

STATE OF NORTH CAROLINA
COUNTY OF MACON

Each of the certificate, or certificates, namely of
Cynthia G. Leach

a Notary or Notaries Public of the County and state designated is certified to be correct and filed for registration on the 28th day of Oct. 2004 in book P-28 at page 918 - 920 at 9:28 o'clock A. M.

BY ADELAIDE K. GREEN, REGISTER OF DEEDS
Cynthia G. Leach
DEPUTY / ASSISTANT

NORTH CAROLINA GENERAL WARRANTY DEED

Revenue \$ 0.00

THIS INSTRUMENT PREPARED BY:
ROBERT F. SILER, A LICENSED
NORTH CAROLINA ATTORNEY.
DELINQUENT TAXES, IF ANY,
TO BE PAID BY THE CLOSING
ATTORNEY TO THE COUNTY
TAX COLLECTOR UPON DISBURSEMENT
OF CLOSING PROCEEDS

COWARD, HICKS & SILER, P.A.
43 West Main Street
Franklin, NC 28734

[Signature]

THIS DEED, made this the 14th day of October, 2004, by and between BARRY DOGGETT and wife, JOANNE DOGGETT, the Grantor; and PINE HILL RESIDENTS, INC. a North Carolina Corporation of 28 Hill Street, Franklin, North Carolina 28734, the Grantee. (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.)

W I T N E S S E T H :

THAT the Grantor, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 OVC), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the Grantee, in fee simple, all that certain lot or parcel of land situated in Franklin Township, Macon County, State of North Carolina, and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE.

This conveyance is made subject to certain leases for The Gray Cottage and The Tokumto Cottage, memoranda of which are recorded in Book P-28, Page 828, Macon County Land Registry and in Book P-28, Page 826, Macon County Land Registry

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, subject to the exceptions herein enumerated.

AND, subject to the exceptions herein enumerated, the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that the property is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

Exhibit "A"

BEGINNING at a nail set in the centerline of the intersection of S.R. 1561 and S.R. 1514 (Thomas Road), said point being a corner common to Robinson (Book W-9, Page 79), runs thence from said point of BEGINNING and with the centerline of S.R. 1561 as follows: North 06 degrees 54 minutes West 176.59 feet to a point; North 13 degrees 15 minutes West 79.50 feet to a point; North 21 degrees 09 minutes West 49.23 feet to a point; North 31 degrees 53 minutes West 35.85 feet to a point, and North 34 degrees 34 minutes West 164.91 feet to a nail set in the centerline of S.R. 1561; thence North 59 degrees 09 minutes West 54.75 feet to an iron pipe set, a corner common to Ray (P-13, Page 173); thence South 77 degrees 00 minutes West 26.30 feet to a twenty-four inch hickory; thence North 48 degrees 46 minutes West 54.95 feet to an iron pipe set; thence North 69 degrees 37 minutes West 40.30 feet to an iron pipe set; thence North 74 degrees 31 minutes West 84.58 feet to an iron pipe set, and North 61 degrees 13 minutes West 14.30 feet to an iron pipe set, a corner common to Ray and to Martin (Book N-9, Page 270); thence along an old fence line, North 52 degrees 02 minutes West 133.11 feet to an iron pipe set; thence North 58 degrees 51 minutes West 30.49 feet to an iron pipe set; thence North 66 degrees 39 minutes West 68.14 feet to an iron pipe set; thence North 72 degrees 32 minutes West 89.12 feet to a marked twelve inch sourwood, a corner common to Martin and to Thomas (Book C-19, Page 2151); thence with the Thomas line North 14 degrees 53 minutes 45 seconds East 611.83 feet to an existing iron pipe, a corner common to Thomas and to Taylor (Book M-17, Page 130); thence with the Taylor line the following four courses and distances: South 80 degrees 41 minutes East 225.53 feet to an iron pipe set; thence North 02 degrees 00 minutes West 60.00 feet to an existing iron pipe; thence South 83 degrees 00 minutes East 202.28 feet to an existing iron pipe; thence South 62 degrees 00 minutes East 38.00 feet to an iron pipe set on the south margin of an access road, said iron pipe being a corner common to Ashe (Book U-8, Page 272); thence along the south margin of said access road, South 52 degrees 01 minute East 55.82 feet to an existing iron pipe; thence North 78 degrees 30 minutes East 56.33 feet to a point in the centerline of S.R. 1514 (Thomas Road); thence with the centerline of Thomas Road as follows: South 12 degrees 50 minutes East 32.16 feet to a point; South 18 degrees 16 minutes East 314.51 feet to a point; South 16 degrees 10 minutes East 90.77 feet to a point; South 12 degrees 59 minutes East 60.28 feet to a point; South 07 degrees 35 minutes East 36.38 feet to a point; South 00 degrees 18 minutes East 35.83 feet to a point; South 06 degrees 18 minutes West 41.10 feet to a point; South 13 degrees 07 minutes West 335.80 feet to a point, and South 13 degrees 44 minutes West 362.24 feet to the point of the BEGINNING, containing 14.00 acres according

to an unrecorded plat, dated 19 January 1993, prepared from a survey by Thomas H. Cabe, Registered Land Surveyor.

This conveyance is made subject to the easement for the portions of the rights of way of S.R. 1561 and S.R. 1514 which lie within the boundary of the property hereby conveyed.

This conveyance is made subject to easements for existing utility lines.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, 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.

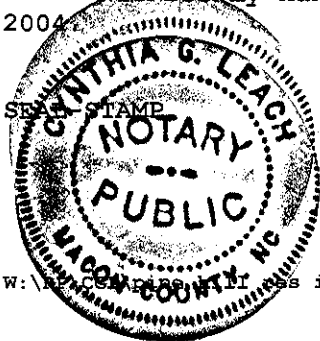
Barry Doggett (SEAL)
BARRY DOGETT

Joanne Doggett (SEAL)
JOANNE DOGETT

STATE OF NORTH CAROLINA
COUNTY OF MACON

I, *Cynthia G. Leach*, a Notary Public, do hereby certify that BARRY DOGETT and wife, JOANNE DOGETT, Grantor, each personally appeared before me this day and acknowledged the execution of the foregoing instrument.

2004. WITNESS my hand and official stamp or seal, this *27th* day of *October*,



Cynthia G. Leach
Notary Public
My commission expires: *July 13, 2009*

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