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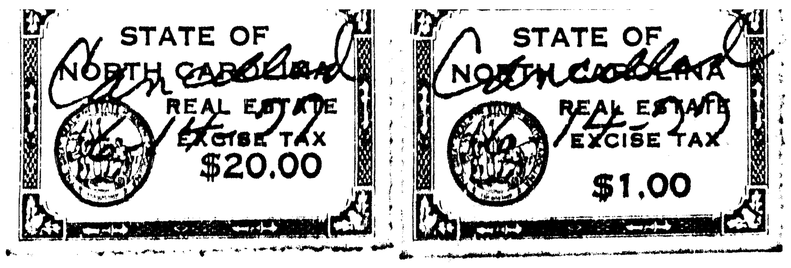
TAX SUPERVISOR




State of North Carolina
County of Madison,

This Indenture, made this 13th day of June, 1977 by and between

OLETA A. METCALF (Widow of Robert W. Metcalf)

hereinafter called Grantors, and WILLIAM R. EDWARDS and wife, MILDRED EVANS EDWARDS hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

**Witnesseth;** That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees, their heirs and/or successors and assigns, the following particularly described real estate, located in Madison County, North Carolina, to-wit:

Lying and being in No. 4 Township, bounded now or formerly by the lands of Hughie Ray on the Southwest, by the lands of Oleta Metcalf on the West, and by Yancey County on the East, and particularly described as follows:

BEGINNING on a maple on Sugar Camp Branch, a corner tree, and runs to the place where the Ingle road enters the main road; thence up and with the Ingle road to the South corner of the West field; thence an eastward direction, a marked line, to the top of the ridge; then with the leading ridge to the Yancey County line; thence with the Yancey County line to the Ingle corner on top of the mountain; thence a westward direction down a marked line to a cucumber corner; thence with the Ingle line to a buckeye corner in Sugar Camp Branch; thence a marked line to the top of the ridge to a poplar and hickory corner; thence a westward direction down the ridge to a stake; thence 2 1/2 rods to the maple, the BEGINNING corner, containing sixty (60) acres, more or less. This is the same tract of land conveyed to Donnie Maney by John Metcalf and Sallie Metcalf by deed dated April 16, 1935, recorded in Deed Book 57 at page 561, Madison County Registry.

EXCEPTING and RESERVING from the above described premises the following tract or parcel of land:

BEGINNING at a point in the center of Lower Metcalf Road (S.R. No. 1531), said point being the extreme northern corner of the parcel of land of record in Deed Book 110, Page 329, Madison County Registry, and runs thence South 70°09' East 82 feet; thence South 8°30' East 206.55 feet; thence South 19°46' West 51.03 feet to Sugar Camp Branch; thence South 19°46' West 42 feet to a point in the old line; thence with the old line, South 66°30' East 608 feet; thence North 22°30' East 384.0 feet, crossing the old road; thence North 64° East 118 feet to an oak tree; thence North 60°30' East 110 feet to a small sourwood tree; thence North 54° East 165 feet to a small sourwood tree; thence North 36° East 35.0 feet to a point in the old line; thence with the old line, North 75° West 362 feet to butt of ridge; thence North 29°30' West 151.8 feet to triple chestnut oak trees; thence North 48° West 132 feet to a double maple tree; thence North 64° 30' West 290 feet to a point in the center of the Lower Metcalf Road; thence with the center of said road, South 31° West 415 feet, and South 53° West 180 feet to the point of BEGINNING.

ALSO EXCEPTING and RESERVING from the above described premises unto the Grantor, a perpetual easement for water from the spring and reservoir located on the above described premises, with the express right of ingress and egress upon said premises for the purposes of constructing, laying, maintaining, and repairing a water line and reservoir.

It is the intention of the Grantor to convey to WILLIAM R. EDWARDS and wife, MILDRED EVANS EDWARDS, 50 acres, more or less, comprising the Eastern portion of the above described premises, reserving and excepting from said conveyance, 10 acres, more or less, comprising the Western portion of said above described premises.

The Grantor expressly conveys to the Grantees, their heirs, executors, and assigns, as a part of this transaction, a perpetual easement and right of way for a roadway, a width of fourteen (14) feet, from the Lower Metcalf Road to the tract of land known as the "Ingle Tract," conveyed to the Grantees herein by deed dated 16 June, 1976, of record in Deed Book 124, page 217, Madison County Registry; said roadway particularly described

by a center line as follows:
BEGINNING at a point in the center of Lower Metcalf Road (S.R. No. 1531), being the Northernmost corner of the parcel or lot described in Deed Book 122, page 371, Madison County Registry; and runs thence as follows: South 70° 09' East 82.0 feet; South 72° 52' East 180.26 feet; South 75°16' East 296.33 feet; South 67°07' East 292.88 feet; South 31°40' East 278.01 feet; South 37°06' East 294.02 feet; South 44°13' East 284.66 feet; South 32°31' East 207.75 feet; South 65°19' East 85.27 feet; and South 66°22' East 117.33 feet.

**To Have and to Hold** the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seized in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to the said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

**In Witness Whereof,** the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

| | |
|---|---|
| _____ (SEAL) | Oleta A. Metcalf (SEAL) |
| _____ (SEAL) | _____ (SEAL) |
| _____ (SEAL) | _____ (SEAL) |
| _____ (SEAL) | _____ (SEAL) |
| _____ (SEAL) | _____ (SEAL) |
| _____ (SEAL) | _____ (SEAL) |

**State of North Carolina, County of Madison**

Mary Springfield, a Notary Public of said State and County, do hereby certify that

OLETA METCALF

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

**Witness** my hand and Notarial Seal, this 13th day of June, 1977

My commission expires: January 25, 1982 Mary Springfield, Notary Public.

NOTARY PUBLIC MADISON COUNTY, N.C.

**State of , County of**

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

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

**Witness** my hand and Notarial Seal, this day of , 19

My commission expires: , Notary Public.

**State of North Carolina, County of Madison**

Each of the foregoing certificates, namely of Mary Springfield

a Notary or Notaries Public of the State and County designated, is adjudged to be correct. Let the Instrument and the certificates be registered.

This 14 day of June, 1977

Register of Deeds ~~Clerk Superior Court~~, Madison County, N. C.

Jena Lee Buckner

**Filed for registration on the** 14 **day of** June, 1977 at 2:27 P. M.

Jena Lee Buckner
Register of Deeds
Register Deeds, Madison County