2004
My Commission Expires: Dec 19, 2006
Notary Public

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 forgoing 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 _____
Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.
My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of Christie L. Gray 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: Tamela T. Baker Register of Deeds for Avery County
Michelle Clawson Deputy/Assistant - Register of Deeds

Re: Simeone

BEGINNING on an iron found, Southernmost corner of herein described, and running North 08 degrees 54 minutes West 295.12 feet to an iron set; thence North 08 degrees 54 minutes West 40.00 feet to a point in the centerline of NCSR 1341; thence with the centerline of NCSR 1341 the following courses and distances: North 89 degrees 21 minutes East 3.66 feet; North 87 degrees 55 minutes East 91.89 feet; North 87 degrees 55 minutes East 37.17 feet; North 80 degrees 38 minutes East 34.42 feet; North 70 degrees 13 minutes East 33.48 feet; North 48 degrees 01 minutes East 36.08 feet; North 24 degrees 12 minutes East 52.33 feet; North 10 degrees 23 minutes East 46.99 feet; North 00 degrees 19 minutes East 73.91 feet; North 05 degrees 16 minutes West 21.24 feet; North 03 degrees 22 minutes West 70.15 feet; and North 15 degrees 46 minutes East 42.98 feet to a point in NCSR 1341 and in centerline of the river; thence leaving the centerline of NCSR 1341 and running South 25 degrees 30 minutes East 67.27 feet to a point in centerline of river; thence South 01 degrees 09 minutes West 161.56 feet to a point in centerline of river; thence South 21 degrees 10 minutes East 33.48 feet to a point in centerline of river; thence South 21 degrees 10 minutes East 54.18 feet to a point in river; thence South 21 degrees 10 minutes East 104.59 feet to a point in river; thence South 10 degrees 17 minutes East 93.25 feet to a point in river; thence South 13 degrees 36 minutes East 46.12 feet to a point in centerline of river; thence South 25 degrees 35 minutes East 23.78 feet to a point in centerline of river; thence leaving the centerline of river and running South 71 degrees 00 minutes West 66.13 feet to an iron found; and thence South 71 degrees 00 minutes West 295.48 feet to the point of beginning.

Containing 2.61 acres as shown on Plat of Survey by Michael M. Lacey, PLS L-1497, dated December 23, 2003 and bearing Map No. 03-12-23-190.



2011003032

AVERY CO. NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED:
08-11-2011 02:46:55 PM

RENEE DELLINGER
REGISTER OF DEEDS

BY: RENEE DELLINGER
REGISTER OF DEEDS-GB

BK: RE 458

PG: 361-363

Excise Tax: \$300.00

Parcel Identifier No.: 1858-00-53-2882-00000

State of North Carolina

SPECIAL WARRANTY DEED

County of Avery

This Deed, made this 29th day of July, 2011, by and between

BANK OF GRANITE, a North Carolina banking corporation
317 First Avenue NW, Hickory, NC 28603
(hereinafter called "Grantor")

and

SKENE PROPERTIES, LLC, a North Carolina limited liability company
P.O. Box 1244, Linville, NC 28646
(hereinafter called "Grantee")

Taxes Paid Through

2010
By RE Date 8-11-11

WITNESSETH:

Property Transfer Card Made

Date 8-11-11

By MSC

Grantor, for a valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, its successors and assigns, all that certain lot or parcel of land situated in Banner Elk Township, Avery County, North Carolina, and more particularly described as follows:

BEING 0.78 of an acre by DMD according to survey by Robert E. Grindstaff, RLS No. L-1294 entitled "Property of Wm B. Owen Construction Co." dated May 19, 1983 and being Map #1093223, and more particularly described as follows:

BEGINNING at an iron set in the right-of-way of NC Highway 184, corner to property formerly owned by Lester Ruppard and the easternmost corner of this property and proceeding the following courses and distances: South 11°10' West 335.69 feet to an iron set at a fence post; South 79°48' West, 26.30 feet to a point in the center of Elk River; North 13°11' West, 46.13 feet, with the river; North 09°52' West, 93.27 feet, with the river; North 20°45' West, 104.61 feet with the river; North 20°45' West, 54.19 feet to a point in the center of Elk River; thence leaving the center of Elk River and running North 54°33' East 164.07 feet to an iron set in the right of way of NC Highway 184; thence

Prepared by:  William B. Cocke, Jr., Attorney at Law

running along and with the right of way of NC Highway 184 South 40°45' East 61.35 feet to the point of BEGINNING.

Also conveyed with the premises is the right to the use of the well and the right to run lines therefrom for the purposes of acquiring water from said well located on the 0.50 acre tract more particularly described on the above noted plat by Robert E. Grindstaff.

Also conveyed with the premises is a right to the use of the drive for ingress and egress across the 0.50 of an acre tract which easement and tract is more particularly described on the above noted plat by Robert E. Grindstaff.

Pursuant to N.C.G.S. §105-317.2, the undersigned certifies that the above described property DOES NOT include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 457, Page 520.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee, its successors and assigns, forever.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Easements, restrictions and rights of way of record, and utility lines and rights of way in existence over, under or upon the above described property.
2. Lien for Avery County ad valorem property taxes for 2011 and subsequent years.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

Bank of Granite

by: WEL D. J. H. A.
Assistant Vice President

STATE OF NORTH CAROLINA

RE 458 363

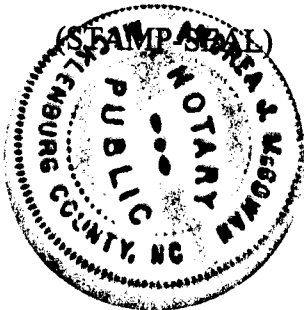
COUNTY OF AVERY

I, a Notary Public of the County and State aforesaid, do hereby certify that William David Watson personally appeared before me this day and acknowledged that (s)he is Asst. VP President of BANK OF GRANITE, a corporation, and that (s)he as Asst. VP President, being authorized to do so, executed the foregoing on behalf of the corporation.
WITNESS my hand and official seal, this 3rd day of August, 2011.

My commission expires:

Oct. 12, 2013

Andrew J. McGowan
Notary Public



5/2 North Carolina,
Avery County.

18.00 Excise Stamp

This Deed, Made on this the 18th day of September, 1968, By Bynum B. Banner and wife, Marion H. Banner of Avery County, North Carolina, parties of the first part, to Ralph Townsend and wife, Ruby Townsend of said Avery County, North Carolina, parties of the second part,

WITNESSETH: That the said parties of the first part, for the sum of \$10.00 together with other good and valuable consideration to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do hereby give, grant, bargain, sell and convey unto them, the said parties of the second part, their heirs and assigns, that certain tract or parcel of land situate and being in Banner Elk Township, Avery County, North Carolina, and more fully described as follows:

Beginning on an iron pin corner of Hardie McLean and wife, Cordie McLean in the eastern margin of Highway No. 184, and runs south 78 degrees east with McLeans line, 224 feet to a fence stake in the Lester Rupard line; thence north 6 degrees 30 minutes east, with the Rupard line 236 feet to a fence stake in the Rupard line, corner of Jesse Andrews; thence with the Andrews line north 76 degrees 30 minutes west 196.6 feet to an iron pin corner of Jess Andrews, in the eastern margin of Highway #184; thence with the eastern margin of Highway #184 south 12 degrees 30 minutes west 241 feet to the poing of Beginning. Containing 1.14 acres, as surveyed and platted by J. Paul Banner, R.L.S. #858, March 9, 1963.

This is the same property conveyed by Minnie W. Banner, single, to B. B. Banner and wife, Marion Banner, by deed dated December 12, 1955, which deed is of record in the Office of the Register of Deeds for Avery County, North Carolina, in Deed Book 52, page 125.

To Have and To Hold said land and premises, together with the privileges and appurtenances thereunto belonging unto them, the said parties of the second part, their heirs and assigns, to their only use and behoof forever.

And the said parties of the first part, for themselves, their heirs, executors and administrators, covenant to and with the said parties of the second part, their heirs and assigns, that they are seized of the said land and premises in fee, and have a right to convey the same in fee simple; that the same are free and clear from all encumbrances; and that they will forever warrant and defend the title to the same against the claims of all persons whomsoever.

In Testimony Whereof, the said parties of the first part have hereto subscribed their names and affixed their seals, the day and year first above written.

Bynum B. Banner (SEAL)

Marion H. Banner (SEAL)

WITNESS:

Grace C. Miller

NORTH CAROLINA,
AVERY COUNTY.

I, Grace C. Miller, a Notary Public in and for the aforesaid State and County do hereby certify that Bynum B. Banner and wife, Marion H. Banner personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Conveyance for the purposes therein expressed.

Witness my hand and Notarial Seal, this the 23 day of September, 1968.

NOTARIAL SEAL

Grace C. Miller
Notary Public

My Commission expires on the
13 day of June, 1969.

North Carolina
Avery County

The foregoing certificate of Grace C. Miller, Notary Public, is certified to be correct. This instrument was presented for registration and recorded in this office at Book 69, Page 512.

This 23 day of Sept., 1968 at 11:43 o'clock A. M.

Don & Vore
Register of Deeds

