

ID 7998 Issued Mar 05 2007
\$320.00
State of MADISON
North Carolina County
Real Estate Excise Tax

BOOK 420 PAGE 323

FILED in MADISON County, NC on
Mar 05 2007 at 02:14:54 PM
by Susan Rector
Register of Deeds

GENERAL WARRANTY DEED

EXCISE TAX: \$320.00

RECORDING TIME, BOOK, PAGE

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 2007, by _____

Mail after recording to Judy Shelton Hager, Attorney at Law
at the following address: P. O. Box 669, Marshall, NC 28753

This instrument was prepared by Judy Shelton Hager
Attorney at Law

STATE OF NORTH CAROLINA
COUNTY OF MADISON

This deed made this 5th day of March, 2007, by and between

(GRANTOR)	(GRANTEE)
Ruth Ann Chandler a.k.a. Ruth Chandler and husband, Ricky Neil Chandler; and Lizzie K. Connor a.k.a. Lizzie Connor	Jack C. Jones, Jr. and wife, Martha E. Jones 55 Webb Drive Marshall, NC 28753

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 given, granted, bargained, sold, and conveyed, and, by these presents, does give, grant, bargain, sell and convey unto the Grantee, his heirs and/or successors and assigns all that certain lot or parcel of land situated in the Town of _____, in Township 01-S, Madison County, North Carolina, and being more particularly described as follows:

See "Exhibit A" for property description, which attachment is incorporated by reference as if fully set out herein.

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Promises by Grantor: Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgments), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

This conveyance is made TOGETHER WITH AND SUBJECT TO the public rights-of-way to the state and federal highways referred to in the description above, if any, and ALSO SUBJECT TO easements, restrictions, and property taxes for the current year, if any of record.

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

INDIVIDUAL

Ruth Ann Chandler (SEAL)
Ruth Ann Chandler a.k.a. Ruth Chandler
Ricky Neil Chandler (SEAL)
Ricky Neil Chandler
Lizzie K. Connor (SEAL)
Lizzie K. Connor a.k.a. Lizzie Connor

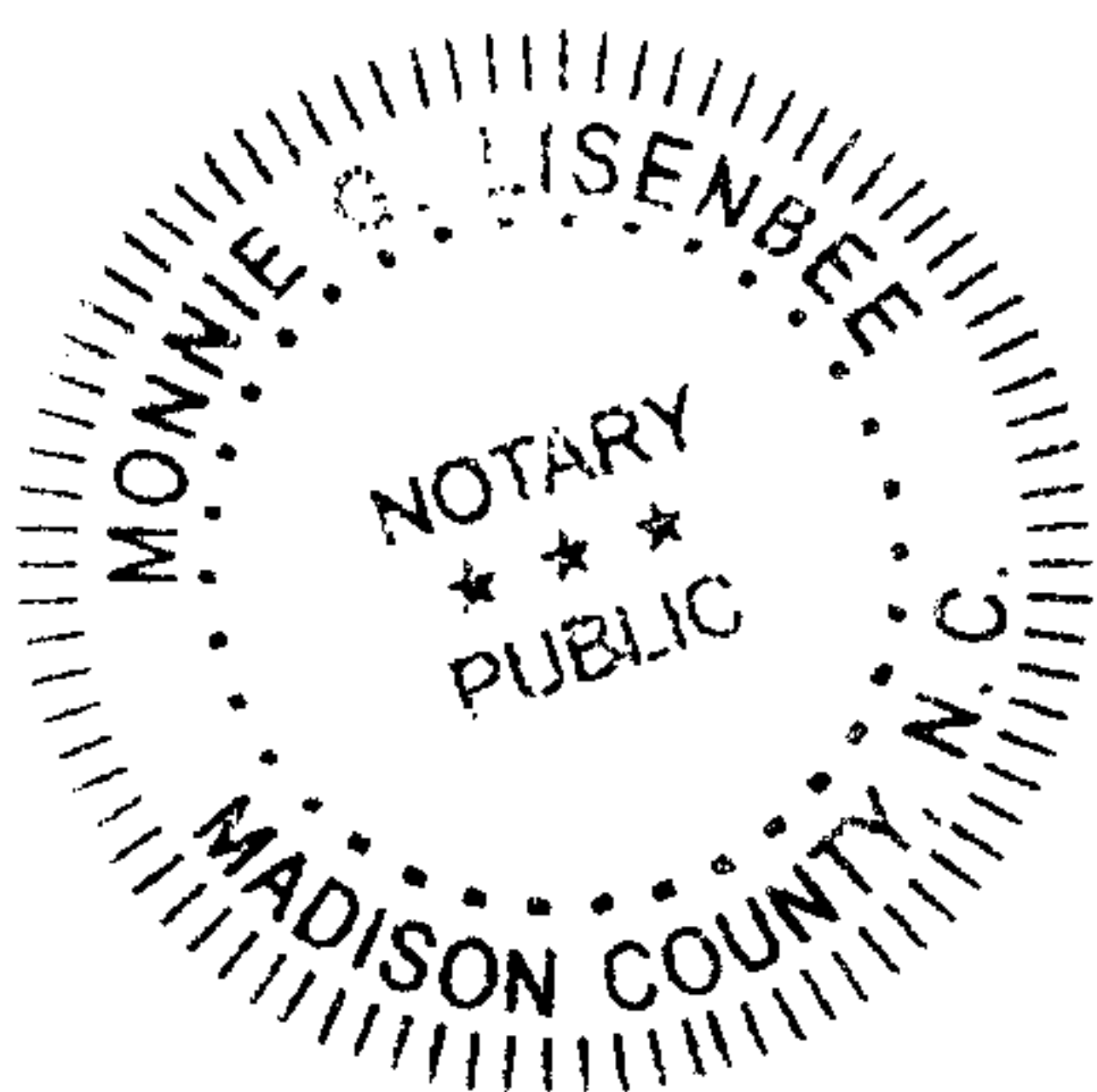
STATE OF North Carolina
COUNTY OF Madison

I certify that the following person(s) personally appeared before me this day, and (I have personal knowledge of the identity of the principal (s) or (I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC Identification Card) or (a credible witness has sworn to the identity of the principal(s)); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: (name(s) of principal(s). Ruth Ann Chandler a.k.a. Ruth Chandler and husband Ricky Neil Chandler and Lizzie K. Connor a.k.a. Lizzie Connor

Date: March 5, 2007

Monnie G. Lisenbee
Notary Public
Monnie G. Lisenbee
Printed Name of Notary Public
My Commission expires: May 24, 2009

(Official Seal)



All that certain 6.75 acre, more or less, tract of land, lying and being in No 1 Township South, Madison County, North Carolina, being bound on the North by now or formerly Silver and Hale, East by Waldrop, South by Rector and others and West by Silver, being more particularly described according to a survey and plat thereof entitled "Survey for Jerry Silver", prepared by Moore and Associates, dated October, 1987, all points on which are computed points unless designated otherwise, as follows:

BEGINNING on now or formerly a white oak, a computed point, in a fence line between subject property and now or formerly Troy Rector, at the head of a hollow, the Southernmost corner of the 21.3 acre tract of land described in a deed dated 19 September, 1986, from Clarence Pegg et ux to Jerry Silver d/b/a Silver Construction Company, as the same appears of record in Book 165, Page 646, Madison County Registry, and runs thence with the line of Rector and the fence, South 71-13-17 East 42.91 feet to a fence corner; thence continuing with the fence, South 27-04-49 East 79.04 feet to a 14 inch sourwood tree with hacks at a fence corner; thence South 67-28-37 East 142.38 feet to a rebar found, South 62-0-26 East 101.26 feet to a rebar found, South 84-28-27 East 124.63 feet to a rebar found, South 7-58-27 East 61.34 feet, South 65-13-51 East 199.34 feet; thence North 56-42-23 East 15.08 feet to a fence corner; thence continuing same course, 143.78 feet to a fence corner; continuing same course, 15.20 feet to a point; thence North 4-41-38 West 43.40 feet, North 16-04-13 East 46.80 feet, North 83-18-12 East 37.67 feet, South 66-48-55 East 82.81 feet, South 79-33-55 East 55.53 feet; thence continuing with the line of Waldrop, North 1-26-48 West 356.14 feet to a fence corner in the line of now or formerly Hale; thence running inside a fence and partially with a fence, North 85-45-0 West 433.35 feet to a point in the line of Silver; thence with the line of Silver, South 47-45-0 West 236.30 feet, North 84-15-0 West 276 feet, South 36-0-01 West 73.99 feet to the point of BEGINNING.

Being the same property as described in Deed Book 190, page 491, in the Office of the Register of Deeds, Madison County, North Carolina.

Tract II

LYING AND BEING in Township No. 1, Madison County, North Carolina, off of Frank Rector Road, State Road No. 1120, and being bounded by property now or formerly owned and/or in the possession of Donald E. Martin (now Melvin E. Martin & Evelyn B. Martin, Trustee E M Family Trust) on the North, Grady Lee Connor on the East, Grady Lee Connor and Hugo C. Walters and Markay Walters on the South, and Hugo C. Walters and Markay Walters on the West, and being more particularly described as follows:

BEGINNING on a No. 4 rebar with identification cap set [said rebar being the terminus point of the Sixth call in the description of the 8.60 acres tract described in a Deed dated March 1, 1993 from Donald E. Martin and wife, Ecllyda R. Martin to Hugo C. Walters and Markay Walters and recorded in Deed Book 204 at Page 670 in the Office of the Register of Deeds for Madison County, North Carolina; said rebar being also located South 05° 07' 55" West 218.49 feet from a 5 inch cherry at a fence on top of ridge in the Southern property line of Lot 29 as shown on a plat and survey entitled "Subdivision of the Property of Guilford Barnes," Job No. 88-1451, made and prepared by Philip D. Reese, R.L.S., L- 2642, of McMahan & Reese, P.A., dated May, 1998 and revised on November 8, 1988, and recorded in Plat Book 3 at Page 483 in the aforesaid Registry; said Southern property line of Lot 29 being also shown on a plat and survey entitled "R/W Survey for Guilford Barnes," Job No. 88-1451, made and prepared by Philip D. Reese, R.L.S., L- 2642, of McMahan & Reese, P.A., dated June, 1998 and revised on November 8, 1988, and recorded in Plat Book 3 at Page 484 in the aforesaid Registry (said 5 inch cherry being the terminus point of the Fifth call in the description of the said 8.60 acres tract of property of Hugo C. Walters and Markay Walters as described in the aforesaid Deed recorded in Deed Book 204 at Page 670 in the aforesaid Registry which 5 inch cherry is located North 87° 45' 25" West 70.32 feet from a 6 inch hickory which said 6 inch hickory is the Southeast corner of Lot 29 and the Southwest corner of Lot 30 as shown on the

aforesaid plats recorded in Plat Book 3 at Page 483 and Plat Book 3 at Page 484 in the aforesaid Registry)); thence from the No. 4 rebar Beginning point as herein established and with the Hugo C. Walters and Markay Walters property line as described in the aforesaid Deed recorded in Deed Book 204 at Page 670 in the aforesaid Registry, three (3) calls;

- (1) South 21° 55' 23" East 76.90 feet to a No. 4 rebar with identification cap set;
- (2) South 34° 40' 31" West 214.03 feet to a No. 4 rebar with identification cap set; and
- (3) South 73° 04' 42" East 227.40 feet to an existing iron pipe [said iron pipe being the Westernmost point and corner of the Grady Connor property described in a Deed dated January 14, 1991 from Jerry L. Silver, d/b/a Silver Construction Company, and wife, Karen Silver to Gary Lee Connor and recorded in Deed Book 190 at Page 491 in the aforesaid Registry; said iron pipe being the terminus point of the Ninth (9th) call in the description of the Hugo C. Walters and Markey Walters property described in the aforesaid Deed recorded in Deed Book 204 at Page 670 in the aforesaid Registry];

thence leaving the said Hugo C. Walters and Markey Walters property and with the Grady Lee Connor property line, the following three (3) calls:

- (1) North 46° 19' 56" East 73.80 feet to an existing iron pipe;
- (2) South 74° 15' 38" East 276.00 feet to an existing iron pipe; and
- (3) North 57° 44' 22" East passing a 16 inch poplar tree at 126.89, a total distance of 205.79 feet to a No. 4 rebar with identification cap set in the center of an twenty (20) feet in width road easement and right of way;

thence leaving the said Grady Lee Connor property line and said road easement and creating a new Melvin E. Martin & Evelyn B. Martin, Trustee E.M. Family Trust property line by virtue of this conveyance, the following six (6) calls:

- (1) North 46° 38' 02" West 118.13 feet to a No. 4 rebar with identification cap set;
- (2) North 57° 42' 38" West 66.22 feet to a 9 inch walnut tree;
- (3) North 58° 07' 27" West 118.13 feet to a No. 4 rebar with identification cap set;
- (4) North 82° 13' 58" West 240.73 feet to a 4 inch cherry tree;
- (5) South 89° 48' 46" West 85.80 feet to a 4 inch poplar tree; and
- (6) North 72° 09' 31" West 53.46 feet to the point and place of BEGINNING containing 3.35 acres, area by D.M.D., and being designated Tract 2 according to a plat and survey entitled "Survey for Donald E. Martin," Job No. 91-1875, made and prepared by Philip D. Reese, R.L.S., L- 2642, of Reese & Associates, P.A., dated April 1, 1991.

BEING a portion of the property described in a Deed dated September 19, 1986 from Clarence E. Pegg and wife, Janice Pegg to Jerry Silver d/b/a Silver Construction Company and recorded in Deed Book 165 at Page 646 in the aforesaid Register and a portion of the property described in an Indenture dated September 2, 1988 from Guilford Barnes and wife, Barbara S. Barnes to Jerry Silver, d/b/a Silver Construction Company and recorded in Deed Book 177 at Page 497 in the aforesaid Registry.

BEING a portion of the property described in a Deed dated May 21, 1990 from Jerry L. Silver and wife, Karen Silver, d/b/a Silver Construction Company and recorded in Deed Book 186 at Page 211 in the aforesaid Registry.

BEING a portion of the property described in a Deed dated May 5, 1994 from Donald E. Martin and wife, Edie R. Martin to Melvin E. Martin & Evelyn B. Martin Trustee E M Family Trust and recorded in Deed Book 213 at Page 677 in the aforesaid Registry.

This conveyance is made **TOGETHER WITH AND SUBJECT** to a perpetual road easement and right of way twenty (20) feet in width from Frank Rector Road, State Road No. 1120, through the Grady Lee Connor property described in the aforesaid Deed recorded in Deed Book 190 at Page 491 in the aforesaid Registry to the above described 3.35 acres tract, for the purposes of ingress, egress, and regress to and from Frank Rector Road, State Road No. 1120, to and from the above described and herein conveyed 3.35 acres tract. The center line of said twenty (20) feet in width perpetual road easement is more particularly described as follows:

BEGINNING at a No. 4 rebar with identification cap set in the centerline of the hardsurface of Frank Rector Road, State Road No. 1120, at the intersection of said centerline with the projected centerline of a roadway and easement leading through the Grady Lee Connor property described in the aforesaid Deed recorded in Deed Book 190 at Page 491 in the aforesaid Registry [said rebar being designated as Point H on a plat and survey entitled "R/W Survey for Guilford Barnes," Job No. 88-1451, made and prepared by Philip D. Reese, R.L.S., L- 2642, of McMahan & Reese, P.A., dated June, 1998 and revised on November 8, 1988, and recorded in Plat Book 3 at Page 484 in the aforesaid Registry; said rebar being located North 66° 46' 31" West 8.00 feet from an unmarked point which unmarked point is the terminus point of the Fifteen (15th) call in the description of the Grady Lee Connor property described in the aforesaid Deed recorded in Deed Book 190 at Page 491 in the aforesaid Registry; said unmarked point being also the terminus point of the Fifteen (15th) call in the description of the property described in a Deed dated February 18, 1988 from Lee Easty Anders, Single, to Jerry Silvers d/b/a Silver Construction Company recorded in Deed Book 172 at Page 659 in the aforesaid Registry (Note Deed Book 190 at Page 491 and Deed Book 172 at Page 659 in the aforesaid Registry contains the same description of the same 6.75 acres tract which is now owned by Grady Lee Connor); said unmarked point being designated as Point G as shown on the aforesaid Plat recorded in Plat Book 3 at Page 484 in the aforesaid Registry]; thence from the No. 4 rebar Beginning point as herein established and leaving State Road No. 1120, and with the center of said twenty (20) feet in road easement and right of way, the following twelve (12) calls:

- (1) North 35° 02' 20" West 179.03 feet to an unmarked point;
- (2) North 60° 43' 08" West 24.41 feet to an unmarked point;
- (3) South 89° 48' 58" West 26.51 feet to an unmarked point;
- (4) South 85° 04' 53" West 74.79 feet to an unmarked point;

- (5) North 48° 14' 09" West 28.51 feet to an unmarked point;
- (6) North 11° 12' 35" West 30.66 feet to an unmarked point;
- (7) North 01° 14' 53" West 73.16 feet to an unmarked point;
- (8) North 13° 50' 03" West 62.17 feet to an unmarked point;
- (9) North 42° 57' 03" West 52.81 feet to an unmarked point;
- (10) North 55° 21' 30" West 68.29 feet to an unmarked point;
- (11) North 42° 02' 36" West 36.74 feet to a No. 4 rebar set with identification cap set in the center of an twenty (20) feet in width road easement and right of way [said rebar being the Easternmost point and corner and the terminus point of the Sixth (6th) call in the description of the above described 3.35 acres tract; and
- (12) North 57° 44' 22" East 30.51 feet to an unmarked point in the centerline of this twenty (20) feet in width road easement and right of way [said unmarked point being the Northernmost point and corner of the Grady Lee Connor property described in the aforesaid Deed recorded in Deed Book 190 at Page 491 in the aforesaid Registry (formerly Jerry Silver property described in the aforesaid Deed recorded in Deed Book 172 at Page 659 in the aforesaid Registry, said unmarked point being designated as Point H-I on a plat and survey entitled "R/W Survey for Guilford Barnes," Job No. 88-1451, made and prepared by Philip D. Reese, R.L.S., L- 2642, of McMahan & Reese, P.A., dated June, 1998 and revised on November 8, 1988, and recorded in Plat Book 3 at Page 484 in the aforesaid Registry; said unmarked point the terminus point of the centerline of this twenty (20) feet in width road easement and right of way, and being designated as the calls from Point 1 to and including Point 13 for the "20' R/W" according to a plat and survey entitled "Survey for Donald E. Martin," Job No. 91-1875, made and prepared by Philip D. Reese, R.L.S., L- 2642, of Reese & Associates, P.A., dated April 1, 1991.

The above described twenty (20) feet in width road easement and right of way being also the first twelve calls in the description of the twenty (20) feet in width perpetual road easement and right of way described in Right of Way Agreement dated September 2, 1988 between Guilford Barnes and wife, Barbara S. Barnes and Jerry Silver, d/b/a Silver Construction Company, and wife, Karen Silver and recorded in Deed Book 177 at Page 500 in the aforesaid Registry as well as the calls designated as being from Point H to Point H-I for "Calls thru Property of Silver (172-659)" as shown on the aforesaid plat recorded in Plat Book 3 at Page 484 in the aforesaid Registry with the last two calls as being set forth in the above right of way and easement description being adjusted pursuant to the plat and survey entitled "Survey for Donald E. Martin," Job No. 91-1875, made and prepared by Philip D. Reese, R.L.S., L- 2642, of Reese & Associates, P.A., dated April 1, 1991.

This conveyance is made together with and subject to the twenty (20) feet in width perpetual road easement described in the aforesaid Right of Way Agreement recorded in Deed Book 177 at Page 500 in the aforesaid Registry and the sixteen (16) feet in width road easement described in a Right of Way Agreement dated March 15, 1971 between R. W. Rector and wife, Eunice Rector and Clarence L. Pegg and wife, Jenice H. Pegg and recorded in Deed Book 106 at Page 54 in the aforesaid Registry which sixteen (16) feet in width

perpetual road easement is modified and replaced by the twenty (20) feet in width road easement described in the aforesaid Right of Way Agreement recorded in Deed Book 177 at Page 500 in the aforesaid Registry. This conveyance is made further subject to Right of Way Agreement dated December 9, 1988 from Jerry Silver, d/b/a Silver Construction Company, and wife, Karen Silver to Ethel Mae Hale Whitworth and recorded in Deed Book 178 at Page 37 in the aforesaid Registry for a twenty (20) feet in width perpetual road easement from Frank Rector Road, State Road No. 1120, "extending from the center of State Road 1120 over and across the lands of Jerry Silver to the lands of the party of the second part, the centerline of which is more particularly described as Right of Way #3 in accordance with a plat and survey thereof entitled "Survey for Guilford Barnes", prepared by McMahan and Reese, PA, dated June 1988, from Point H on said plat to Point HI on said plat and from Point HI on said plat extends North 53-47-31 East 25.63 feet to a point in said right of way" and the provision in said document that "It is contracted and agreed that the users of said right of way and easement shall maintain the same." The plat referred to in said document recorded in Deed Book 178 at Page 37 being the aforesaid plat and survey entitled "R/W Survey for Guilford Barnes," Job No. 88-1451, made and prepared by Philip D. Reese, R.L.S., L- 2642, of McMahan & Reese, P.A., dated June, 1998 and revised on November 8, 1988, and recorded in Plat Book 3 at Page 484 in the aforesaid Registry.

This conveyance is made together with and subject to easements of record for public utilities.

Subject to reserved permanent right of way as described in Deed Book 240, page 388, in the aforesaid Registry.

Being the same property as described in Deed Book 240, page 388, in the aforesaid Registry.

Being the same property as described in Deed Book 356, page 564, in the aforesaid Registry.

Lizzie K. Connor signs this document to release her life estate interest.