

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

1274

FILED in ASHE County, NC
on Nov 24 1998 at 10:13:55 AM
by SHIRLEY B WALLACE
Register of Deeds
BOOK 235 Pages 1274-1276

Excise Tax \$ -0-

Recording Time, Book and Page

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

NO TITLE OPINION

Mail after recording to

This instrument was prepared by
Brief description for the Index

VANNOY & REEVES

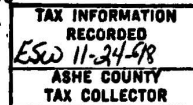
By: Jimmy D. Reeves (kal)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made on this 23rd day of November, 1998, by and between

GRANTOR

JUANITA GESLING, Trustee of Juanita
Gesling Revocable Trust, under date of
25 November 1987 and as amended on
29 January 1996



GRANTEE

HERITAGE ESTATES, INC.
P. O. Box 22
Glendale Springs, NC 28629

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

FIRST TRACT: BEGINNING on an 8" maple located on east side of the old ridge road, the Mae Liddle and A. Hollis Edens corner, running S 50° W 7.5 feet to iron stake, the Mae Liddle and Wanda McNeill corner; thence with the said Liddle and McNeill line and wire fence as follows: S 13° 45' E 165 feet, S 30° E 280 feet to locust stake at corner of fence, 3 feet east of marked poplar, S 52° 10' W 132 feet, S 44° 10' W 165 feet, S 30° W 99 feet, S 17° W 91 feet, S 61° 08' W 33 feet to iron stake at cross fence, the Thomas Bare and Mae Liddle corner; thence with the Liddle and Bare line, S 11° 15' E 99 feet, S 12° 50' W 82 feet, S 11° E 66 feet, S 25° 30' E 198 feet to iron stake, S 42° E 99 feet, S 39° E 148 feet to iron stake, S 32° W 90 feet to iron stake on east bank of Highway #163, S 18° E 203 feet with east bank of said highway to iron stake, Darnell, Thomas Bare and Mae Liddle corner; thence leaving said road, running with the Liddle and Darnell line, N 57° 07' E 218 feet to iron stake, S 24° 30' E 318 feet to iron stake, said Darnell and Liddle corner, Thomas Bare line; thence with the Liddle and Bare line, N 50° E 319 feet to iron stake at draw bare in the old ridge road, the Mae Liddle and A. Hollis Edens corner; thence with said ridge road, the Liddle and Edens line, to point of BEGINNING, containing 13.66 acres, more or less.

SECOND TRACT: All that certain tract of land lying and being in Obids Township, Ashe County, North Carolina, known as the Wiley Long tract of land, bounded by the lands of Nikanor Acres, Lonnie Liddle, Paul Parsons and Foy Parsons and others, reference being made to the deed recorded in Book J-1, page 100, Ashe County Registry, and the Will of W. H. Long recorded in Will Book F, page 558, in the office of the Clerk of Superior Court of Ashe County for full and complete description, and containing 36 acres, more or less.

THIRD TRACT: Lying and being in Obids Township, Ashe County, North Carolina, on the South Fork of New River, and adjoining the lands of New River Development Corporation, and specifically described as follows:

BEGINNING on a chestnut oak, southwest corner of Nikanor Acres, the Lonnie Liddle corner, running N 2 E 300 feet with fence and Liddle line to a stake; thence S 69 E 320 feet to a stake in the Hollis Edens and Nikanor Acres line; thence with said line, S 60 W 362 feet to the BEGINNING, containing 1.04 acres, more or less, and being a part of Section B of Nikanor Acres of the New River Development Corporation as shown by a plat and blueprint thereof, prepared by Roy J. Woodard, Surveyor, as of 25 July 1980, which plat and blueprint appears of record in the Ashe County Public Registry in Plat Book 2, at page 51.

The above-described third tract is SUBJECT to the restrictions set out in that certain deed which appears of record in the Ashe County Public Registry in Book H-4, at page 508, to which reference is hereby made for a specific recital of said restrictions.

There is also CONVEYED unto the Grantee, its successors and assigns, an easement of right of way as described in that certain deed which appears of record in the Ashe County Public Registry in Book H-4, at page 508, to which reference is hereby made for a more complete description of said easement.

And being the same three tracts described in and conveyed by that certain deed from Jefferson D. Wingfield, Jr. and wife, Mary Ann E. Wingfield, to Juanita Gesling Revocable Trust, dated 14 November 1997, and of record in the Ashe County Public Registry in Book 225, at page 1662.

FOURTH TRACT: BEING Lot No. 701 of Blue Ridge Manor as shown on a plat of said subdivision which appears of record in the Ashe County Public Registry in Plat Book 2, at page 181, to which recorded plat reference is hereby made for a metes and bounds description of said lot.

FIFTH TRACT: BEING Lot No. 702 of Blue Ridge Manor as shown on a plat of said subdivision which appears of record in the Ashe County Public Registry in Plat Book 2, at page 181, to which recorded plat reference is hereby made for a metes and bounds description of said lot.

And being the same two tracts described in and conveyed by that certain deed from James Rice and wife, Alice L. Rice, to Juanita Gesling Revocable Trust, dated 21 November 1997, and of record in the Ashe County Public Registry in Book 225, at page 2339

The above-described lots are SUBJECT to all of the covenants, easements, restrictions, and limitations set forth in a declaration of a Restriction Agreement for this subdivision which appears of record in the Ashe County Public Registry in Book U-4, at pages 166-167, to which recorded instrument reference is hereby made for a specific recital of said covenants, easements, restrictions, and limitations.

SIXTH TRACT: Being a tract of land located in Obids Township, Ashe County, North Carolina, being a southern portion of Tract No. 1 on plat entitled "T. J. Bare Heirs" land of record in Plat Book No. 3, at page 104, Ashe County Registry, and being more particularly described as follows:

BEGINNING on an existing 5/8" rebar, said rebar being the southeast corner of the Wilmer Bare 1.478 acre tract (Book T-5, page 79) and in the western line of the Juanita Gesling property (Book 225, page 1662); thence running with the Bare-Gesling line, North 43 degrees 19 minutes 04 seconds West 226.37 feet to an existing 5/8" rebar, North 26 degrees 05 minutes 33 seconds West 237.46 feet an existing 5/8" rebar, North 05 degrees 27 minutes 49 seconds West 5.00 feet to a new 1/2" rebar; thence leaving the Juanita Gesling line and running with a division line of the Wilmer Bare property, North 69 degrees 23 minutes 02 seconds West 125.92 feet to a 1/2" rebar set in the apparent eastern right of way line of N.C. Highway 163; thence running with the apparent eastern right of way line of N.C. Highway 163, South 30 degrees 51 minutes 00 seconds East 612.42 feet to a calculated point in the line of the Juanita Gesling property; thence running with the said Gesling line, North 33 degrees 01 minutes 31 seconds East, crossing an existing 5/8" rebar at 25.15 feet, for a total distance of 117.48 feet to the point of BEGINNING, containing 0.931 acres, area by coordinate computations. According to a survey by Billy W. Barr, RLS, L-3174, dated 6-30-98, job no. 980103. Bearings are relative to an existing survey of the Juanita Gesling property.

And being the same land described in and conveyed by that certain deed from Wilmer C. Bare and wife, Ruth R. Bare, to Gesling Trust, dated 1 July 1998, and of record in the Ashe County Public Registry in Book 231, at page 853.

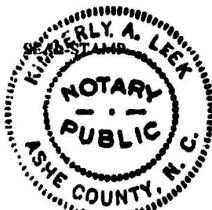
The property hereinabove described was acquired by Grantor by instrument recorded in
 A map showing the above described property is recorded in Plat Book page

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

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

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

 (Corporate Name)
 By: _____ (SEAL)
 _____ President
 ATTEST: _____ (SEAL)
 _____ Secretary (Corporate Seal) _____ (SEAL)



NORTH CAROLINA Ashe County
 I, a Notary Public of the County and State aforesaid, certify that Juanita Gesling, Trustee of Juanita Gesling
Revocable Trust Grantor,
 personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and
 official stamp or seal, this 23rd day of November, 19 98.
 My commission expires: 9-7-99 Kimberly A. Leek Notary Public

SEAL-STAMP

NORTH CAROLINA, _____ County
 I, a Notary Public of the County and State aforesaid, certify that _____
 personally came before me this day and acknowledged that _____ he is _____ Secretary of
 _____ a North Carolina corporation, and that by authority duly given and as
 the act of the corporation, the foregoing instrument was signed in its name by its
 President, sealed with its corporate seal and attested by _____ as its Secretary.
 Witness my hand and official stamp or seal, this _____ day of _____, 19 _____.
 My commission expires: _____ Notary Public

The foregoing Certificate(s) of

KIMBERLY A. LEEK, A NOTARY PUBLIC OF ASHE COUNTY, NC

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

SHIRLEY B. WALLACE REGISTER OF DEEDS FOR ASHE COUNTY
 By Sandra L. Hamm Deputy SHIRLEY B. WALLACE - Register of Deeds