

2017002923
TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$150.00
PRESENTED & RECORDED
06-08-2017 10:32:14 AM
CINDY M OWNBEY
REGISTER OF DEEDS
BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS
BK: DOC 806
PG: 635-637

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$150.00 Return after recording to: Donald E. Jordan
Brief description for the Index: 1.874 acres, U.S. Hwy. 276
This Deed was prepared by: Donald E. Jordan, Attorney at Law
This property does include the primary residence of Grantor

6-8-17 am

This DEED is made this 6th day of June, 2017, by and between:

GRANTOR: **MARY E. OWENS, also known
as Mary Broom Owens, unmarried**
Grantor's Address: P.O. Box 516, Cedar Mountain, NC 28718

GRANTEE: **MICHAEL E. RIDLEY and
LIBBY I. RIDLEY,
Husband and Wife**
Grantee's Address: 1933 State Route 35, #105-254, Belmar, NJ 07719


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 Little River Township, Transylvania County, North Carolina, described in the attached Exhibit "A." This is all of the property acquired by Grantor by Deed recorded in Document Book 337, Page 598, 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.

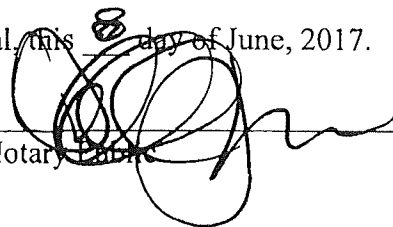

Mary E. Owens

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Mary E. Owens personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 8 day of June, 2017.

My commission expires: August 30, 2019


Notary Public

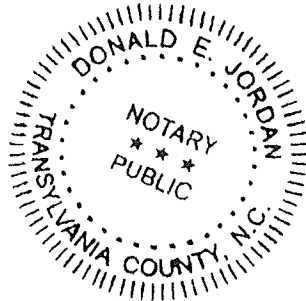


EXHIBIT "A"

BEGINNING at a spike in the center of the right-of-way and paved portion of U. S. Highway 276 and running along and with the eastern margin of property now or formerly owned by Whitson (Deed Book 457 at Page 376, Transylvania County Registry) North 06 deg. 53 min. 00 sec. West 178.64 feet to a found rebar with Jenkins cap; thence, North 83 deg. 09 min. 10 sec. East 18.34 feet to a point and North 83 deg. 09 min. 10 sec. East 20.20 feet to a point in the western line of the Grantors; thence, along and with the western line of the Grantors, North 11 deg. 20 min. 45 sec. East 114.61 feet to a set rebar (passing through a set rebar at 6.23 feet); thence, North 21 deg. 17 min. 52 sec. East 95.12 feet to a set rebar on the southern side of an 18-inch White Oak; thence, proceeding to and through the center of said oak to a set rebar on the eastern edge of said White Oak and running from said rebar, North 86 deg. 19 min. 31 sec. East 55.69 feet to a found rebar; thence, South 81 deg. 52 min. 34 sec. East 133.79 feet to a found rebar; thence, South 01 deg. 10 min. 42 sec. East 138.46 feet to a set rebar in the center of a gravel drive; thence, along and with the center of said gravel drive, South 74 deg. 19 min. 18 sec. West 58.10 feet to a set rebar; thence, South 10 deg. 03 min. 35 sec. East 182.92 feet to a point in the center of the paved portion of the right-of-way of U. S. Highway 276; thence, along and with the center of the paved portion of the right-of-way of U. S. Highway 276, South 82 deg. 06 min. 48 sec. West 243.14 feet to the point of BEGINNING and being all of Parcel A appearing on a plat of survey by Hafler Land Surveying, dated February 9, 2006 (Drawing No: 05167) and containing 1.874 acres, more or less.

This is all of Parcel A as shown on the Plat recorded in Plat File 12, Slide 554, of the Transylvania County Registry.

Grantor retains a right of non-exclusive possession of Parcel A until December 31, 2023. She shall have a right to reside on Parcel A during this period of time.

LEGEND

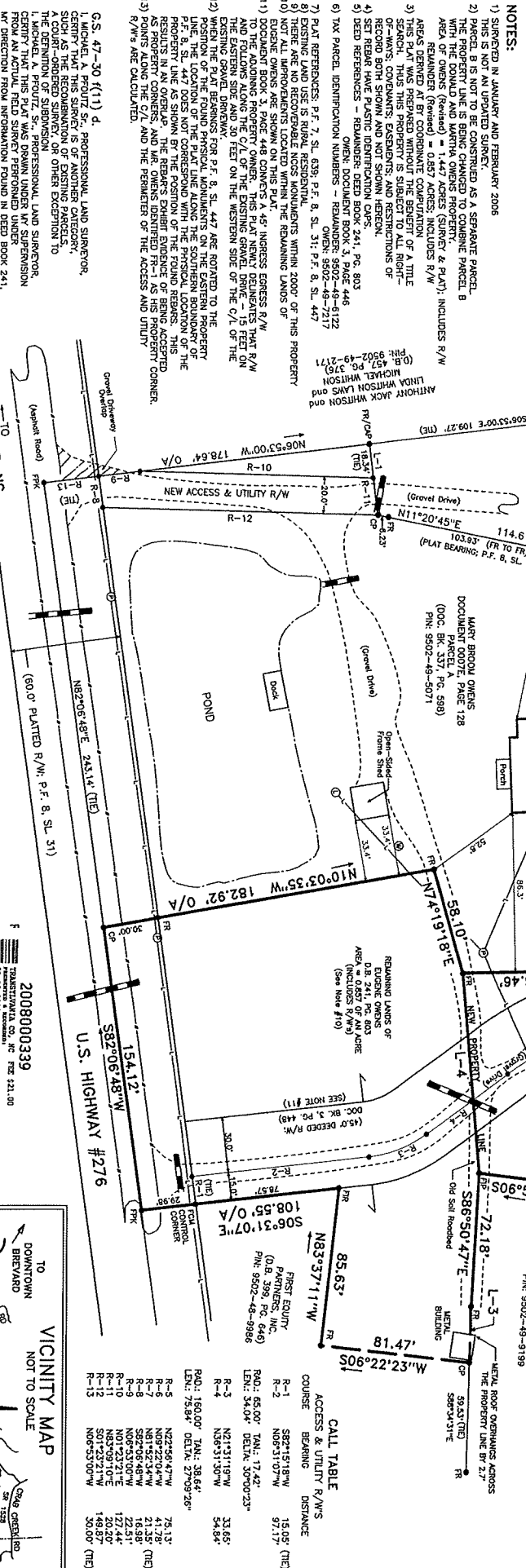
- Doc. Bk., Pg. Record Book Page
- Found Corner Monument
- Calculated Point
- Not to Scale
- Found Iron Pipe
- Has Wire
- Set Rebars
- Set Rebars
- Set Rebars
- O/A
- D.B., Pg.
- P.F., Pg.
- R/W
- R/W
- R/W
- P.F., Sl.
- Edge of Pavement
- Edge of Pavement
- Edge of Pavement
- Edge of Pavement
- Light Pole
- Well
- Found PK Surveyor's Nail

CALL TABLE

COURSE	BEARING	DISTANCE
L-1	N83°09'10"E	38.84'
L-2	N88°15'31"E	55.69'
L-3	S88°24'31"E	30.41'
L-4	S85°02'40"E	103.41'

PLANNING DEPARTMENT
 RECEIVED BY THE TRANSPORTATION
 COUNTY PLANNING DEPARTMENT.
 EXCEPTION 119 MET.

Debra J. Thompson
 DEBRA J. THOMPSON
 (D.B. 143, P.G. 534)
 P.F. 8, SL. 447
 PH: 950-49-4296



NOTES:

- SURVEYED IN JANUARY AND FEBRUARY 2006
- THIS IS NOT AN UPDATED SURVEY
- PARCEL B IS NOT TO BE CONSIDERED AS A SEPARATE PARCEL WITH THE DOWN AND MARTHA OWENS PROPERTY.
- AREA OF OWENS (Released) = 1.447 ACRES (SURVEY & PLAN); INCLUDES R/W REMAINDER (Released)
- AREAS DENIED AT BY COORDINATE COMPUTATION
- RECORD BOTH SHOWN AND NOT SHOWN HEREON.
- SET REBAR HAVE PLASTIC IDENTIFICATION CARDS.
- DEED REFERENCE - RECORDED DEED BOOK 241, PG. 803
- TAX PARCEL IDENTIFICATION NUMBERS - REAMANDER: 9502-49-1222 OWENS: 9502-49-1217
- PLAT REFERENCES: P.F. 7, SL. 639; P.F. 8, SL. 311; P.F. 8, SL. 447
- EXISTING LAND USE IS RURAL RESIDENTIAL
- NOT ALL IMPROVEMENTS LOCATED WITHIN THE REMAINING LANDS OF EUGENE OWENS ARE SHOWN ON THIS PLAN
- DOCUMENT BOOK 1 PAGE 448 CONVEYS A 45' INGRESS EGRESS R/W AND FURTHER ALONG THE C/L OF THE EXISTING GRAVEL DRIVE 13.5 FEET ON THE EASTERN SIDE AND 30 FEET ON THE WESTERN SIDE OF THE C/L OF THE EXISTING GRAVEL DRIVEWAY P.F. 8, SL. 447 ARE REFERRED TO THE POSITION OF THE FOUND PHYSICAL MONUMENTS ON THE EASTERN PROPERTY LINE. P.F. 8, SL. 447 DOES NOT CORRESPOND WITH THE PHYSICAL BOUNDARY OF THE RESULTANT LINE AS SHOWN BY THE POSITION OF THE FOUND REBAR. THIS MONUMENT LINE IS SHOWN BY THE POSITION OF THE FOUND REBAR. THIS AS PROPERTY CORNERS, AND MR. OWENS DENIED FR-1 AS HIS PROPERTY CORNER. R/W'S ARE CALCULATED.
- G.S. 47-30 (f11) d.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS THE 27th DAY OF DECEMBER, 2007, A.D.

Michael A. Proff
 MICHAEL A. PROFF, Sr.
 SURVEYOR - L-4459

PROFESSIONAL SEAL
 NORTH CAROLINA
 LAND SURVEYING
 MICHAEL A. PROFF, Sr.
 L-4459

STATE OF NORTH CAROLINA
 COUNTY OF TRANSPORTATION

Mike Thomas
 REVIEW OFFICER
 DATE 12/28/07

FLOOD CERTIFICATION
 THIS PROPERTY IS LOCATED IN ZONE 'X' PER HUD. FLOOD INSURANCE RATE MAP, MAP NUMBER 37175C020 C EFFECTIVE DATE, MARCH 2, 1998. THESE ARE AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN. THIS INFORMATION HAS NOT BEEN FIELD VERIFIED BY ME.

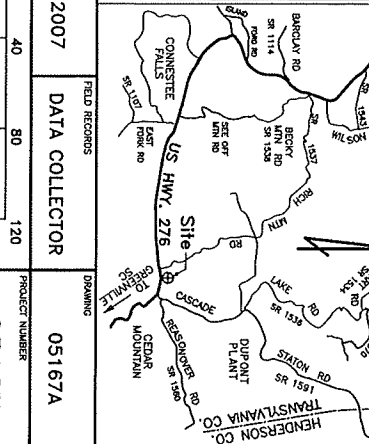
PROPERTY LINE CHANGE

PREPARED FOR
DONALD E. OWENS and MARTHA J. OWENS H/W
 AND
MARY BROOM OWENS

DATE: DECEMBER 21, 2007

FIELD RECORDS: DATA COLLECTOR: PROJECT NUMBER: 05167A

DRAWING: 05167



CALL TABLE

COURSE	BEARING	DISTANCE
R-1	N82°15'18"W	13.95' (TIE)
R-2	N05°31'07"W	97.17'
R-3	P.A.: 65.00' TAN: 17.42'	
R-4	LEN: 34.04' DELTA: 30°00'23"	
R-5	N91°41'10"W	33.65'
R-6	N56°31'50"W	54.89'
R-7	N83°37'11"W	85.63'
R-8	N08°32'41"W	78.13'
R-9	N08°22'04"W	41.78'
R-10	N82°06'48"W	16.88'
R-11	N06°53'00"W	22.51'
R-12	N01°23'21"E	127.44'
R-13	S01°23'21"E	149.87'
R-14	N06°53'00"W	30.00' (TIE)



2016002687

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$100.00

PRESENTED & RECORDED:
06-15-2016 12:34:49 PM

CINDY M OWNBEY
REGISTER OF DEEDS
BY BETH C LANDRETH
ASSISTANT

BK: DOC 766

PG: 467-469

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Return after recording to: Donald Jordan

Brief description for the Index: 0.857 acre lot, Little River Township

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

This property does not include the primary residence of Grantor

KQ 6/15/16

This DEED is made this 14th day of June, 2016, by and between:

GRANTOR: **MARY E. OWENS, also known
as Mary Broom Owens, unmarried**
Grantor's Address: P.O. Box 516, Cedar Mountain, NC 28718

GRANTEE: **MICHAEL E. RIDLEY and
LIBBY I. RIDLEY,
Husband and Wife**
Grantee's Address: 1933 State Route 35, #105-254, Belmar, NJ 07719

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 Little River Township, Transylvania County, North Carolina, described in the attached Exhibit A. This is a portion of the property acquired by Grantor by Deed recorded in Deed Book 241, Page 803, 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.

Mary Broom Owens
Mary Broom Owens

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, Donald E. Jordan, a Notary Public of the specified County and State, certify that Mary Broom Owens personally appeared before me this day and acknowledged the voluntary execution of this Deed.

Witness my signature and official stamp or seal, this 14th day of June, 2016.

My commission expires: August 30, 2019

[Handwritten Signature]
Notary Public

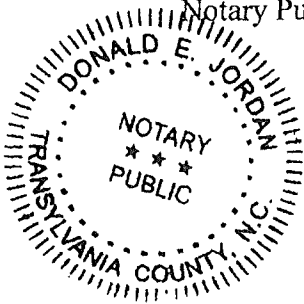


EXHIBIT "A"

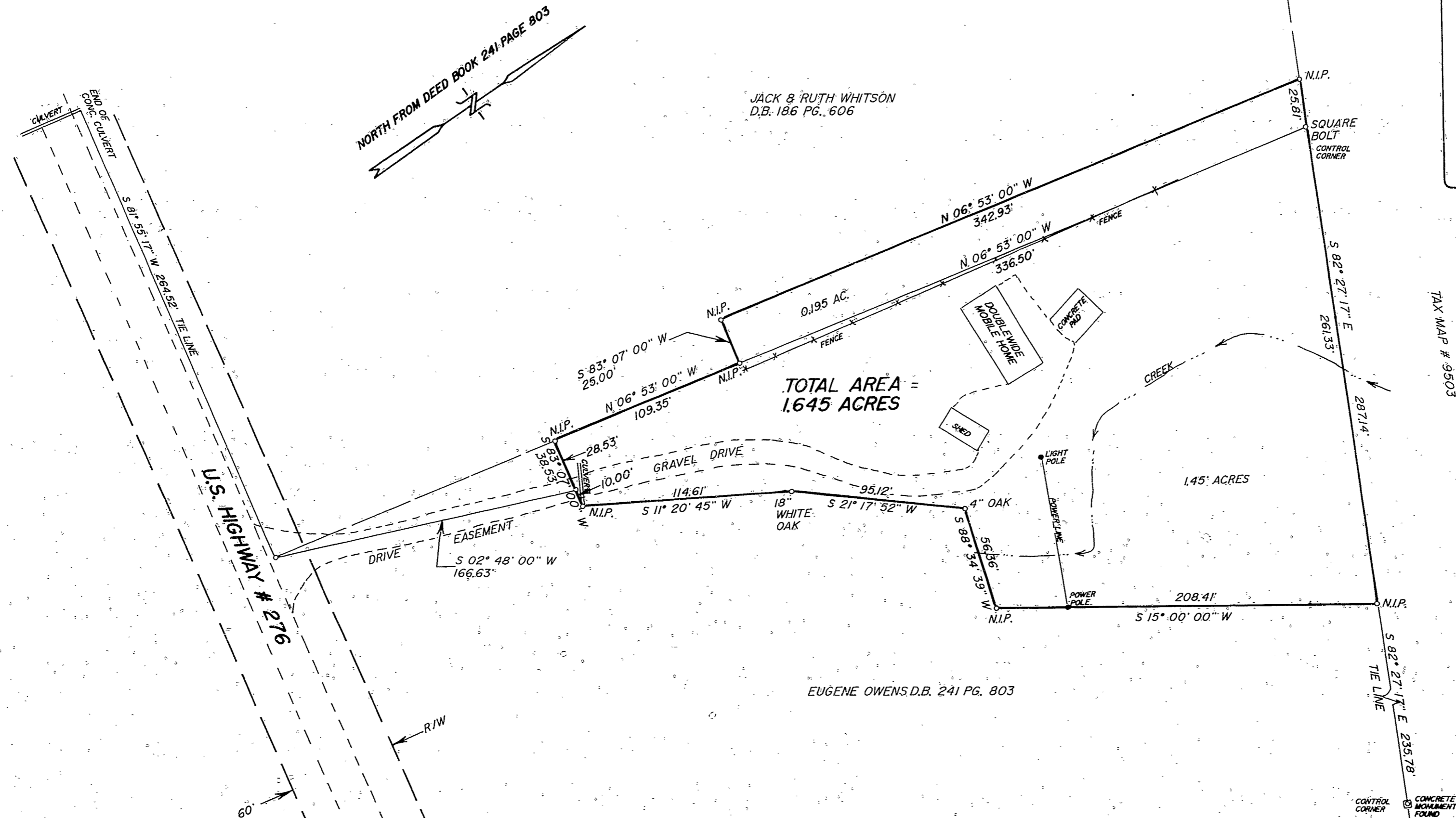
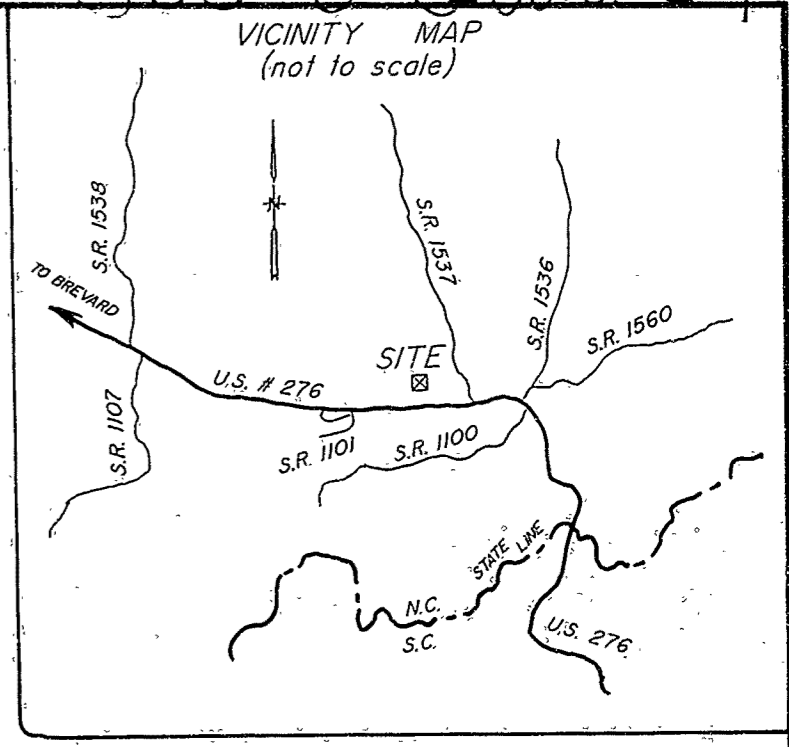
All of that 0.857 acre parcel identified as the "remaining lands of Eugene Owens" on the plat recorded in Plat File 12, Slide 554, records of Plats for Transylvania County in the office of the Register of Deeds for Transylvania County, North Carolina. Parcels A and B on the referenced plat are excluded from this conveyance.

This property is a portion of the 6.23 acres conveyed to Grantor by Deed recorded in Deed Book 241, Page 803, Transylvania County Registry.

This conveyance is made subject to the 45' right of way through the parcel conveyed, which shall be a non-exclusive easement for the benefit of Grantor, Grantees, and other parties with a right of use. Grantor also reserves a right to use the driveway along the northern line of the 0.857 acres for access to her retained parcel.

This conveyance is made together with a right to share in the use of the well on Grantor's retained parcel to the west (with an easement for access to the well), and together with a right use the pond on Grantor's parcel. Grantees shall pay a prorata share of the cost of operating and maintaining the Well.

File 8 Slide 31



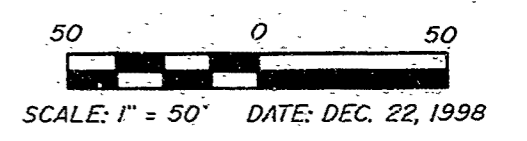
LEGEND & NOTES :
 N.I.P.-NEW IRON PIN SET
 R/W=RIGHT-OF-WAY
 D.B.=DEED BOOK PG.=PAGE
 THIS SURVEY PLAT CREATES A DIVISION OF LAND.
 TOTAL # OF PARCELS = 2 DIVIDED INTO 3 PARCELS
 LAND USE = SINGLE FAMILY RESIDENTIAL
 THERE IS NO HORIZONTAL CONTROL WITHIN 2,000'
 TAX PARCEL IDENTIFICATION No. = 9502-49-2171 & 6122

NOTE:
 1.45 AC. TRACT FROM OWEN TO THOMPSON
 0.195 AC. TRACT FROM WHITSON TO THOMPSON

Reviewed by the Transylvania County Planning
 Department Exception 1.641.9 met.
 Irish Hamilton 1/8/99
 Date



PROPERTY OF:
CLYDE J. & DEBRA J. THOMPSON
 DIVISION OF THE WHITSON & OWEN PROPERTY
 LITTLE RIVER TOWNSHIP, TRANSYLVANIA COUNTY, N.C.
 DEED REFERENCES: D.B.186 PG.606 & D.B.241 PG.803



I, Clarence A. Jenkins R.L.S., certify that this property is not located in the 100 year flood zone as per H.U.D. flood zone maps.

The foregoing certificates of Clarence A. Jenkins, a registered Land Surveyor, and Irish Hamilton, a Review Officer, are certified to be correct. This plat was presented for registration and recored in this office in Plat File 8 at Slide 31, this the 21 day of Jan., 1999 A.D. at 3:50 o'clock P.M.
 Vicki A. Edwards
 Register of Deeds By: Cindy M. Dunsby, Asst.

State of North Carolina
 County of Transylvania
 I, Irish Hamilton, Review Officer of Transylvania County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Irish Hamilton 1/8/99
 Review Officer Date

I, Clarence A. Jenkins, R.L.S., certify that this survey/plat creates a division of land within the jurisdiction of Transylvania County, which has an ordinance that regulates parcels of land.

I, Clarence A. Jenkins R.L.S., certify that this plat was drawn under my supervision from an actual field survey made under my supervision; that the ratio of precision as calculated is 1:7500; that the plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this the 22nd day of December, A.D. 1998.

Clarence A. Jenkins
 R.L.S. L-1291

Surveyed By
Clarence A. Jenkins, R.L.S.
 307 Water Oak Suites, East Main St.
 Brevard N.C. 28712
 Tele. # 884-5880