



2013004930

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$106.00

PRESENTED & RECORDED

09-04-2013 10:35:11 AM

CINDY M OWNBEY
REGISTER OF DEEDS

BY: KARIN SMITH
DEPUTY REGISTER OF DEEDS

BK: DOC 669

PG: 194-196

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$106.

Return after recording to: Shelton Jones

Brief description for the Index: 10.46 acres, Cherryfield

This Deed was prepared by: Donald E. Jordan, Attorney at Law

This property does not include the primary residence of Grantor

9-4-13 gm

This DEED is made this 27th day of August, 2013, by and between:

**GRANTOR: DONALD E. JORDAN, Executor of the Estate
of Betty Jo Edmonds (who was also known as
Betty Jo Wilson Edmonds)**

Grantor's Address: 4 West Main Street, Suite 5, Brevard, NC 28172

GRANTEE: LEDER-SPARLIN ENTERPRISES, LLC
Grantee's Address: 4755 Technology Way, Suite 202, Boca Raton, FL 33431

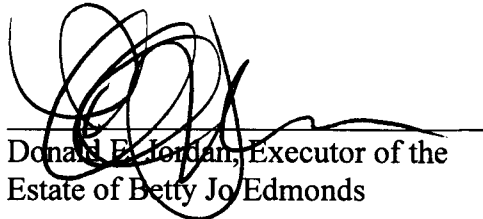
The designation Grantor and Grantee in this Deed shall include the parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for a valuable consideration paid by the Grantee (the receipt of which is acknowledged) grants, bargains, sells and conveys to the Grantee in fee simple, all of the lot or parcel of land located in Cathey's Creek Township, Transylvania County, North Carolina, described in the attached Exhibit A. This is all of the property acquired by Betty Jo Edmonds by Deed recorded in Document Book 59, Page 301, Transylvania County Registry. This conveyance is made subject to easements and rights of way of record, to any covenants of record, and to real property taxes for the current year.

THIS CONVEYANCE IS MADE FOR THE GRANTEE TO HAVE AND TO HOLD the Property and all privileges and appurtenances belonging to the Property in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the Property 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, subject only to the stated exceptions.

Grantor is signing this Deed as of the date specified above.

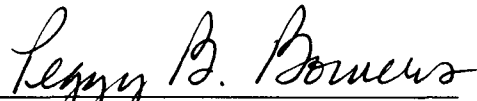

Donald E. Jordan, Executor of the
Estate of Betty Jo Edmonds

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Peggy B. Bowers, a Notary Public of the specified County and State, certify that Donald E. Jordan, as Executor of the Estate of Betty Jo Edmonds, personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal this 27th day of August, 2013.

My commission expires: February 24, 2018


Notary Public

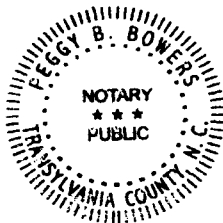


EXHIBIT "A"

BEING AND COMPREHENDING ALL of that certain 10.46 acres, as more fully depicted on that certain plat recorded at Plat File 9, at Slide 269 in the Transylvania County Registry entitled "Boundary Survey for Betty Jo Edmonds", prepared by Michael L. Petit, PLS.

This conveyance is conveyed subject to such easements as are found on the above referenced plat and of record.

This conveyance is also conveyed subject to the Restrictive Covenants found in Book 55 at Page 471 in the Transylvania County Registry. as amended in Book 71, Page 507.

Excise Tax \$ 0.00	Filed for registration on the <u>3</u> day of <u>May</u> 20 <u>00</u> at <u>4:10</u> o'clock <u>P</u> .M. and registered and verified on the <u>3</u> day of <u>May</u> 20 <u>00</u> in Book No: <u>10</u> of page <u>753</u> Register of Deeds, Transylvania County <u>William R. White</u> <u>Deputy</u> 000010 000752
Recording Time, Book and Page	

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the 3rd day of May, 2000
by _____

Mail after recording to **WHITE & DALTON, 602 S. Caldwell St., Brevard, NC 28712**
This instrument was prepared by **William R. White**

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **April 25, 2000**, by and between

GRANTOR	GRANTEE
SAMUEL E. LEDER and wife, RHONNIE LEDER and EUGENE SPARLIN and wife, VIRGINIA SPARLIN By and through Attorney-In-Fact and TIC Manager, SAMUEL E. LEDER	LEDER-SPARLIN ENTERPRISES, LLC c/o LEDER GROUP 6530 West Rogers Circle, Suite 31 Boca Raton, FL 33487

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 **Transylvania & Henderson** County, North Carolina and more particularly described as follows:

ALL OF THAT PROPERTY DESCRIBED ON THE PAGE ATTACHED HERETO, DESIGNATED AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE.

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 450, Page 400.

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)

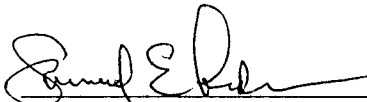
By: _____

President

ATTEST: _____

Secretary (Corporate Seal)

USE BLACK INK ONLY



SAMUEL E. LEDER, TIC Manager and Attorney-In-Fact for
Samuel E. Leder and wife, Rhonnie Leder and Eugene
Sparlin and wife, Virginia Sparlin

(SEAL)

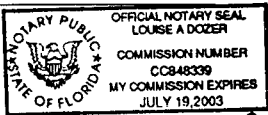
(SEAL)

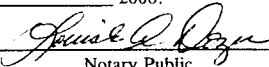
(SEAL)

STATE OF FLORIDA COUNTY OF Palm Beach
I, Louise A. Dozer, a Notary Public of said State and County do hereby certify that SAMUEL E. LEDER , personally appeared before me this day and acknowledged the due execution by him of the foregoing and annexed instrument for and on behalf of SAMUEL E. LEDER and wife, RHONNIE LEDER, EUGENE SPARLIN and wife, VIRGINIA SPARLIN, and that his authority to execute and acknowledge said instrument is contained in instruments duly executed, acknowledged and recorded in the Office of the Register of Deeds of Transylvania County, North Carolina in Deed Book 454 at Page 555, Deed Book 454 at Page 185, Deed Book 454 at Page 187, Deed Book 454 at Page 189 in said Registry, and that these instruments grants him Power of Attorney as tenants in common manager; that the said SAMUEL E. LEDER acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed and on behalf of the said SAMUEL E. LEDER, and wife, RHONNIE LEDER and EUGENE SPARLIN and wife, VIRGINIA SPARLIN.
WITNESS my hand and notarial seal this 1 day of May 2000.

My Commission Expires:

(STAMP OR SEAL)





Notary Public

The foregoing Certificate(s) of Louise A. Dozer

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

Virlie R. Edwards REGISTER OF DEEDS FOR Transylvania COUNTY
By Virly L. Smith Deputy Deputy/Assistant-Register of Deeds.

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EXHIBIT "A"

LEDER/SPARLIN CONVEYANCE TO LEDER-SPARLIN ENTERPRISES, LLC

PARCEL 1: Catheys Creek Township:

BEING AND COMPREHENDING ALL OF THE 148.37 ACRES AS MORE FULLY DESCRIBED ON THAT CERTAIN PLAT ENTITLED "BOUNDARY SURVEY FOR JOHN CLARENCE WHITMIRE", PREPARED BY MICHAEL L. PETIT, RLS, DATED JULY & AUGUST 1996 AND RECORDED IN PLAT FILE 8 AT SLIDE 19 IN THE OFFICE OF THE REGISTER OF DEEDS OF TRANSYLVANIA COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION..

This conveyance is made subject to the road rights of way more fully described in Deed Book 178 at Page 280 and Deed Book 181 at Page 161 in the Transylvania Country. This conveyance is made subject to the easement recorded in Deed Book 392 at Page 511 in the Transylvania County Registry.

This property is further conveyed together with and subject to all easements and rights of way appurtenant to the Grantors and to the subject premises and is conveyed subject to all matters and things as shown on the plats of the subject premises referred to above.

PARCEL 2 Catheys Creek Township:

BEING AND COMPREHENDING ALL OF THE 180.50 ACRES AS MORE FULLY DESCRIBED ON THAT CERTAIN PLAT ENTITLED "BOUNDARY SURVEY FOR JOHN CLARENCE WHITMIRE", PREPARED BY MICHAEL L. PETIT, RLS, DATED JULY 1994 AND RECORDED IN PLAT FILE 5 AT SLIDE 304 IN THE OFFICE OF THE REGISTER OF DEEDS OF TRANSYLVANIA COUNTY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

This conveyance is made subject to the right of way more fully described in Deed Book 388 at Page 503 in the Transylvania County Registry.

This property is further conveyed together with and subject to all easements and rights of way appurtenant to the Grantors and to the subject premises and is conveyed subject to all matters and things as shown on the plats of the subject premises referred to above.

PARCEL 3 Catheys Creek Township:

BEGINNING on an iron pin in the Northwestern right-of-way margin of U.S. Highway #64, a corner of the U.S. Government Tract No. C, and running thence with the right of way margin controlled access six (6) calls as follows: North 28 deg. 43 min. East 749.14 feet to a concrete monument; thence North 16 deg. 03 min. 31 sec. East 334.21 feet to a concrete monument; thence North 36 deg. 18 min. 18 sec. East 869.89 feet to a concrete monument; thence North 49 deg. 00 min. 01 sec. East 467.45 feet to a concrete monument; thence North 34 deg. 55 min. 25 sec. East 491.26 feet to a concrete monument; thence North 62 deg. 37 min. 20 sec. East 459.44 feet to an iron pin in the Southern boundary of Tract No. 97-D of the US Government; thence with the Southern boundary of the U.S. Government North 84 deg. 48 min. 04 sec. West 1,699.43 feet to an iron pin; thence South 33 deg. 08 min. West 124.74 feet to stone with a tack found; thence South 05 deg. 28 min. 22 sec. West 2,659.89 feet to the concrete monument and the point of BEGINNING. Containing 43.13 acres, more or less, as surveyed and platted by P.R. Raxter, RLS on an unrecorded plat dated July, 1987.

The Grantors do not guarantee any right of way to the above described property.

This conveyance is made subject to the right of way of US Highway 64 which is "limited access."

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PAGE TWO TO EXHIBIT "A" OF SPARLIN-LEDER CONVEYANCE TO LEDER-SPARLIN ENTERPRISES, LLC

PARCEL 4 Catheys Creek and Gloucester Townships:

BEGINNING on a 5/8 inch iron rod set on the East bank of the French Broad River in the mouth of Turner Branch, the point of Beginning of Deed Book 103 at Page 62 in the Transylvania County Registry; and running thence with a marked and painted line North 89 deg. 27 min. 50 sec. East 647.38 feet to a 1 inch existing iron pin in a pile of stones in a small hollow, an 18 inch painted poplar corner references this point, said point also standing South 89 deg. 01 min. 31 sec. West 2072.32 feet from NC Geodectical survey monument entitled "Hilltop" and running thence from said corner and 1 inch existing iron pin North 20 deg. 26 min. 30 sec. East 438.14 feet with the Western boundary of Tract No. 97C of the United States of America to a corner and aluminum monument set in a pile of stones East of an old field, corner no. 13 of Tract 97C; thence North 53 deg. 28 min. 27 sec. East 828.78 feet to corner No. 1 of Tract No. 97C which is an aluminum monument set replacing a stone and a mound of rocks; thence North 33 deg. 02 min. 28 sec. East 124.06 feet to an aluminum monument on the low side of the ridge in the intersection of two marked lines; thence North 39 deg. 24 min. 34 sec. West 37.62 feet to a 5/8 inch iron rod set on the ridge; thence North 39 deg. 24 min. 34 sec. West 339.88 feet to an aluminum monument set in the center of a rotted chestnut stump, corner No. 2 of Tract No. 97D of the US Forest Service; thence with the US Forest Service line South 89 deg. 39 min. 44 sec. East 637.98 feet, crossing a branch to an aluminum monument on a low ridge; thence North 49 deg. 34 min. 22 sec. East 1202.87 feet to a 5/8 inch iron rod set in an old barbed wire fence; thence with the barbed wire fence North 84 deg. 46 min. 40 sec. West 1384.89 feet, crossing an existing concrete monument to an aluminum monument found in a stump on a low ridge East of Siniard gap, corner 10 of Tract 41 of the US Forest Service; running partially with the Southern boundary of Fred H. Israel whose property is found in Deed Book 187 at Page 568 in the Transylvania County Registry; thence South 51 deg. 18 min. 21 sec. West 1332.75 feet with a new US Forest Service line which is marked and painted to a 5/8 inch rod set in the center of a large chestnut stump; thence South 51 deg. 18 min. 21 sec. West 207.38 feet to a 5/8 inch rod set; thence South 00 deg. 05 min. 01 sec. East 194.99 feet to an unmarked point; thence South 30 deg. 45 min. 10 sec. East 98.70 feet to a point; thence South 42 deg. 57 min. 26 sec. West 36.56 feet to an unmarked point; thence South 37 deg. 35 min. 01 sec. East 60.09 feet to a 5/8 inch iron rod set at the base of a 10 inch black pine; thence with the top of the ridge South 36 deg. 39 min. 59 sec. West 571.18 feet to a 3/4 inch iron pin set in the center of a rotted chestnut stump on the ridge; thence South 10 deg. 58 min. 53 sec. West 322.44 feet to a 14 inch leaning White oak on the East bank of the river; thence with the bank of the river, South 32 deg. 13 min 36 sec. East 137.31 feet to the 5/8 inch iron rod set at the mouth of Turner Branch and the point of BEGINNING. Containing 58.16 acres, more or less.

There is conveyed herewith that road right of way as more fully described in Deed Book 106 at Page 283 in the Transylvania County Registry.

This conveyance is made subject to the road rights of way more fully described at Deed Book 113 at Page 197 and Deed Book 106 at Page 283 in the Transylvania County Registry.

This property is further conveyed together with and subject to all easements and rights of way appurtenant to the Grantors and to the subject premises and is conveyed subject to all matters and things as shown on the plats of the subject premises referred to above.

PARCEL 5 Eastatoe Township:

BEGINNING on an angle iron found just South of Frozen Creek Rd. (SR 1139), said angle iron being in the Western boundary of Helen Galloway whose property is described in Deed Book 255 at Page 515 in the Transylvania County Registry; and running thence North 54 deg. 29 min. West 66.74 feet to a point in the center of Frozen Creek Road; thence with the center of a 60 foot road right of way the following eight (8) calls with the Western boundary of Helen Galloway aforementioned: North 19 deg. 03 min. East 66.77 feet to a point; North 67 deg. 13 min. East 70.35 feet to a point; North 06 deg. 33 min. West 131.56 feet to a point; North 25 deg. 03 min. East 97.36 feet to a point; North 33 deg. 04 min. East 118.88 feet to a point; North 06 deg. 02 min. East 62.01 feet to a point; North 17 deg. 06 min. West 139.99 feet to a point; North 07 deg. 02 min. East 57.03 feet to a point; thence leaving the line of Helen Galloway and running with the Western boundary of

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PAGE THREE TO EXHIBIT "A" OF LEDER-SPARLIN CONVEYANCE TO LEDER-SPARLIN ENTERPRISES, LLC

Wesley Anderson whose property is described in Deed Book 369 at Page 002 in the Transylvania County Registry, and still with the center of the 60 foot right of way eight (8) calls as follows: North 37 deg. 45 min. West 43.96 feet to a point; North 84 deg. 45 min. West 119.45 feet to a point; North 54 deg. 00 min. West 161.35 feet to a point; North 28 deg. 20 min. West 99.73 feet to a point; North 21 deg. 18 min. West 107.00 feet to a point; North 02 deg. 19 min. East 32.12 feet to a point; North 26 deg. 30 min. East 39.74 feet to a point; North 13 deg. 19 min. East 130.18 feet to a point, a corner of Verna Garrett whose property is described in Deed Book 361 at Page 313 in the Transylvania County Registry; thence with the Garrett Western boundary and the center of the 60 foot right of way six (6) calls as follows: North 53 deg. 07 min. East 59.26 feet to a point; North 10 deg. 07 min. East 90.30 feet to a point; North 24 deg. 12 min. East 241.04 feet to a point; North 21 deg. 29 min. West 41.93 feet to a point; South 44 deg. 24 min. West 186.09 feet to a point; South 66 deg. 21 min. West 62.09 feet to a point; thence continuing with the Garrett Western boundary and a marked and painted line, North 01 deg. 14 min. East 1,071.33 feet to an existing iron pin; thence still with the Garrett Western boundary and a marked and painted line, North 38 deg. 46 min. West 623.81 feet to an existing iron pin on the top of the ridge in the Southern boundary of Richard Tinsley whose property is described in Deed Book 155 at Page 285 in the Transylvania County Registry; thence with Tinsley's line, South 42 deg. 03 min. West 134.53 feet to an angle iron found, corner of Tinsley and Carroll M. Brown whose property is described in Deed Book 301 at Page 625 in the Transylvania County Registry; thence with the Brown Southeastern boundary six (6) calls as follows: South 40 deg. 23 min. West 824.76 feet to an existing iron pin, said bearing being along a marked line and with another marked line, South 66 deg. 24 min. West 229.72 feet to an existing iron pin; still with the marked line, South 03 deg. 34 min. West 719.37 feet, crossing a corner at 397.18 feet to an existing iron pin; and still with the marked line, North 89 deg. 25 min. West 230.57 feet to an existing iron pin; and still with the marked line, South 65 deg. 42 min. West 624.25 feet to an existing iron pin; thence North 08 deg. 56 min. East 90.27 feet to an existing iron pin on top of the Blue Ridge and corner of Cecil Thomas whose property is described in Deed Book 337 at Page 158 in the Transylvania County Registry; thence eight (8) calls with the top of the Blue Ridge and the Eastern boundary of Cecil Thomas as follows: South 37 deg. 14 min. West 144.81 feet to an existing iron pin; South 42 deg. 58 min. West 154.05 feet to an existing iron pin; South 41 deg. 50 min. West 106.02 feet to an iron pin; South 34 deg. 09 min. West 40.92 feet to an iron pin; South 22 deg. 46 min. West 299.47 feet to an existing iron pin; South 30 deg. 42 min. West 114.39 feet to an existing iron pin; South 28 deg. 12 min. West 119.35 feet to a stone in Bryant Gap; thence with a red painted line and the line of Crescent Resources, Inc. whose property is described in Deed Book 183 at Page 299 three (3) calls as follows: South 04 deg. 00 min. East 1,141.74 feet to a stone found; North 36 deg. 10 min. East 808.07 feet to a stone on a ridge; and still with the red painted line, South 65 deg. 59 min. East 622.99 feet to a corner with witness found in the line of Howard Owen whose property is described in Deed Book 229 at Page 691 in the Transylvania County Registry; thence with the Howard Owen Northern boundary, North 47 deg. 20 min. East 288.33 feet with an old marked line to a Chestnut stump; thence still with the old marked line, North 34 deg. 06 min. East 208.37 feet to another Chestnut stump; thence still with the old marked line, North 85 deg. 00 min. East 606.19 feet to an existing iron pin in a Pine stump; thence with the Eastern boundary of Howard Owen and an old marked line crossing Frozen Creek Road and Frozen Creek, South 05 deg. 44 min. East 864.02 feet to a stump found at a corner with witnesses; thence with an old marked line, North 60 deg. 52 min. East 776.37 feet to a stake found in the center of a branch; thence with the branch two (2) calls as follows: North 24 deg. 19 min. West 91.21 feet to a point; North 12 deg. 24 min. West 83.92 feet to an existing iron pin at the mouth of the branch at Frozen Creek; thence North 14 deg. 44 min. East 160.30 feet to the angle iron and point of BEGINNING.

The above described property containing 128.87 acres, and being comprised of five (5) separate tracts, said tracts being 66.91 acres, more or less, found in Deed Book 260 at Page 879, 17.02 acres, more or less, the remainder of property found in Deed Book 117 at Page 209, and 44.94 acres, more or less, comprised of the Carl Galloway tract, along with that property found in Deed Book 231 at Page 679 (Tracts I and II comprising the 44.94 acres, more or less).

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PAGE FOUR TO EXHIBIT "A" OF LEDER-SPARLIN CONVEYANCE TO LEDER-SPARLIN ENTERPRISES, LLC

There is also conveyed herewith a 60 foot right of way more particularly described as follows: A road right of way lying 30 feet on either side of the center line, with the center line being the following calls: BEGINNING at a point in the center of Frozen Creek Road, said point standing North 54 deg. 29 min. West 66.74 feet from the Beginning Corner of the 128.87 acres, and running thence with the center of said right of way and a red painted line the following twenty-two (22) calls: North 19 deg. 03 min. East 66.77 feet to a point; North 67 deg. 13 min. East 70.35 feet to a point; North 06 deg. 33 min. West 131.56 feet to a point; North 25 deg. 03 min. East 97.36 feet to a point; North 33 deg. 04 min. East 118.88 feet to a point; North 06 deg. 02 min. East 62.01 feet to a point; North 17 deg. 06 min. West 139.99 feet to a point; North 07 deg. 02 min. East 57.03 feet to a point; North 37 deg. 45 min. West 43.96 feet to a point; North 84 deg. 45 min. West 119.45 feet to a point; North 54 deg. 00 min. West 161.35 feet to a point; North 28 deg. 20 min. West 99.73 feet to a point; North 21 deg. 18 min. West 107.00 feet to a point; North 02 deg. 19 min. East 32.12 feet to a point; North 26 deg. 30 min. East 39.74 feet to a point; North 13 deg. 19 min. East 130.18 feet to a point; North 53 deg. 07 min. East 59.26 feet to a point; North 10 deg. 07 min. East 90.30 feet to a point; North 24 deg. 12 min. East 241.04 feet to a point; North 21 deg. 29 min. West 41.93 feet to a point; South 44 deg. 24 min. West 186.09 feet to a point; and South 66 deg. 21 min. West 62.09 feet to the Southern edge of the Whitmire property, said right of way being a means of ingress, egress and regress to the above described 128.87 acre tract.

There is also conveyed herewith those certain road rights of way more fully described in Deed Book 231 at Page 679 and Deed Book 114 at Page 122 in the Transylvania County Registry, said rights of way to be used in common with others having a legal right to use same.

This conveyance is made subject to the right of way more fully described in Deed Book 232 at Page 847 in the Transylvania County Registry.

This property is further conveyed together with and subject to all easements and rights of way appurtenant to the Grantors and to the subject premises and is conveyed subject to all matters and things as shown on the plats of the subject premises referred to above.

PARCEL 6 Boyd Township and Mills River Township:

BEING AND COMPREHENDING ALL OF THAT 66.68 ACRES TRACT AS MORE FULLY DESCRIBED ON THAT CERTAIN PLAT ENTITLED "BOUNDARY SURVEY FOR JOHN CLARENCE WHITMIRE" AND RECORDED IN PLAT FILE 8 AT SLIDE 22 IN THE TRANSYLVANIA COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF WITH THE TEN ACRES LOCATED IN HENDERSON COUNTY BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING on an existing iron rod in the County line at the end of a 30 foot road right of way which leads off of a Duke Power dirt road leading from Bryson Creek Road (SR 1500) to a 150 foot wide transmission line of Duke Power Company, said existing iron rod being in the Northern boundary and the corner of Dean A. Tolzman, whose property is described in Deed Book 340 at Page 276 in the Transylvania County Registry and a corner of Robert F. Ward Jr., whose property is described in Deed Book 802 at Page 795 in the Henderson County Registry and running thence with the Western boundary of Ward North 26 deg. 09 min. 31 sec. East 656.84 feet to a 1/2 inch existing iron rod, corner of Ward; thence South 69 deg. 59 min. 42 sec. East 228.09 feet to a 1/2 inch existing iron rod in a Hemlock stump in the forks of a branch; thence in the line of C.W. Adcock, Jr. whose property is described in Deed Book 536 at Page 453 in the Henderson County Registry three calls as follows: North 8 deg. 43 min. 51 sec. West 109.97 feet to a 5/8 inch iron rod set in the edge of a branch; thence North 8 deg. 16 min. 07 sec. East 338.43 feet to a 5/8 inch iron rod set in a rotted beech stump on the West side of a branch; thence North 15 deg. 05 min. 01 sec. West 289.20 feet to a 5/8 inch rod set in a branch in a marked line, the Southern boundary of the James Eade Anderson property described in Deed Book 789 at Page 327 in the Henderson County Registry; thence with this Southern boundary North 86 deg. 51 min. 23 sec. West 284.17 feet with an old fence to a 1 inch existing iron pin in the gap of the ridge; thence with the top of the ridge four (4) calls as follows: South 11 deg. 39 min. 44 sec. West 128.74 feet to a gutter spike set on top of the ridge in a marked line; thence South 4 deg. 58 min. 15 sec. West 268.70 feet to a 5/8 inch iron rod

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PAGE FIVE TO EXHIBIT "A" OF LEDER-SPARLIN CONVEYANCE TO LEDER-SPARLIN ENTERPRISES, LLC

set on top of the ridge on the edge of a trimmed right of way; thence South 33 deg. 24 min. 16 sec. West 556.03 feet to a 5/8 inch iron rod set on top of a ridge; thence South 42 deg. 40 min. 45 sec. West 119.89 feet to a point in the county line; thence with the county line South 40 deg. 31 min. 55 sec. East 399.81 feet to the existing iron rod and point of BEGINNING. Containing 10.02 acres as surveyed and platted by Michael L. Petit, RLS on an unrecorded plat in Henderson county, but is recorded in Transylvania County at Plat File 8 at Slide 22 in the Transylvania County Registry.

This conveyance is made subject to the right of way of Duke Power Company which is 150 feet in width and proceeds northeasterly across this tract.

This conveyance is made subject to the rights of way more fully described in Deed Book 304 at Page 441; Deed Book 274 at Page 729; Deed Book 356 at Page 547; Deed Book 356 at Page 707; Deed Book 317 at Page 167 and Deed Book 275 at Page 480 in the Transylvania County Registry.

There is conveyed herewith that certain rights of way more fully described in Deed Book 647 at Page 387 and Deed Book 643 at Page 563 in the Henderson County Registry in common with others having a legal right to use same.

This property is further conveyed together with and subject to all easements and rights of way appurtenant to the Grantors and to the subject premises and is conveyed subject to all matters and things as shown on the plats of the subject premises referred to above.

PARCEL 7 Catheys Creek Township:

BEING AND COMPREHENDING ALL OF THAT 163.11 ACRES AS MORE FULLY DESCRIBED ON THAT CERTAIN PLAT ENTITLED "BOUNDARY SURVEY FOR JOHN CLARENCE WHITMIRE" AND RECORDED IN PLAT FILE 8 AT SLIDE 14 IN THE TRANSYLVANIA COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

There is also conveyed herewith that right of way more fully described in those deeds found in Deed Book 102 at Page 233 and Deed Book 115 at Page 150 in the Transylvania County Registry in common with others having a legal right to use same.

This property is further conveyed together with and subject to all easements and rights of way appurtenant to the Grantors and to the subject premises and is conveyed subject to all matters and things as shown on the plats of the subject premises referred to above.

PARCEL 8 Catheys Creek Township:

BEING AND COMPREHENDING ALL OF THAT 117.37 ACRES AS MORE FULLY DESCRIBED ON THAT CERTAIN PLAT ENTITLED "BOUNDARY SURVEY FOR JOHN CLARENCE WHITMIRE" AND RECORDED IN PLAT FILE 8 AT SLIDE 66 IN THE TRANSYLVANIA COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

There is also conveyed herewith that right of way more fully described in those deed found in Deed Book 141 at Page 392, Deed Book 293 at Page 776 and Deed Book 115 at Page 43 in the Transylvania County Registry in common with others having a legal right to use same.

This property is further conveyed together with and subject to all easements and rights of way appurtenant to the Grantors and to the subject premises and is conveyed subject to all matters and things as shown on the plats of the subject premises referred to above.

600010

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PAGE SIX TO EXHIBIT "A" OF LEDER-SPARLIN CONVEYANCE TO LEDER-SPARLIN ENTERPRISES, LLC

PARCEL 9 Catheys Creek Township:

BEING AND COMPREHENDING ALL OF THAT 219 ACRES AS MORE FULLY DESCRIBED ON THAT CERTAIN PLAT ENTITLED "BOUNDARY SURVEY FOR JOHN CLARENCE WHITMIRE" AND RECORDED IN PLAT FILE 8 AT SLIDE 226 IN THE TRANSYLVANIA COUNTY REGISTRY, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

There is also conveyed herewith that 8 foot road right of way more fully described in Deed Book 91 at Page 179 and that 14 foot right of way more fully described in Deed Book 38 at Page 525 in the Transylvania County Registry in common with others having a legal right to use same.

There is also conveyed herewith those rights of way more fully described in Deed Book 69 at Page 298; Deed Book 78 at Page 175 and Deed Book 115 at Page 43 in the Transylvania County Registry.

This conveyance is also made subject to the right of way more fully described at Deed Book 91 at Page 179 in the Transylvania County Registry.

This property is further conveyed together with and subject to all easements and rights of way appurtenant to the Grantors and to the subject premises and is conveyed subject to all matters and things as shown on the plats of the subject premises referred to above.

Parcel 10 Catheys Creek Township:

Beginning on an iron rod set in a pine stump hole, the easternmost corner of the Dennis Barton tract described in Deed Book , consisting of 33.18 acres and running thence with the Southern boundary of Dennis Barton South 28 deg. 47 min. 17 sec. West 2763.63 feet to a small chestnut oak on a ridge in the eastern boundary of Whitmire; thence with Whitmire's eastern boundary South 42 deg. 41 min. 30 sec. East 584.09 feet to an existing iron pin in a stone on top of a ridge; thence North 24 deg. 21 min. 11 sec. East 2428.03 feet to an existing iron pin at a double chestnut; thence South 88 deg. 00 min. 00 sec. East 129.57 feet to a hickory on the ridge; thence North 19 deg. 19 min. 32 sec. East 336.78 feet to a stump hole in the line of Whitmire; thence with Whitmire's line two calls as follows: North 45 deg. 03 min. 51 sec. West 297.18 feet to a locust snag; thence North 39 deg. 50 min. 18 sec. West 151.33 feet to the iron rod set in the pine stump hole and the point of BEGINNING. Containing 29.04 acres and being all of that property described in Deed Book 115 at Page 43 in the Transylvania County.

Subject to the 8 foot road right of way more fully described in Deed Book 91 at Page 179 in the Transylvania County Registry.

This property is further conveyed together with and subject to all easements and rights of way appurtenant to the Grantors and to the subject premises and is conveyed subject to all matters and things as shown on the plats of the subject premises referred to above.