

DEED & PLAT BOOK

PROJECT NUMBER: 17BP.11.R.137

TIP NUMBER: 940093

COUNTY: Watauga

ROUTE: SR 1109 (Bairds Creek Road)

Bridge No. 93 on SR 1109 (Bairds Creek Road) over Laurel Fork in Watauga County

January 2017

Deed Book Index

TIP No: 940093

Project No: 17BP.11.R.137

County(s): WATAUGA

Project Description: **Replace Bridge #93 on SR 1109 (Bairds Creek Road)
over Laurel Fork**

Property Owners	Deed Book / Page Num	Page Num
Cambrook Holdings LLC	1752 / 315	4
Mr. and Mrs. Oscar G. Danner, Jr.	123 / 256	8
Mr. and Mrs. Oscar G. Danner, Jr.	1384 / 452	10
Mr. and Mrs. Oscar G. Danner, Jr.	146 / 57	12
Mr. and Mrs. Oscar G. Danner, Jr.	1384 / 450	14
EB Fox Jr. Family Trust	1120 / 162	16
Mr. Gregory S. Lemons	1065 / 233	20
Mr. Dallas D. Moody	107 / 404	24
Plumtree Properties LLC	1843 / 519	25
Mr. and Mrs. James E. Sarantopoulos	1141 / 654	28
Mr. and Mrs. Roland Scholl	1194 / 530	31
Todd Brothers Inc.	715 / 654	34
Willow Valley Associates LTD	238 / 277	37
Mr. Rufus G. Yates	765 / 838	38

Plat Book Index

TIP No: 940093

Project No: 17BP.11.R.137

County(s): WATAUGA

Project Description: **Replace Bridge #93 on SR 1109 (Bairds Creek Road)
over Laurel Fork**

Property Owners	Plat Book / Page Num	Page Num
Mr. Gregory Lemons	15 / 184	44
Mr. and Mrs. James Sarantopoulos	15 / 184	44
Mr. and Mrs. Roland Scholl	15 / 184	44

FILED JoAnn Townsend
Register of Deeds, Watauga Co, NC
Fee Amt: \$26.00
NC Excise Tax: \$111.00

Bk 1752 Pg 315 (4)

Recorded: 05/05/2014 at 04:03:54 PM
Doc No: 626540 Kind: DEED



TURNER LAW OFFICE

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$111.00

Tax Lot No. _____ Parcel Identifier No. 1990341396000
Verified by _____ County on the _____ day of _____ 20____
by _____

Mail after recording to: Grantee

This instrument was prepared by: McGuireWoods LLP, 300 North Third Street, Suite 320,
Wilmington, North Carolina 28401



Brief Description for the Index

0.541 acres north side of NC Hwy 105

THIS DEED made this 1 day of ^{MAY}~~April~~, 2014, by and between

GRANTOR

ATLAS NC I SPE, LLC
a North Carolina limited liability company
200 W. 2nd Street
Winston-Salem, North Carolina 27101

GRANTEE

CAMBROOK HOLDINGS, LLC
a North Carolina limited liability company
P.O. Box 2873
Boone, North Carolina 28607

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 1732, Page 720**.

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

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 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, except for the exceptions hereinafter stated.

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

(a) the lien of ad valorem real property taxes and assessments for the current year and for subsequent years; (b) all easements, covenants, conditions, restrictions, and other agreements of record encumbering the property hereby conveyed and created or conveyed by Grantor; (c) all matters which would be disclosed by a current, accurate on the ground survey, of the property hereby conveyed; and (d) zoning, land use and building laws, regulations and ordinances affecting the property hereby conveyed.

The property hereinabove described is conveyed on an "AS IS, WHERE IS" condition and basis, and Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning or with respect to: (a) the value, nature, quality or condition of the property hereinabove described, (b) the suitability of the property hereinabove described for any activities and uses, (c) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the property hereinabove described, or (d) any other matter with respect to the Property except as to warranties of title as set forth herein.

Grantee hereby accepts the condition of the property hereinabove described AS IS, WHERE IS, with all faults.

[SIGNATURE AND ACKNOWLEDGEMENT TO APPEAR ON FOLLOWING PAGE]

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

ATLAS NC I SPE, LLC,
a North Carolina limited liability company

By: Joshua T. Collins
Name: Joshua T. Collins
Title: Vice President

SEAL-STAMP COMMONWEALTH OF VIRGINIA, CITY OF VIRGINIA BEACH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Joshua T. Collins, Vice President.**

Date: May 1, 2014

[Official Seal]

Krista R Lambert
Notary Public
Wilkes County, NC

Notary Public

Print Name: Krista R. Lambert

My commission expires: 7.23.2018

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR _____ COUNTY

By: _____ Deputy/Assistant - Register of Deeds

Bk 1752

Pg 318

Doc No: 626540 Kind: DEED

Exhibit A

TRACT 1:

BEING A 0.541 ACRE PARCEL LOCATED ON THE NORTH SIDE OF N.C. HIGHWAY 105 IN BRUSHY FORK TOWNSHIP, WATAUGA COUNTY, NORTH CAROLINA; BOUNDED ON THE SOUTHEAST BY SAID HIGHWAY AND JANE YASMINE (BOOK OF RECORDS 273, PAGE 433), ON THE SOUTHWEST BY WILLOW VALLEY ASSOCIATES, LTD. (DEED BOOK 238, PAGE 277), ON THE NORTHWEST BY BAIRDS CREEK ROAD (NCSR 1113) AND DALLAS DEAN MOODY (DEED BOOK 107, PAGE 404), ON THE NORTH BY EULA MAE FOX LIVING TRUST (BOOK OF RECORDS 443, PAGE 354), AND ON THE EAST BY THE GWYN & ANITA YATES LIVING TRUST (BOOK OF RECORDS 765, PAGE 845) AND PLUMTREE PROPERTIES, LLC (BOOK OF RECORDS 746, PAGE 496); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FOUND (LOCATED S 54°05'36" W 141.84' FROM NCGS "YATES" (NAD 83)) IN THE PLUMTREE PROPERTIES LINE; THENCE FROM THE BEGINNING AND WITH THE PLUMTREE PROPERTIES LINE S 26°19'00" E 32.65' TO A POINT IN N.C. HIGHWAY 105 AND THE YASMINE LINE; THENCE LEAVING THE PLUMTREE PROPERTIES LINE AND WITH THE HIGHWAY AND YASMINE LINE S 55°43'24" W 70.27'; THENCE S 47°17'24" W 28.29'; THENCE LEAVING THE HIGHWAY AND YASMINE LINE N 54°33'24" W 37.31' TO A 1/2" CONDUIT FOUND, THE SOUTHEAST CORNER OF WILLOW VALLEY; THENCE WITH THE WILLOW VALLEY LINE N 54°33'24" W 96.72' TO A 5/8" REBAR SET ON THE SOUTHEAST SIDE OF BAIRDS CREEK ROAD; THENCE N 54°33'24" W 13.06' TO THE CENTER OF SAID ROAD IN THE MOODY LINE; THENCE WITH SAID ROAD AND THE MOODY LINE N 24°39'54" E 7.45'; THENCE N 26°53'54" E 68.22'; THENCE N 31°48'12" E 31.38'; THENCE LEAVING THE ROAD AND MOODY LINE N 67°49'18" E 50.54' TO A 5/8" REBAR SET, THE SOUTHWEST CORNER OF FOX; THENCE WITH THE FOX LINE N 67°49'18" E 28.93' TO A COMPUTED POINT IN LAUREL FORK CREEK; THENCE LEAVING THE FOX LINE AND WITH A NEW LINE THROUGH YATES S 26°19'00" E 10.00' TO A 5/8" REBAR SET AT A 17" POPLAR; THENCE CROSSING A PRIVATE GRAVEL DRIVEWAY S 26°19'00" E 36.11' TO A 1/2" CONDUIT FOUND (LOCATED S 66°29'00" W 145.91' FROM A 1/2" CONDUIT FOUND), THE NORTHWEST CORNER OF PLUMTREE PROPERTIES; THENCE WITH THE PLUMTREE PROPERTIES LINE S 26°19'00" E 89.48' TO THE BEGINNING. CONTAINING 0.541 ACRES AS SURVEYED BY MITCHELL D. WILLARD, PLS L-3684 ON DECEMBER 12, 2003 (PLAT NO. 0312061).

ALSO CONVEYED HERewith ARE WATER RIGHTS TO THAT CERTAIN WELL LOCATED ON THE WILLOW VALLEY ASSOCIATES, LTD. PROPERTY, SAID WELL BEING LOCATED N 58°38'24" W 27.39' FROM THE 1/2" CONDUIT FOUND AT THE SOUTHEAST CORNER OF THE WILLOW VALLEY ASSOCIATES PARCEL AND BEING THE SAME WATER RIGHTS AND WELL AS DESCRIBED IN DEED BOOK 107, PAGE 465, WATAUGA COUNTY PUBLIC REGISTRY.

ALSO CONVEYED HERewith AND THIS CONVEYANCE IS MADE SUBJECT TO AGREEMENT FOR WATER RIGHTS RECORDED IN BOOK OF RECORDS 638, PAGE 553, WATAUGA COUNTY PUBLIC REGISTRY AND EASEMENT FOR ACCESS AND ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK OF RECORDS 638, PAGE 556, WATAUGA COUNTY PUBLIC REGISTRY.

FORM WD-101-WARRANTY DEED

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

NORTH CAROLINA, Watauga COUNTYTHIS DEED, made this 8th day of September, A. D. 19 71
by Oscar Grady Danner, Sr. and wife, Addie Presnell Dannerof Watauga County and State of North Carolina
of the first part, to Oscar Grady Danner, Jr. and wife, Lillian H. Dannerof Watauga County and State of North Carolina
of the second part:WITNESSETH, That said parties of the first part, in consideration of
Ten dollars and other good and valuable consideration
to them paid by parties of the second part
the receipt of which is hereby acknowledged have ve bargained and sold, and by these presents
do grant, bargain, sell and convey to said parties of the second part
and theirheirs and assigns, a certain tract or parcel of land in Watauga Township
Watauga County, State of North Carolina, adjoining
the lands of _____

and others, and bounded as follows, viz:

BEGINNING on an iron on the South bank of Laurel Fork Creek, said iron being located 10.0 feet from the center of said Creek, and runs thence South 58° 04' East 255.13 feet with a new line through the Oscar Danner, Sr. property to an iron located 2 feet off the edge of NCSR #1109; thence with the edge of said road North 25° 30' East 177.65 feet to an iron located 1 foot off the edge of the road in line with a fence and being a corner to Dean Moody; thence with the line of Moody North 61° 32' West 114.33 feet to an iron at a fence corner; thence continuing with the line of Moody North 28° 40' East 91.10 feet, crossing the open road, passing iron on the bank of Laurel Fork Creek, said iron being 8.0 feet from the center of said creek; thence with the center line of the creek the following courses and distances: South 78° 30' West 62.00 feet to an iron; South 65° 30' West 53.00 feet to an iron; South 60° 00' West 74.00 feet to an iron; South 39° 22' West 74.45 feet to an iron; and South 43° 34' West 35.35 feet to an iron in the center of said creek; Thence South 58° 04' East 10.00 feet to the point of BEGINNING, containing 1.04 acres by D. M. D., all according to survey and plat by James A. Dugger, RLS, August 30, 1971.



The above described lands were conveyed to grantors by _____

See Book _____, Page _____

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said parties of the second part

and their heirs and assigns, to their only use and behoof forever.

And the said parties of the first part

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

IN TESTIMONY WHEREOF, the said Oscar Grady Danner, Sr. and wife, Addie Presnell Danner

have hereunto set their hands and seals, the day and year first above written.

Oscar Grady Danner, Sr. (SEAL)
Oscar Grady Danner, Sr. (SEAL)

ATTEST:

Addie Presnell Danner (SEAL)
Addie Presnell Danner (SEAL)

STATE OF NORTH CAROLINA Watauga County.

I, Florence S. Robinson, Notary Public, do hereby certify that

Oscar Grady Danner, Sr. and Addie Presnell Danner his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 8th day of September, A. D. 19 71
My commission expires Feb. 16, 1975 Florence S. Robinson, N.P. (Seal)

STATE OF NORTH CAROLINA _____ County.

I, _____, Notary Public, do hereby certify that

and _____ his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this _____ day of _____, A. D. 19 _____
My commission expires _____, N. P. (Seal)

STATE OF NORTH CAROLINA Watauga COUNTY.

The foregoing certificate(s) of Florence S. Robinson, Notary Public of
Watauga County

is (are) certified to be correct. This instrument was presented for registration this 10th day of September, 1971, at 1:15 A. M., P. M., and duly recorded in the office of the Register of Deeds of Watauga County, North Carolina, in Book 123 Page 256.

This 10th day of September, A. D., 1971.

Helen Henderson By _____
Register of Deeds Assistant - Deputy Register of Deeds

This Deed Drawn By John H. Bingham, Attorney at Law, Boone, N. C.

20080627000074380 DEED
Bk: BR1384 Pg: 452
06/27/2008 03:37:31 PM 1/2



ExciseTax

Recording Time, Book and Page

Tax Lot No. _____

Parcel Identifier No. _____

Verified by _____

County on the _____ day of _____, 20__

by

Mail after recording to P.O. Box 27, Boone, NC 28607

Grantee

This instrument was prepared by Patrick E. Neighbors, Esq., Attorney-at-Law, 2500 Regency Parkway, Suite 108, Cary, North Carolina 27518 **No title opinion given, nor representation rendered.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of JUNE, 2008, by and between GRANTOR
OSCAR G. DANNER, JR. and LILLIAN H.
DANNER

139 Baird Creek Road
Vilas, North Carolina 28692

GRANTEE

OSCAR G. DANNER, JR. or LILLIAN H.
DANNER, trustees of the DANNER
REVOCABLE LIVING TRUST DATED

JUN 27 2008
139 Baird Creek Road
Vilas, North Carolina 28692

Enter in the 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 here acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of the certain lot or parcel of land situated in the City of _____, Watauga Township, Watauga County, North Carolina and more particularly described as follows:

BEING all that real property known, designated and described in Book 123, Page 256, Watauga County Registry, North Carolina, which description is hereby incorporated by reference in its entirety, containing 1.04 acres, more or less, all according to a survey and plat by James A. Dugger, RLS, August 30, 1971.

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 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:

Of record. See prior granting instrument for any applicable exceptions.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in 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 for above written.

Oscar G. Danner Jr (seal)
OSCAR G. DANNER, JR.

Lillian H. Danner (seal)
LILLIAN H. DANNER

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

I, Jewels Harris, Notary Public Of Guilford COUNTY, Do Hereby Certify
That OSCAR - LILLIAN H. DANNER Personally Appeared Before Me This Day And
Acknowledged The Due Execution Of The Foregoing Instrument In Writing. Witness my hand and seal Or
Stamp, This _____ Day Of JUN 27 2008, 20__.

MY COMMISSION EXPIRES: _____

Jewels Harris
NOTARY PUBLIC
(SEAL OR STAMP)

 JEWELS HARRIS
Notary Public
Guilford County
State of North Carolina
My Commission Expires 6-7-2009

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By _____ REGISTER OF DEEDS FOR Watauga County
Deputy/Assistant - Register of Deeds

Mail To:

BK 0146 PG 057

WARRANTY DEED--Form WD-601

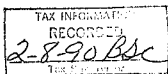
Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Watauga County.THIS DEED, Made this 12th day of January, 1990, by and between Addie Danner, widowof Watauga Countyand state of North Carolina, hereinafter called Grantor, and Oscar Danner, Jr. and wife, Lillian Dannerof Watauga County and State of North Carolina, hereinafter

called Grantee, whose permanent mailing address is _____

WITNESSETH: That the Grantor, for and in consideration of the sum of ten Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Watauga Township, Watauga County, North Carolina, described as follows:

See the attached Exhibit "A" incorporated herein by reference.



The above land was conveyed to Grantor by _____ See Book No. _____, Page _____ TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

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

(SEAL)

Addie Danner

(SEAL)

Addie Danner, widow

(SEAL)

Randal S. Marsh Watauga COUNTY.

Addie Danner, widow, a Notary Public of said County, do hereby certify that _____

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this 12th day of January, 1990.
My Commission Expires: 4-16-92 Randal S. Marsh, N. P. (SEAL)

STATE OF NORTH CAROLINA _____ COUNTY.

I, _____, a Notary Public of said County, do hereby certify that _____

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the _____ day of _____, 19____.

My Commission Expires: _____, N. P. (SEAL)

STATE OF NORTH CAROLINA, WATAUGA COUNTY.

The foregoing certificate(s) of Randal S. Marsh, Notary Public, Watauga County, N.C.

is (are) certified to be correct. This instrument was presented for registration this 8th day of February, 1990, at 4:45 XXX P. M., and duly recorded in the office of the Register of Deeds of Watauga County, North Carolina, in Book 146, Page 057.

This the 8th day of February, A. D., 1990.

Phyllis E. Foster

Register of Deeds

By

Car Lee Shaw

Agent, Deputy Register of Deeds

This Deed drawn by Randal S. Marsh, Attorney

BOUNDARY DESCRIPTION

Property of Addie Danner,

Watauga Township, Watauga County, North Carolina

To be conveyed to Oscar Danner, Jr. and wife Lillian

Being a 1.351 acre tract of land lying on the Northwest side of N.C. Highway No. 105 and the Bairds Creek Road and bounded by Oscar Danner, Jr.

BEGINNING on an iron stake on the Northwest side of Bairds Creek Road, the Southeast corner of the Oscar Danner, Jr. 1.04 acre tract, the beginning point being located S 25°30' W 177.65 feet from an iron stake at the Danner and Dean Moody corner; thence from the beginning and with the margin of the Bairds Creek Road, S 19°21' W 63.84 feet, S 03°06' W 81.21 feet and S 32°55' W 50.55 feet to a point on the Northwest side of N.C. Highway No. 105; thence leaving road and with the line of a 4.00 acre tract, N 57°59' W 379.63 feet to a point in the center of Laurel Fork Creek; thence up and with the center of said creek, N 74°59' E 31.99 feet and N 46°07' E 165.08 feet to the corner to Oscar Danner, Jr. 1.04 acre tract; thence with the line of said tract S 58°04' E 10.00 feet to an iron stake; thence S 58°04' E 255.13 feet to the beginning-----containing 1.351 acre as prepared by Walter H. Burkett, RLS No. L-1209 from a plat as prepared by James A. Dugger, RLS No. 1121.

8736

20080627000074380 DEED
Bk: BR1384 Pg: 452
06/27/2008 03:37:31 PM 1/2



ExciseTax

Recording Time, Book and Page

Tax Lot No. _____

Parcel Identifier No. _____

Verified by _____

County on the _____ day of _____, 20__

by

Mail after recording to P.O. Box 27, Boone, NC 28607

Grantee

This instrument was prepared by Patrick E. Neighbors, Esq., Attorney-at-Law, 2500 Regency Parkway, Suite 108, Cary, North Carolina 27518 **No title opinion given, nor representation rendered.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 27th day of JUNE

2008, by and between GRANTOR
OSCAR G. DANNER, JR. and LILLIAN H.
DANNER

139 Baird Creek Road
Vilas, North Carolina 28692

GRANTEE

OSCAR G. DANNER, JR. or LILLIAN H.
DANNER, trustees of the DANNER
REVOCABLE LIVING TRUST DATED

JUN 27 2008
139 Baird Creek Road
Vilas, North Carolina 28692

Enter in the 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 here acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all of the certain lot or parcel of land situated in the City of _____, Watauga Township, Watauga County, North Carolina and more particularly described as follows:

BEING all that real property known, designated and described in Book 123, Page 256, Watauga County Registry, North Carolina, which description is hereby incorporated by reference in its entirety, containing 1.04 acres, more or less, all according to a survey and plat by James A. Dugger, RLS, August 30, 1971.

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 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:

Of record. See prior granting instrument for any applicable exceptions.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in 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 for above written.

Oscar G. Danner Jr (seal)
OSCAR G. DANNER, JR.

Lillian H. Danner (seal)
LILLIAN H. DANNER

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

I, Jewels Harris, Notary Public Of Guilford COUNTY, Do Hereby Certify
That OSCAR - LILLIAN H. DANNER Personally Appeared Before Me This Day And
Acknowledged The Due Execution Of The Foregoing Instrument In Writing. Witness my hand and seal Or
Stamp, This _____ Day Of JUN 27 2008, 20__.

MY COMMISSION EXPIRES: _____

[Signature]
NOTARY PUBLIC
(SEAL OR STAMP)



JEWELS HARRIS
Notary Public
Guilford County
State of North Carolina
My Commission Expires 6-7-2009

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By _____ REGISTER OF DEEDS FOR Watauga County
Deputy/Assistant - Register of Deeds



20050922000136360 DEED
Bk:BR1120 Pg:162
09/22/2005 08:13:55AM 1/4

FILED JoAnn Townsend
Register of Deeds WATAUGA COUNTY, NC
BY: *Anne Maetz*
Deputy

Excise Tax: \$ -0-

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

PREPARED BY: 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 30th day of August, 2005, by and between

GRANTOR

Eula Mae Fox and Charles William
Fox, successor Trustees of the
E. B. FOX, JR. LIVING TRUST, dated
January 30, 1998

GRANTEE

E.B. FOX, JR. FAMILY TRUST,
dated July 18, 2003, Eula Mae
Fox and Charles William Fox,
Trustees

199 Watauga Drive
Boone, NC 28607

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 WATAUGA TOWNSHIP, WATAUGA COUNTY, NORTH CAROLINA, and more particularly described as follows:

--SEE ATTACHED "SCHEDULE A" FOR DESCRIPTION--

This document has been prepared without benefit of title examination.

The preparer of this document is not the disbursing agent and therefore is not required to file IRS Form 1099-S.

The property hereinabove described was acquired by Grantor in Book 443, Page 354, Watauga County Registry.

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

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

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

This conveyance is made subject to any easements, rights of way, restrictions and matters of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

E.B. FOX, JR. LIVING TRUST, dated January 30, 1998

By: Eula Mae Fox (SEAL)
Eula Mae Fox, successor Trustee

By: Charles William Fox (SEAL)
Charles William Fox, successor Trustee

ACKNOWLEDGMENT

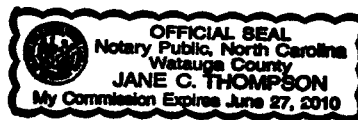
STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

I, a Notary Public of the County and State aforesaid, certify that Eula Mae Fox and Charles William Fox, successor Trustees of the E.B. Fox, Jr. Living Trust, dated January 30, 1998, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of the Trust. Witness my hand and official seal, this the 30th day of August, 20 05.

{affix legible notarial stamp or seal *within the margins* below}

Jane C. Thompson
Notary Public



My Commission Expires: 6/27/2010

"SCHEDULE A"

WATAUGA TOWNSHIP

WATAUGA COUNTY

NORTH CAROLINA

BEGINNING on an iron found in the northern right of way line of N.C. Highway 105, said iron being the southwest corner of the McClung Property, and being located with said right of way North 68 degrees 15 minutes West 140.23 feet from an iron, corner to McClung and the Mountainbrook Motel Property; thence from the BEGINNING and with the McClung lines North 24 degrees 00 minutes East 120.52 feet to an iron found; thence North 54 degrees 23 minutes East 267.68 feet to an iron below a rock ledge, corner to McClung, Mountainbrook Motel and Ayers; thence the following new lines through the Ayers property; North 43 degrees 55 minutes West 230.29 feet to an iron; thence North 49 degrees 35 minutes West 69.69 feet to an iron; thence South 89 degrees 57 minutes West 137.41 feet to an iron; thence North 88 degrees 48 minutes West 80.12 feet to an iron; thence North 65 degrees 02 minutes West 109.33 feet to an iron; thence North 89 degrees 26 minutes West 103.79 feet to an iron; thence North 81 degrees 02 minutes West 123.62 feet to an iron; thence North 63 degrees 45 minutes West 182.59 feet to an iron; thence North 60 degrees 41 minutes West 59.60 feet to an iron at the end of a fence; thence North 65 degrees 02 minutes West 201.93 feet to an iron at an angle in the fence; thence North 84 degrees 07 minutes West 524.27 feet to an iron at the end of the fence; thence South 85 degrees 25 minutes West 153.25 feet to an iron; thence South 54 degrees 46 minutes West 178.11 feet to an iron; thence South 63 degrees 21 minutes West 160.10 feet to an iron; thence South 74 degrees 06 West 157.08 feet to an iron; thence South 79 degrees West 230.75 feet to a concrete right of way marker on the East side of Bairds Creek Road; thence with the right of way of said Road, being 30.00 feet from the center, South 14 degrees 25 minutes East 139.67 feet to a concrete marker; thence South 26 degrees 26 minutes West 115.86 feet to an iron set, corner to Yates; thence leaving said road right of way and with the Yates lines North 73 degrees 45 minutes East 174.44 feet to an iron found; thence North 76 degrees 47 minutes East 100.06 feet to an iron found; thence with a fenced line (the line of Oscar Danner and others) North 87 degrees 05 minutes East 336.02 feet to an iron in the fence; thence North 76 degrees 54 minutes East 115.41 feet to an iron in the fence; thence North 78 degrees 41 minutes East 263.06 feet to an iron at a 10 inch poplar in the fence; thence South 73 degrees East 62.64 feet to an iron found at a 24 inch hemlock; thence South 60 degrees 53 minutes East 145.83 feet to an iron set in the northern right of way line of N.C. Highway 105; thence with the right of way of said Highway, being 50.00 feet from the center, South 84 degrees 30 minutes East 211.32 feet to a concrete right of way marker; thence South 69 degrees 01 minutes East 759.34 feet to another right of way marker; thence South 67 degrees 10 minutes East 181.64 feet to the BEGINNING, containing 19.150 acres and being the same as shown on plat dated February 9th, prepared by Walter H. Burkett, RLS No. 1209.

NORTH CAROLINA - WATAUGA COUNTY

The foregoing certificate(s) of

Jane C. Thompson, Notary Public, Watauga County, North Carolina,

is (are) certified to be correct.

This the 22 nd day of September 2005.

JoAnn Townsend, Register of Deeds

BY: Annemoutz
Deputy

20050411000045340 DEED
Bk:BR1065 Pg:233
04/11/2005 01:21:06PM 1/4

FILED JoAnn Townsend
Register of Deeds WATAUGA COUNTY, NC
BY: *Carolyn Green*
Deputy

Watauga County NC 04/11/2005
State of North Carolina
Real Estate Excise Tax
Excise Tax: \$75.00

Excise Tax: \$75.00

Recording Time, Book & Page

File Number: 12033322(tb)

Return initially to: **Jeffrey J. Walker, P. A.**

State of North Carolina

WARRANTY DEED

County of Watauga

This Deed, made this 6th day of April, 2005, by and between

George W. Davis and wife, Ramona E. Santiago
(hereinafter called "Grantor")

and

Gregory S. Lemons and Ronda M. Lemons
As Tenants by the Entirety

(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 Brushy Fork in Township, Watauga County, North Carolina, more particularly described as follows:

BEING all of Lot 2, Willow Creek Estates, Phase I as more particularly described in Exhibit A attached hereto and incorporated herein by reference.

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book of Records 872 at Page 443, Watauga 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

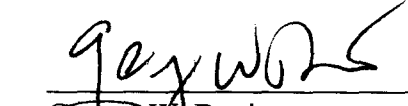
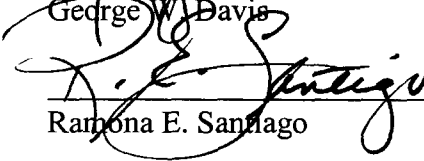
TAX INFORMATION
RECORDED

04-11-05 BC
TAX SUPERVISOR

Prepared by: di Santi Watson Capua & Wilson
PO Box 193, 642 W. King Street
Boone, NC 28607

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.

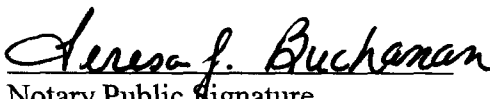

_____(SEAL)
George W. Davis

_____(SEAL)
Ramona E. Santiago

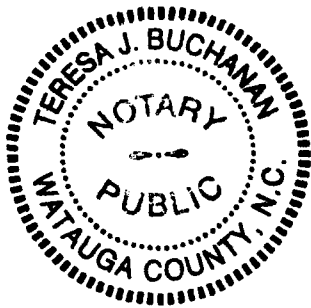
STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

I, Teresa J. Buchanan, a Notary Public, do hereby certify that **George W. Davis and wife, Ramona E. Santiago** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

This the 8th day of April, 2005.


Notary Public Signature
My commission expires: 2-24-08



WATB\CLOSINGS FOR FCW\DAVIS AND SANTIAGO\DEED PKG TO LEMONS.DOC

EXHIBIT A

A .50 parcel described as Lot 2, Willow Creek Estates, Phase I, as more particularly shown on the plat recorded in Map Book 15, Page 184, Watauga County, North Carolina, Public Registry, together with a 1/7 undivided interest in and to the joint well together with access and maintenance easements located approximately fifteen (15) feet to the north of Lot 1 as shown on plat and subject to the terms and conditions contained in the Declaration of Restrictions for Willow Creek Estates recorded in Book 606, Page 752, Watauga County, North Carolina, Public Registry. Upon recordation of this Deed, Grantee agrees to pay their share of costs associated with the joint well with other users of the well, if any.

This conveyance is made subject to the following exceptions:

- 1. Utility, rights of way and other easements of public record.**
- 2. Recorded Declaration of Restrictions for Willow Creek Estates.**
- 3. Rights of others in and to the use of shared well, or easements which affect the property.**
- 4. Riparian rights of others in and to any creeks or waters which bound or cross the property.**

NORTH CAROLINA - WATAUGA COUNTY

The foregoing certificate(s) of

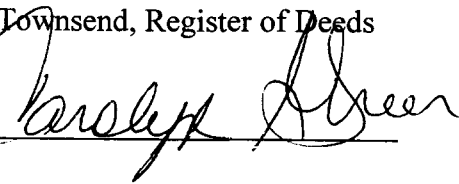
Teresa J. Buchanan, Notary Public, Watauga County, NC,

is (are) certified to be correct.

This the 11 th day of April 2005.

JoAnn Townsend, Register of Deeds

BY: _____
Deputy

A handwritten signature in cursive script, appearing to read "Carolyn Allen", is written over a horizontal line.

NORTH CAROLINA—Watauga County.
THIS DEED, Made this 27th day of March, A. D. 1969
by Lawrence Alton Taylor and wife, Shirley H. Taylor
of Watauga County and State of North Carolina of the first part, to
Dallas Dean Moody and wife, Jennie Fox Moody
of Watauga County and State of North Carolina of the second part:
WITNESSETH, That said parties of the first part
in consideration of Ten dollars and other good, valuable and sufficient consideration DOLLARS
to them paid by parties of the second part the receipt of which is hereby
acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey to said parties of the
second part subject to two deeds of trust listed below
their heirs and assigns, a certain tract or
parcel of land in Watauga Township, Watauga County, State of North Carolina
adjoining the lands of
and others, and bounded as follows, viz:
BEGINNING on a stone on the Northbank of Laurel Fork Creek, corner to Ayers
and runs thence South 22 deg. West 83½ feet to a stake; thence South 62 deg. East
148 feet to the East margin of the Laurel Fork Highway; thence North 25 deg. East
182 feet to the center of a bridge in Laurel Fork Creek; thence South 72 deg.
West 165 feet with the creek to the BEGINNING, containing ¾ of an acre, more
or less.
As a part of the consideration for the above described tract of land the grantees
herein agree to assume and pay off the remaining unpaid balance due under two
notes secured by two deeds of trust covering said premises as follows:
1. Deed of trust dated May 3, 1965, executed by Lawrence Alton Taylor and wife,
Shirley H. Taylor to Stacy C. Eggers, Jr., Trustee for The Watauga Savings and
Loan Association securing the principal sum of \$5,000.00, recorded in Book 111,
Page 161.
2. Deed of trust dated May 3, 1965, executed by Lawrence Alton Taylor and wife,
Shirley H. Taylor to Stacy C. Eggers, Jr., Trustee for Richard C. Church, securing
the principal sum of \$2,000.00, recorded in Book 107, Page 349.
N. C. Real Estate Excise Tax Stamp \$4.00

The above described lands were conveyed to grantors by
O. G. Danner and wife, Addie P. Canner See Book 96, Page 82
TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to 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 them selves and their heirs, executors and administrators, covenant with said parties of the second part
they are
subject to the two deeds of trust listed above
fee and have right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby for-
ever warrant and will forever defend the said title to the same against the claims of all persons whomsoever,
IN TESTIMONY WHEREOF, the said Lawrence Alton Taylor and wife, Shirley H. Taylor
have hereunto set their hand and seal, the day and year first above written.
ATTEST: Lawrence Alton Taylor (SEAL)
Shirley H. Taylor (SEAL)
Shirley H. Taylor (SEAL)

STATE OF NORTH CAROLINA—Watauga County.
I, Clerk of the Superior Court, hereby certify that
and
his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.
Witness my hand and official seal, this day of, A. D. 19
Clerk Superior Court

STATE OF NORTH CAROLINA, Watauga County.
I, Annabel Bingham Notary Public, do hereby certify that
Lawrence Alton Taylor and Shirley H. Taylor (NOTARIAL SEAL)
his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.
WITNESS my hand and notarial seal, this 10th day of April, A. D. 1969
My Commission expires 9-20-70 Annabel Bingham, N. P. (SEAL)

STATE OF NORTH CAROLINA—Watauga County.
The foregoing certificate of Annabel Bingham, a Notary Public of Watauga County,
State of North Carolina, is certified to be correct.
Witness my hand and official seal, this 12th day of April, A. D. 1969.
Helen Underdown, Register of Deeds.

Filed for registration on the 12th day of April, 1969, at 9:40 o'clock A. M., and registered in the
office of the Register of Deeds for Watauga County, N. C., this 12th day of April, 1969, at 11:45 o'clock A. M.,
in Book 107 of Deeds, on page 404, and verified.
Stacy C. Eggers, Jr.,
Attorney at law
Boone, N.C. 28607
Helen Underdown
Register of Deeds, Watauga County.

FILED Amy J. Shook
Register of Deeds, Watauga Co., NC
Fee Amt: \$26.00
NC Excise Tax: \$600.00

Bk 1843 Pg 519 (3)
Recorded: 01/27/2016 at 10:37:45 AM
Doc No: 644181 Kind: DEED



Excise Tax \$600.00
PIN 1990342355000

NORTH CAROLINA GENERAL WARRANTY DEED

Brief Description for the Index:
4816 Highway 105 South, Boone, NC 28607

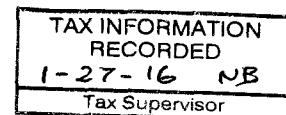
THIS DEED, made this 25 day of January, 2016 by and between **Plumtree Properties, LLC, A North Carolina Limited Liability Company**, GRANTOR, whose mailing address is: 3108 Eton Road, Raleigh, NC 27608; and **Michael Shepherd and wife, Lisa Shepherd**, GRANTEES, whose mailing address is: PO Box 1356, Boone, NC 28607.

The designations "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 Grantor, 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, all that certain lot or parcel of land situated in Watauga Township, Watauga County, North Carolina, and more particularly described as follows:

See attached Exhibit "A" for reference.

For back reference see Book of Records 746, Page 496, Watauga County Registry



_____ If initialed, the property includes the primary residence of the Grantors (NC GS § 105-317.2)

✓

Prepared by and Return to: Turner Law Office, PA, 136 North Water Street, Boone, NC 28607

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

1. Ad valorem taxes for Watauga County for 2016 and subsequent years not yet due.
2. Rights of way for NC Highway 105
3. Right of ways, utility easements, whether or not of record.

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

Plumtree Properties LLC, A North Carolina Limited Liability Company

Judy C. Abbe (SEAL)
BY: Judy C. Abbe, Manager

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

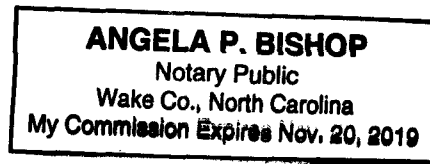
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that she signed the foregoing document in the capacity indicated: Judy C. Abbe.

Date: 1-25-16

Official Signature of Notary Public: Angela P. Bishop

Notary's Printed/Typed Name: Angela P. Bishop

My Commission Expires: 11-20-19



Bk 1843 Pg 521

Doc No: 644181 Kind: DEED

EXHIBIT A

WATAUGA TOWNSHIP

WATAUGA COUNTY NORTH CAROLINA

BEGINNING on a point in the center of NC Highway 105, said point being 26 feet from an old iron on the line at the intersection of NC Highway 105 and a 16-foot alley, and runs thence North $60^{\circ} 45' E$ 145.79 feet to a point in the center of NC Highway 105, corner to Yates; thence leaving said highway North $26^{\circ} 51' W$ 100.90 feet to an iron stake; thence South $66^{\circ} 29' W$ 145.91 feet to an iron stake at a 16-foot alley; thence with the margin of the said 16-foot alley South $26^{\circ} 51' E$ 115.48 feet to the point and place of BEGINNING, all according to plat and survey by R.J. Matheson, RLS #L-2561, November 27, 1984 and being Plat #M84239.

For the chain of title to the above described property see Book 126 Page 219, Watauga County Registry.

The above described property is conveyed subject to State Highway rights of record.

20051201000175600 DEED
Bk:BR1141 Pg:654
12/01/2005 04:51:20PM 1/3

FILED JoAnn Townsend
Register of Deeds WATAUGA COUNTY, NC
BY: *JoAnn Townsend*
Deputy

Watauga County NC 12/01/2005
State of North Carolina
Real Estate Excise Tax
Excise Tax: \$494.00

Excise Tax: \$494.00

Recording Time, Book and Page

✓ Mail after recording to Grantee: 4902 Lake Gibson Park Rd. , Lakeland, FL 33809
This instrument was prepared by: Mangum & Stacy, LLP, Attorneys, P.O. Box 569, Boone, NC 28607

Warranty Deed

NORTH CAROLINA

WATAUGA COUNTY

THIS DEED made this 30th day of November, 2005, by and between

TRENTON M. MCINTURFF, (single);

hereinafter called **GRANTORS** (whether one or more person, firm or corporation); and

JAMES EDWARD SARANTOPOULOS and wife, ATHENA SARANTOPOULOS;

hereinafter called **GRANTEES** (whether one or more person, firm or corporation);

WITNESSETH:

Rec 01-05 BC

That the said Grantors, for and in consideration of the sum of : TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to them paid by Grantees, 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 lot or parcel of land situated in Township, Watauga County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

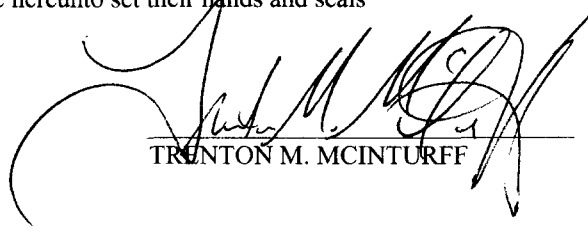
The title to the said lands is derived by the Grantors as follows: See Book of Records 606, Page 766; Watauga County Public Registry.

TO HAVE AND TO HOLD the said premises above described, with every privilege and appurtenance thereto 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 lawful claims of all persons whomsoever, subject to the following exceptions:

1. Any utility easements and public rights of way of record.
2. Any exceptions as set forth in the legal description contained herein.

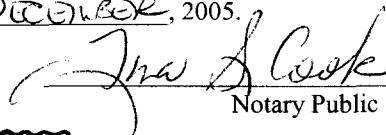
IN TESTIMONY WHEREOF, the Grantors have hereunto set their hands and seals


TRENTON M. MCINTURFF (SEAL)

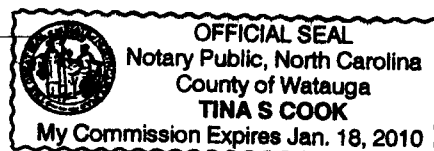
STATE OF NORTH CAROLINA, Watauga County

I, a Notary Public of the County and State aforesaid, certify that TRENTON M. MCINTURFF (single), Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 1st day of DECEMBER, 2005.


Notary Public

My commission expires: _____



STAMP-SEAL

"EXHIBIT A"

20051201000175600 DEED
Bk:BR1141 Pg:656
12/01/2005 04:51:20PM 3/3

A .50 acre parcel described as Lot 1, Willow Creek Estates, Phase I, as more particularly shown on the plat recorded in Map Book 15, Page 184, Watauga County, North Carolina Public Registry, together with a 1/7 undivided interest in and to the joint well together with access and maintenance easements located approximately fifteen (15) feet to the north of Lot 1 on the Grantor's remaining property as shown on the plat and subject to the terms and conditions contained in the Declaration of Restrictions for Willow Creek Estates recorded in Record Book 606, Page 252, Watauga County, North Carolina Public Registry. Upon recordation of this Deed, Grantee agrees to pay its share of costs associated with the joint well with other users of the well, if any.

20060622000091520 DEED
Bk:BR1194 Pg:530
06/22/2006 09:35:47AM 1/3

FILED JoAnn Townsend
Register of Deeds WATAUGA COUNTY, NC
BY: *Amu Hanby*
Deputy

Watauga County NC 06/22/2006
State of North Carolina
Real Estate Excise Tax
Excise Tax: \$563.00

Excise Tax: \$563.00

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 9th day of June, 2006, by and between,

Luther B. Black, Jr. and wife, Angela D. Black

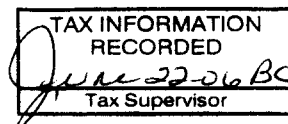
GRANTOR;

and,

Roland Scholl and wife, Michaela Buchel-Scholl

OF 9792 Delaware St, Bonita Springs, FL 34135

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 WATAUGA TOWNSHIP, WATAUGA COUNTY, NORTH CAROLINA, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book of Records 1078, Page 268 and Book of Records 1081, Page 32, Watauga County, North Carolina, Public Registry.

A map showing the above described property is recorded in Plat Book 15 at Page 184 and Plat Book 17, Page 206.

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.

Luther B. Black, Jr. (SEAL)
Luther B. Black, Jr.
Angela D. Black (SEAL)
Angela D. Black

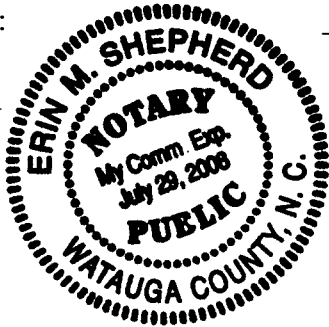
STATE OF NC

COUNTY OF Watauga

I, Erin M. Shepherd, Notary Public of the County and State aforesaid, certify that Luther B. Black, Jr. and wife, Angela D. Black, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16 day of June, 2006.

My Commission Expires:

(SEAL - STAMP)



Erin M. Shepherd
Notary Public

EXHIBIT A

TRACT I:

A 0.631 acre parcel being located on the west side of Bairds Creek Road, NCSR 1113, 0.1 mile north of the intersection of said road with NC Highway 105; being a portion of the Willow Properties, LLC parcel per Record Book 468/586. Being the same as shown on Plat 2005.05204 by David K. Stern, PLS #L-1301 entitled "Amendment #1 Subdivision Survey for Willow Creek Estate, Phase 1, A Development by Willow Properties, LLC, Willow Valley Community, Brushy Fork Township, Watauga County, North Carolina, Surveyed December 14, 2000, Amended May 20, 2005" and being more particularly described with bearings relative to NC grid (1983 NAD) as:

BEGINNING on an iron set 12/2000 in the western right of way line (30 feet from the center) of Bairds Creek Road, NCSR 1113, at the southeastern corner to Lot 3 of Willow Creek Estates per Plat Book 15/184; *being referenced with the right of way line to Lot 3 (Ref. 1) S 11 ° 19 ' 00 " W 33.38' from an iron set 12/2000 in the road right of way line;* thence with the western right of way line to Bairds Creek Road (1) S 28 ° 23 ' 00 " W 93.40' to the point of intersection of said right of way line with the center of Laurel Fork Creek, corner in the line of the Dallas Dean Moody parcel per Deed Book 107/404; thence with a line to Moody running down with the creek (2) S 83 ° 12 ' 00 " W 135.59' to a point in the creek, corner to the Moody parcel and the Oscar Danner parcel per Record Book 123/256; thence with a line to Danner running down with the creek (3) S 66 ° 44 ' 00 " W 167.71' to the mouth of Upper Laurel Fork Creek, corner to Danner and a remainder portion of the Willow Properties LLC parcel per Record Book 468/586; thence with new lines to Willow Properties running up and with Upper Laurel Fork Creek per location made 12/2000 (4) N 08 ° 49 ' 10 " E 52.80', (5) N 49 ° 54 ' 50 " E. 45.16', (6) N 20 ° 18 ' 40 " E 101.87' and (7) N 86 ° 02 ' 20 " E 24.82' to; a point in the creek, corner in the Willow properties line to Lot 3 of Willow Creek Estates, Phase 1, thence leaving the creek and with lines to Lot 3 (8) S 70 ° 51 ' 50 " E 40.00' to an iron set 12/200 on line; thence (9) S 70 ° 51 ' 50 " E 53.88' to an iron set 12/2000 thence (10) N 83 ° 15 ' 40 " E 142.64' to the beginning.

TRACT II:

A .514 acre parcel described as Lot 3, Willow Creek Estates, Phase I, as more particularly shown on the plat recorded in Map Book 15, Page 184, Watauga County, North Carolina, Public Registry, together with a 1/7 undivided interest in and to the joint well together with access and maintenance easements located approximately fifteen (15) feet to the north of Lot 1 as shown on Map Book 15, Page 184, Watauga County, North Carolina, Public Registry and subject to the terms and conditions contained in the Declaration of Restrictions for Willow Creek Estates recorded in Book 606, Page 752, Watauga County, North Carolina, Public Registry. Upon recordation of this Deed, Grantee agrees to pay their share of costs associated with the joint well with other users of the well, if any.

This conveyance is made subject to the following exceptions:

- 1. Utility, rights of way and other easements of public record.**
- 2. Recorded Declaration of Restrictions for Willow Creek Estates.**
- 3. Rights of others in and to the use of a shared well, or easements which affect the property.**
- 4. Riparian rights of others in and to any creek and waters which bound or cross the property.**

BK 0715 PG 654

FILED
WANDA C. SCOTT
REGISTERED DEEDS

02 APR 24 AM 11:26

BY: *[Signature]*
DEPUTY
WATAUGA COUNTY, NC

WATAUGA COUNTY NC 04/24/2002



\$230.00

Real Estate
Excise Tax

Excise Tax \$230.00

22/2005

Recording Time, Book and Page

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

Mail after recording to: Miller & Johnson, PLLC

This instrument was prepared by Robert B. Angle, Jr.

Brief Description for the index

Tract 3, Willow Valley Subdivision

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 23rd day of April, 2002, by and between

GRANTOR

EVERGREEN PROPERTIES OF THE SOUTHEAST, LLC
PO Box 3560
Boone, NC 28607

GRANTEE

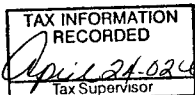
TODD BROTHERS, INC.
122 Red Oak Way
Boone, NC 28607

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 valuable consideration paid by the Grantee, the receipt of which is hereby acknowledge, has and by these presents does grant, bargain, sell and convey unto the Grantee, in fee simple, that certain lot or parcel of land situated in **Brushy Fork** Township, **Watauga** County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.



Also conveyed herewith is a perpetual fifteen foot easement for ingress, egress, and regress for the purpose of installing and maintaining a sewer line and manhole,*Said easement is to run within the 15 foot interior setback line along the easternmost line of that property designated as Lot Four of the "Laurel Creek Home Sites" as recorded in Plat Book 16, Page 144, and then cutting across the northeastern corner of Lot Four (maybe running outside of the 15 foot interior setback) and then along the northernmost interior setback of Lot Four and then the northernmost interior setback line of Lot Three recorded in Plat Book 16, Page 144, to a manhole to be constructed in the Northwestern corner of Lot Three. Included with this grant of easement is the right to go over any part of the Grantor's property which may be necessary to reach a sewer manhole to be constructed on Grantor's land. The Parties agree that this easement is for the benefit of the properties belonging to the Grantees and the Grantors and their respective heirs and assigns for the purpose of providing sewer service to their properties. The Parties further agree that they will pay their pro rated share of the maintenance and upkeep of said sewer line.

* to serve twenty-four (24) units proposed to be built on the property conveyed herein.

Page 34 of 44

Grantors declare that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between grantors and grantee with respect to said land.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 564, Page 263.

A map showing the above described property is recorded in Book _____, Page _____.

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.

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, free and discharged from all right, title, claim or interest of the Grantors or anyone claiming by, through or under Grantors, forever, subject always to any exceptions, conditions, provisions, restrictions or reservations herein contained.

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

1)WATAUGA COUNTY AD VALOREM TAXES.

2)ROAD RIGHTS OF WAY AND UTILITY EASEMENTS OF RECORD.

3)TERMS AND CONDITIONS OF SEWER EASEMENT UNDER GRANTOR'S REMAINING PROPERTY.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

 (SEAL)
RANDOLPH P. GREEN, SR., MEMBER/MANAGER

 (SEAL)
RANDOLPH P. GREEN, JR., MEMBER/MANAGER

 (SEAL)
MICHAEL R. GREEN, MEMBER/MANAGER

_____ (SEAL)

_____ (SEAL)

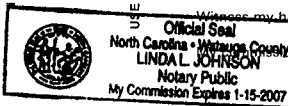
SEAL-STAMP

USE
BLACK
INK

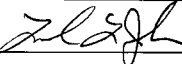
NORTH CAROLINA, Watauga County.

I, Linda L. Johnson, a Notary Public of the County and State aforesaid, certify that, Randolph P. Green, Sr., Randolph P. Green, Jr. and Michael R. Green, personally appeared before me this day and acknowledged that they are Member-Managers of Evergreen Properties of the Southeast, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the LLC the foregoing instrument was signed and sealed in its name by them as its Member-Managers.

Witness my hand and official stamp or seal, this 23rd day of April, 2002.



My commission expires: 1-15-07



Notary Public

SEAL-STAMP

USE
BLACK
INK
ONLY

NORTH CAROLINA, Watauga 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 stamp or seal, this _____ day of April, 2002.

My commission expires: _____

Notary Public

NORTH CAROLINA

WATAUGA COUNTY

The foregoing Certificate(s) of Linda L. Johnson, Notary Public,
Watauga County, North Carolina

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 Wanda C. Scott REGISTER OF DEEDS FOR WATAUGA COUNTY
Deputy Wanda C. Scott Register of Deeds.

O:\SHARED\Jamie\Real Estate\Evergreen to Todd\Warranty deed.wpd

Page 35 of 44

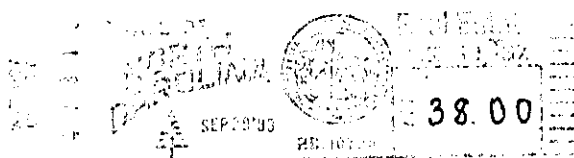
EXHIBIT "A"

Beginning at a right of way monument found on the east side of Baird's Creek Road (NCSR 1113), said monument being located N 38°09'49" W, 339.47' from NCGS "Yates" (NAD 83); thence from the Beginning S 73°58'55" W, 31.01' to a computed point in the road; thence with the road N 38°22'00" W, 85.67'; thence N 22°35'01" W, 143.89' to a computed point at the intersection of Baird's Creek Road and Laurel Fork Road (NCSR 1109); thence leaving Baird's Creek Road and with Laurel Fork Road N 39°57'00" E, 218.96'; thence N 50°07'00" E, 93.64' to a computed point (the southwest corner of Tract 4); thence continuing with said road and with the line of said Tract, N 62°22'10" E, 85.60'; thence N 76°26'00" E, 190.91'; thence N 78°40'00" E, 185.08'; thence N 85°49'00" E, 199.70'; thence N 82°29'00" E, 262.37'; thence N 67°10'00" E, 15.73' to a computed point in the road (the southeast corner of Tract 4); thence leaving said Tract and continuing with said road, N 67°10'00" E, 50.52'; thence N 45°24'00" E, 56.68'; Thence N 20°57'00" E, 57.10'; thence N 09°16'07" E, 63.24' to a nail found in the center of the road; thence leaving the road S 26°26'42" E, 461.40' to an iron found; thence S 89°58'39" W, 523.37' to an iron found; thence S 79°31'00" W, 153.24' to an iron set; thence S 48°51'00" W, 177.93' to an iron found; thence S 57°14'00" W, 164.86' to an iron set, thence S 67°57'25" W, 157.12' to an iron found; thence S 73°55'17" W, 230.62' to the Beginning. Containing 9.52 acres and being designated as Tract 3 on a survey by Mitchell D. Willard, RLS L-3684 dated May 26, 1995 (map no. 9504016D), to which map reference is hereby made.

SAVE AND EXCEPT a 0.52 acre tract more particularly described as follows:

A parcel of land lying on the southeast side of North Carolina Secondary Road No. 1109, commonly known as Laurel Fork Road and being a portion of the lands described in Tract 4 of deed recorded in Book of Records 564 at page 263 of the Watauga County Public Registry and bounded on the west by N.C.S.R. No. 1109 and John W. Keenan, Jr., on the northeast by Evergreen Properties of the Southeast, LLC, and on the southwest by Evergreen Properties of the Southeast, LLC as surveyed by Donald H. McNeil, P.L.S., L-2809, survey no. 02089, dated April 11, 2002 as BEGINNING on an existing nail and cap found in N.C.S.R. No. 1109, said nail and cap being a common corner to the lands conveyed to John W. Keenan, Jr. by deed recorded in Book of Records 164 at page 115 and Tract 5 of Evergreen Properties of the Southeast, LLC as conveyed by deed recorded in Book of Records 564 at page 263 and being located North 89 degrees 03 minutes 05 seconds West 35.00 feet from an existing 3/4 inch conduit pipe; thence leaving the road and with the western line of Tract 5 of Evergreen Properties of the Southeast, LLC, South 26 degrees 26 minutes 40 seconds East 429.49 feet to a 5/8 inch rebar set, said rebar being a new corner to Tract 4 of Evergreen Properties and located North 26 degrees 26 minutes 40 seconds West 32.12 feet from an existing 1/2 inch conduit pipe; thence with a new line through Tract 4, North 45 degrees 17 minutes 10 seconds West 347.22 feet to a railroad spike set in N.C.S.R. No. 1109, said spike being located North 72 degrees 42 minutes 45 seconds East 72.05 feet from an existing 3/4 inch conduit pipe found on the north side of N.C.S.R. No. 1109; thence with the center of said road and with the line of the aforesaid lands of John W. Keenan, Jr. the following three (3) courses and distances; (1) North 45 degrees 24 minutes 25 seconds East 34.91 feet to a point; (2) North 20 degrees 57 minutes 25 seconds East 57.11 feet to a point; (3) North 09 degrees 16 minutes 30 seconds East 63.25 feet to the BEGINNING and containing 0.520 acre as calculated by the coordinate geometry method and having bearings relative to deed north (B/R 564 pg. 263) and all distances being horizontal measurements.

BK 0238 PC 277

NORTH CAROLINA
WATAUGA COUNTY

Filed for registration on the 29th day of September
 19 83 at 1:30 o'clock P. M. and registered in the
 office of the Register of Deeds of Watauga County, North Carolina
 on the 29th day of September 19 83
 in Book 238 of Deeds
 at page 277

Phyllis E. Foster

Register of Deeds

Recording Time, Book and Page Deputy

Excise Tax 38.00

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

Mail after recording to Daniels & Mattar
P.O. Box 447, Blowing Rock, N.C. 28605
 This instrument was prepared by Mitchell S. Daniels
 Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 29th day of September, 19 83, by and between

GRANTOR

PRUESS REAL ESTATE AND INVESTMENTS,
 CORPORATION

GRANTEE

CONDO VENTURE CORPORATION

3000 University Blvd,
 Suite A
 Coral Springs, FL 33060

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 _____, Watauga Township.

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

BEGINNING on an iron in the right-of-way line of N.C. Highway #105, corner to Conrad Yates Electric Company property, said iron also being located in a northerly direction from a power pole, and runs THENCE S53-20E 96.72 feet with the line of Yates to an iron 5 feet off the edge of N.C. State Road #1109; THENCE with the State Road N23-49E 248.77 feet, said line being 5 feet from the edge of said road to an iron located 5 feet off the edge of said road; THENCE N16-07E 37.62 feet to an iron, said iron being located 3 feet from the edge of said road; THENCE N62-56W 17.72 feet to an iron located 10 feet off the edge of N.C. Highway #105; THENCE S37-34W 145.06 feet with Highway #105 to an iron located 10 feet off the edge of said Highway; THENCE S40-10W 129.84 feet to the point of BEGINNING, all according to survey and plat by James A. Dugger, RLS, March 31, 1969.

TAX INFORMATION
RECORDED

9-29-83 C. Small
 Tax Supervisor

FILED
WANDA C. SCOTT
REGISTER OF DEEDS

02 OCT 28 AM 11:22

BY: Anne Mathis
DEPUTY
WATAUGA COUNTY, NC

230815

WATAUGA COUNTY NC
2

10/28/2002

\$500.00

Real Estate
Excise Tax

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: ☒ Sherrie R. Hodges, 401 East Main Street, Unit 3, Jefferson, NC 28640

This instrument was prepared by: Sherrie R. Hodges, 401 East Main Street, Unit 3, Jefferson, NC 28640

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 20____, by and between

GRANTOR

BOBBIE YATES, SINGLE
CHRISTINE YATES, WIDOW

GRANTEE

Rufus G. Yates and Anita Yates
Trustees of the Gwyn & Anita Yates
Living Trust
P.O. Box 383
West Jefferson, N.C., 28694

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

SEE ATTACHMENT'S

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

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

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

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

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

(Entity Name)

By: _____ Title: _____

By: _____ Title: _____

By: _____ Title: _____

Bobbie Yates (SEAL)
BOBBIE YATES

Christine D Yates (SEAL)
CHRISTINE YATES

State of North Carolina - County of ASHE

I, the undersigned Notary Public of the County and State aforesaid, certify that BOBBIE YATES
Christine D YATES 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 28 day of OCTOBER, 2002

My Commission Expires: 3-20-07



Dayne Hodges
Notary Public

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 such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

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

NORTH CAROLINA

WATAUGA COUNTY

The foregoing Certificate(s) of Dayne Hodges, Notary Public, 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.

By: Wanda C. Scott Register of Deeds for Watauga County
Anne Morris Deputy/Assistant Register of Deeds

ATTACHMENT "A"

BEGINNING on a double chestnut at J. P. Cook's corner, N. 30 poles to a hickory stump, J. P. Cook's corner, thence E 46 poles, with said Cook's line to a chestnut, thence S 12 ½ poles to a maple, thence S 25 W 36 poles to a sourwood, thence S 54 W 20 poles to a stake on the Lane side of the road, thence South 76 W 28 poles to a chestnut oak, thence S 8 poles to a stake in the Hampton line, thence West with said line 28 poles to a sourwood, thence N 50 poles to a small hickory in J. P. Cook's line, thence with said line to BEGINNING, containing 28 acres and 73 poles, more or less.

And being the same property as described in and conveyed by that certain deed from W. L. Wilson and wife, Martha Z. Wilson, to C. M. Yates, dated June 18, 1926, and of record in Book 257, Page 154, of the Watauga County Registry.

The Attorney preparing this Deed does not certify title to the Grantor or to the Grantee.

The Attorney preparing this Deed did not handle the closing of this transaction.

ATTACHMENT "A"

BEING Lot No. 15 of the Hoke Farm located near Bamboo, North Carolina, sold at auction August 30, 1927, by Horney Bros., of Asheville, North Carolina. Reference is hereby made to a plat of said land, which is on file in the Office of the Register of Deeds for Watauga County

And being the same property as described in and conveyed by that certain Deed from J. C. Rambo, et. al., to C. M. Yates, dated November 18, 1927, and of record in Book 141, Page 137, of the Watauga County Registry.

The Attorney preparing this Deed does not certify title to the Grantor or to the Grantee.

The Attorney preparing this Deed did not handle the closing of this transaction

ATTACHMENT "A"

BEGINNING on a spruce pine on a rock, R. L. Maltba's corner, thence South 63 East 13 poles to a maple, R. L. Maltba's corner; thence North 45 East with J. L. Winkler's line about 45 poles to a spruce pine, J. G. Vannoy's corner; thence runs a westward direction with Vannoy's line about 80 poles to a stake, J. M. Hodges corner; thence South with Hodges line 72 poles to the BEGINNING, containing 10 acres, more or less.

And being the same property as described in and conveyed by that certain Deed of record from Myrtle Brewer, Widow, to Conrad Yates and wife, Georgia A. Yates, dated June 26 1958, and of record in Book 78, Page 548, of the Watauga County Registry.

The Attorney preparing this Deed does not certify title to the Grantor or to the Grantee.

The Attorney preparing this Deed did not handle the closing of this transaction

ATTACHMENT "A"

TRACT ONE:

BEGINNING on a hub in the north margin of the right-of-way line of Highway #105 where it intersects with State Road #1109, and runs thence North 33 deg. 55 min., East 242.84 feet with the right-of-way line of Highway #105 to a hub, corner to Conrad Yates; thence North 68 deg. 00 min. West 71.00 feet to a hub in the East edge of State Road #1109; thence with the East edge of State Road #1109, South 16 deg. 59 min. West 238.52 feet to the point of BEGINNING, all according to a survey and plat by James A. Dugger, Registered Surveyor, September 6, 1965.

TRACT TWO:

BEGINNING on an iron pin, the North right-of-way line of Highway #105, corner to Floyd Ayers and runs thence with the right-of-way line of said Highway South 77 deg. 10 min. West 942.65 feet to a hub, corner to Conrad Yates; thence leaving the Highway, North 34 deg. 25 min. West 131.00 feet with the line of Yates, crossing a creek to an iron pin on the North bank of said creek; thence North 70 deg. 46 min. East 200 feet with the line of Ayers to an iron pin, said iron pin being located beside a 24 foot buckeye; thence South 12 deg. 29 min. East 45.00 feet crossing the creek to an iron pin; thence with the line of Floyd Ayers the following courses and distances: North 80 deg. 31 min. East 100.00 feet to a hub; North 82 deg. 14 min. East 150.00 feet to a hub; North 68 deg. 49 min. East 195.00 feet to a hub; North 74 deg. 54 min. East 159.00 feet to a hub; South 81 deg. 46 min. East 89.00 feet to an iron pin; South 65 deg. 19 min. East 137.00 feet to the point of BEGINNING, all according to a survey and plat by James A. Dugger, Registered Surveyor, September 6, 1965.

The above described Tract One and Tract Two being the same property as described in and conveyed by that certain Deed from O. G. Danner and wife, Addie Danner, to Conrad Yates, and wife, Georgia A. Yates, dated September 9, 1965, and of record in Book 96, Page 429, of the Watauga County Registry.

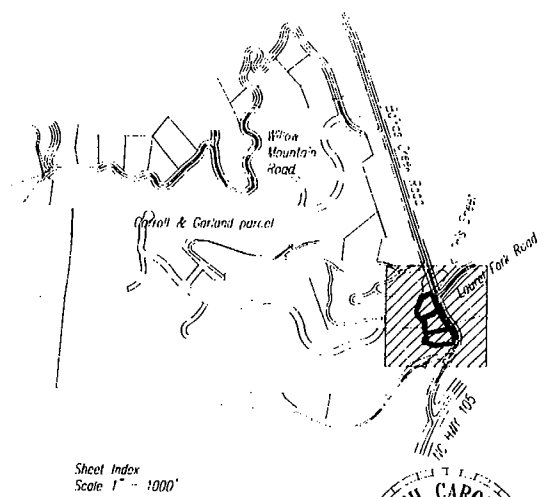
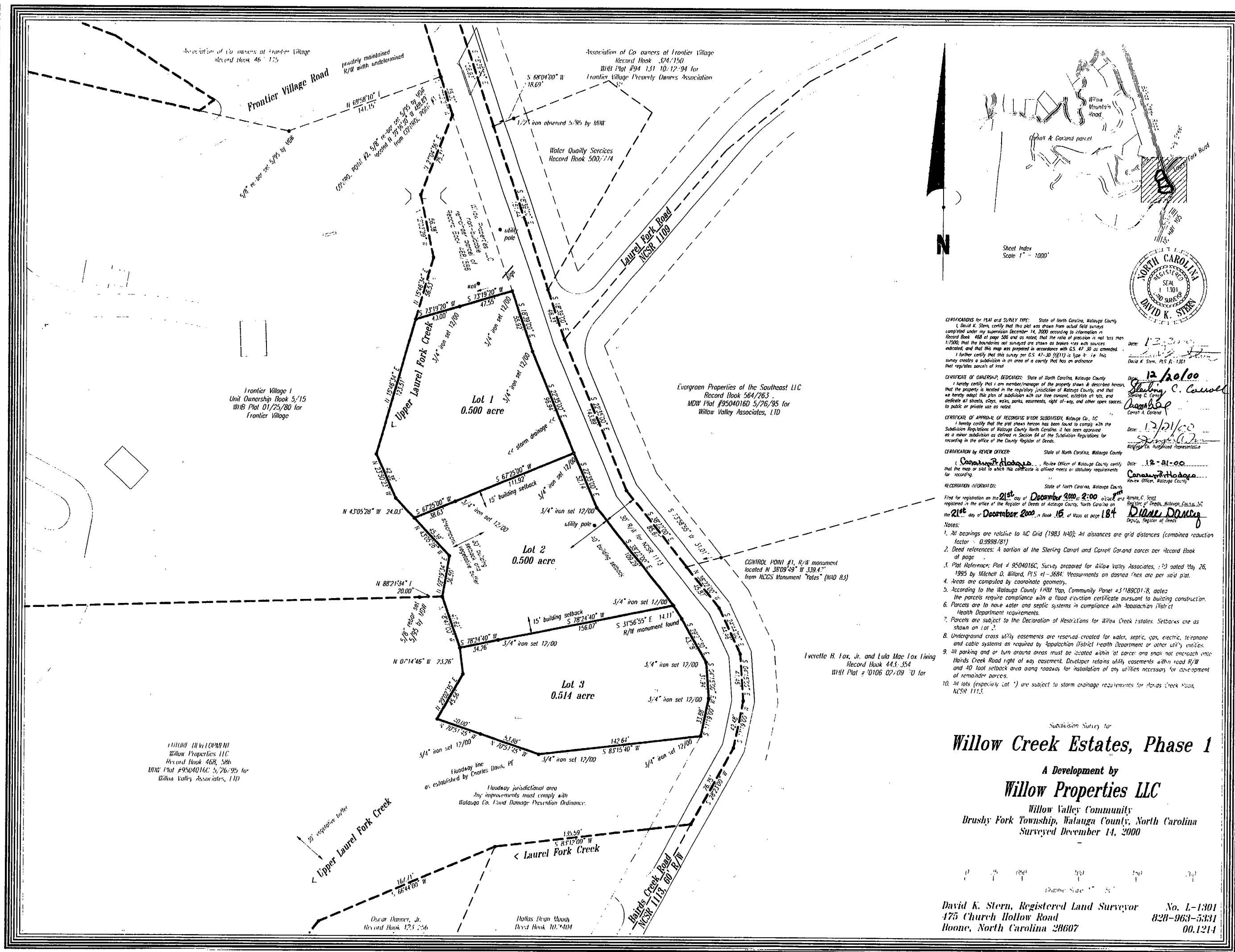
TRACT THREE:

BEGINNING on a stake in Laurel Fork Creek at the mouth of branch running South 22 deg. West crossing creek and road 83 ½ feet to a post; thence South 62 deg. East crossing Laurel Fork Road 146 feet to a stake; thence South 72 ½ deg. East 114 feet to a stake in center of Highway 105; thence North 56 deg. East with center of said highway 290 feet to a stake; thence leaving said highway North 36 ½ deg. West 180 feet to North bank of Laurel Fork Creek; thence with North bank of same to the BEGINNING, containing 2 ¼ acres, more or less.

The above-described Tract Three being the same property as described in and conveyed by that certain deed from Richard Church and wife, Betty Flo Danner Church, to Conrad Yates and wife, Georgia A. Yates, dated August 13, 1965, and of record in Book 96, Page 430, of the Watauga County Registry.

The Attorney preparing this Deed does not certify title to the Grantor or Grantee.

The Attorney preparing this Deed did not handle the closing of this transaction.



CERTIFICATIONS FOR PLAT AND SURVEY TYPE: State of North Carolina, Watauga County
I, David K. Stern, certify that this plat was shown from actual field surveys completed under my supervision December 14, 2000 according to information in Record Book 468 of page 586 and as noted, that the ratio of precision is not less than 1:2500; that the boundaries are shown as broken lines with sources indicated; and that this map was prepared in accordance with G.S. 47-30 as amended.
I further certify that this survey per G.S. 47-30 (1)(1) is a Type A - 1a. This survey creates a subdivision in an area of a county that has an ordinance that regulates parcels of land.
Date: 12-20-00
David K. Stern, PLS #1-1301

CERTIFICATE OF OWNERSHIP, DEDICATION: State of North Carolina, Watauga County
I hereby certify that I am member/manager of the property shown and described herein, that the property is located in the regulatory jurisdiction of Watauga County, and that we hereby adopt this plan of subdivision with our free consent, cession of title, and dedicate all streets, ways, parks, easements, right-of-way, and other open spaces to public or private use as noted.
Date: 12/20/00
Stere C. Cawell
Carol A. Cawell

CERTIFICATE OF APPROVAL OF RECORDING WITH SUBORDINATION: Watauga Co., NC
I hereby certify that the plat shown herein has been found to comply with the Subdivision Regulations of Watauga County North Carolina, it has been approved as a minor subdivision as defined in Section 64 of the Subdivision Regulations for recording in the office of the County Register of Deeds.
Date: 12-21-00
Stere C. Cawell
Carol A. Cawell

CERTIFICATION BY REVIEW OFFICER: State of North Carolina, Watauga County
I, Canan R. Hodges, Review Officer of Watauga County certify that the map or plat to which this certificate is affixed meets or satisfies requirements for recording.
Date: 12-21-00
Canan R. Hodges
Review Officer, Watauga County

RECORDATION INFORMATION: State of North Carolina, Watauga County
Filed for registration on the 21st day of December 2000 at 2:00 PM in the office of the Register of Deeds of Watauga County, North Carolina on the 21st day of December 2000 in Book 16 of Page 184
Notes:
1. All bearings are relative to NC Grid (1983 NAD); All distances are grid distances (combined reduction factor = 0.9998781)
2. Deed references: A portion of the Sterling Carrol and Carrol Carand parcels per Record Book of page
3. Plat Reference: Plat # 9504016C, Survey prepared for Willow Valley Associates, LTD dated May 26, 1995 by Mitchell D. Willard, PLS #1-3684. Measurements on dashed lines are per said plat.
4. Areas are computed by coordinate geometry.
5. According to the Watauga County FIRM Map, Community Panel #J189C01-2, notes the parcels require compliance with a flood elevation certificate pursuant to building construction.
6. Parcels are to have water and septic systems in compliance with Appalachian District Health Department requirements.
7. Parcels are subject to the Declaration of Restrictions for Willow Creek Estates. Setbacks are as shown on lot 2.
8. Underground cross utility easements are reserved created for water, septic, gas, electric, telephone and cable systems as required by Appalachian District Health Department or other utility entities.
9. All parking and or turn around areas must be located within lot corner and shall not encroach into Laurel Creek Road right of way easement. Developer retains utility easements within road R/W and 40 foot setback area along roadway, for installation of any utilities necessary for development of remainder parcels.
10. All lots (especially Lot 1) are subject to storm drainage requirements for Laurel Creek Road, NCSP 1113.

Subdivision Survey for
Willow Creek Estates, Phase 1
A Development by
Willow Properties LLC
Willow Valley Community
Brushy Fork Township, Watauga County, North Carolina
Surveyed December 14, 2000

David K. Stern, Registered Land Surveyor
175 Church Hollow Road
Boone, North Carolina 28607
No. 1-1301
828-963-5331
00.1214