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BURNSVILLE, NORTH CAROLINA 28714

STAMPS: \$12.00

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF YANCEY

DATE: 27 JANUARY, 1981

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WALLACE B. EDGE and wife, YVONNE EDGE, GRANTORS, do hereby deed to ALLAN W. HUNT, USAF/RAF Exchange Program, FPO New York, 09510, GRANTEE, thus;

W I T N E S S E T H:

FOR TEN DOLLARS AND 0/100 (\$10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, the GRANTORS do hereby bargain, sell and convey (subject to the exceptions and reservations hereinafter set forth) unto the GRANTEE, his heirs and assigns, those certain parcels or tracts of land lying and being in South Toe Township, Yancey County, North Carolina, adjoining other lands of the GRANTORS, lands of James Dees, and the lands of United States Forest Service, and being more particularly described as follows:

Lot No. 1: BEGINNING on a concrete monument found in the line of the U.S. Forest Service, a corner with James Dees, said monument being Forest Service Corner No. 8 located on top of a ridge, and running thence with the line of the U.S. Forest Service N 05 12 W 110.78 feet to an iron pin set; thence N 51 44 E 125.63 feet to an iron set in the margin of a road right of way; thence N 51 44 E 22.88 feet to a point in the centerline of an existing private dirt and gravel drive; thence down and with the centerline of said drive S 00 55 E 2.79 feet to a point, S 12 15 E 11.44 feet to a point in the intersection of another private drive; thence continuing with the centerline of the first private drive S 06 07 W 46.58 feet to a point, S 23 43 E 33.40 feet to a point, S 54 18 E 58.55 feet to a point, S 39 32 E 20.09 feet to a point, S 39 32 E 2.91 feet to a point, S 13 15 E 105.49 feet to an iron pin set in the centerline of said drive, the same being in the line of James Dees; thence with the line of James Dees N 78 03 W 208.36 feet to the point of BEGINNING, containing 0.69 acres by DMD, according to a map and plat of a survey of Middle Creek Estates by Robert Grindstaff, Registered Land Surveyor, dated 23 January, 1981, and being Lot No. 1 as shown thereon.

Lot No. 2: BEGINNING on an iron pin in the line of the U. S. Forest Service, said iron pin being located N 05 12 W 110.78 feet from U.S. Forest Service Corner No. 8, and being the Northwesternmost corner of Lot No. 1 hereinabove described, and running thence with the line of the U. S. Forest Service N 05 12 W 252.24 feet to an iron pin set in the Southern margin of a reserve ten-foot cartway; thence along and with the Southern margin of said cartway due East 105.14 feet to an iron set; thence continuing due East 13.84 feet to a point in a private drive; thence along and with the centerline of said private drive S 36 57 E 5.14 feet to a point, S 15 20 E 59.94 feet to a point, S 00 55 E 97.33 feet to a point, the Northernmost corner of Lot No. 1 as hereinabove described; thence with the Southern line of Lot No. 1 S 51 44 W 22.88 feet to an iron set; thence continuing with said line S 51 44 W 125.63 feet to the point of BEGINNING, containing 0.60 acres by DMD, according to a map and plat of a survey of Middle Creek Estates by Robert Grindstaff, Registered Land Surveyor, dated 23 January, 1981 and being Lot No. 2 as shown thereon.

FOR TITLE REFERENCE, see the Yancey County Deed Registry at Deed Book 183, Page 585.

ALSO CONVEYED HERewith by the GRANTORS unto the GRANTEE, his heirs and assigns, are perpetual and non-exclusive easements and road rights of way to travel over and upon existing private dirt and gravel drives leading over and through adjoining lands of the GRANTORS and thence to the North Carolina State Road, together with rights of ingress, egress and regress for purposes of maintaining, inspecting and repairing said existing private drives.

RESERVING UNTO THE GRANTORS, their heirs and assigns, are perpetual and non-exclusive easements and road rights of way to travel over and upon existing private drives leading to and from the hereinabove described lots and the public road, said easements and road rights of way to be forty feet in width as measured twenty feet on either side of the centerline, and more particularly identified as twenty feet West of the Eastern boundary of the hereinabove described parcels or lots of land, together with rights of ingress, egress