



20030320000171508 DEED
Bk: BR514 Pg: 37
03/20/2003 01:28:21PM 1/4

FILED Wanda C. Scott
Register of Deeds WATAUGA COUNTY, NC
BY: *Diane Dancy*
Deputy

RECOMBINATION DEED

Excise Tax: \$ -0-

Brief Description for the index: 2.000 acres on the south side of NC Highway No. 105

Tax Lot No.

Parcel Identifier No.

Verified by _____ County on the _____ day of _____, 20____, by _____

Mail after recording to: Richard E. Mattar, PO Box 447, Blowing Rock, NC 28605.

This instrument prepared by: Richard E. Mattar, Attorney at Law, PO Box 447, Blowing Rock, NC 29605.

[[C:\FEB2003\RIDGETOP.DEE:]]

THIS DEED made this March 17, 2003, by and between

✓ **RIDGETOP INVESTMENTS, LLC**
a North Carolina Limited Liability Company

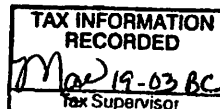
(hereinafter known as "Grantor")

and

RIDGETOP INVESTMENTS, LLC
a North Carolina Limited Liability Company

Post Office Box 3075
Boone, North Carolina 28607

(hereinafter known as "Grantee")



As referred to herein, the terms "Grantor" and "Grantee" shall be masculine singular, but shall include the above parties, their heirs, personal representatives, successors and assigns, and each term shall include the singular, plural, masculine, feminine or neuter, and any combination thereof, as required by the context.

WITNESSETH: that Grantor, for a valuable consideration paid by Grantee, the receipt, adequacy and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain lot or parcel of land situated in Town of Boone, New River Township, Watauga County, North Carolina, and being more particularly described as follows:

BEING a 2.00 acre tract or parcel of land as more particularly described on the attachment hereto, which is marked **EXHIBIT A** and is incorporated herein by this reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book of Records _____, Page _____, Watauga County Public Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple, subject, however, to any exceptions stated herein.

And Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple and 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:

20032320000171500 DEED
Bk:BR814 Pg:38
03/20/2003 01:26:21PM 2/4

1. Ad Valorem property taxes for the current year.
2. Road rights-of-way and utility easements of record.
3. Any conditions, restrictions, easements, rights-of-way or other matters stated in or shown on the description of the property herein.

IN WITNESS WHEREOF, Grantor has hereunto set his hand, the month, day and year first above written.

RIDGETOP INVESTMENTS, LLC

by: Robert W. Holton
ROBERT W. HOLTON, Member/Manager

by: Beverly W. Holton
BEVERLY W. HOLTON, Member/Manager

ACKNOWLEDGMENT FOR NATURAL PERSON OR PERSONS

STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

I, a Notary Public of the County and State aforesaid, certify that ROBERT W. HOLTON and BEVERLY W. HOLTON, Member/Managers of RIDGETOP INVESTMENTS, LLC a Limited Liability Company personally came before me this day and acknowledged that they are Member/Managers of Ridgetop Investments, LLC, a limited liability company and that they as Member/Managers, being authorized to do so, executed the foregoing on behalf of the company.

Witness my hand and official stamp or seal, this the 18 day of March, 2003.
{affix legible notarial stamp or seal below}

Lianne D. Mattar

Notary Public

My Commission Expires: Aug 30 2006



Job No. 02251

October 21, 2002

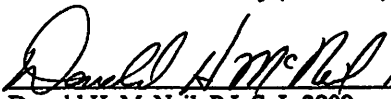
20030320000171500 DEED
Bk:BR814 Pg:39
03/20/2003 01:28:21PM 3/4

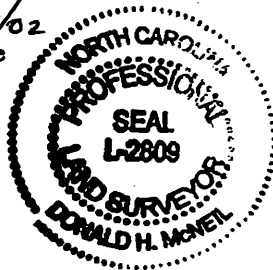
DEED DESCRIPTION FOR ROBERT W. HOLTON

Re: 2.000 acres on the south side of N.C. Highway No. 105

more particularly described as follows:

A parcel of land lying on the south side of North Carolina Highway No. 105 approximately one mile southwest of the intersection of N.C. Hwy. No. 105 with U.S. Hwy. No. 221 and 321 and being the assemblage of the lands described in deed recorded in Book of Records 601 at page 118 and lands covered by boundary line agreement recorded in Book of Records _____ at page _____ of the Watauga County Public Registry and bounded on the north by N.C. Highway No. 105, on the east by Paul G. Brown, et. al., on the south by James H. Lester Revocable Trust, and on the west by James H. Lester Revocable Trust and EMW Properties, LLC as surveyed by Donald H. McNeil, P.L.S., L-2809, survey no. 02251 dated October 21, 2002 as BEGINNING on an existing 5/8 inch rebar (set 2000) in the southern right of way of N.C. Hwy. No. 105, said rebar being the northeast corner of the lands conveyed to EMW Properties, LLC by deed recorded in Book of Records 398 at page 731 and located South 70 degrees 37 minutes 55 seconds East 1188.85 feet from North Carolina Geodetic Survey Monument "ECONO" and also located North 42 degrees 27 minutes 55 seconds East 30.63 feet from the northeast corner of the building located on the lands of EMW Properties, LLC; thence with the southern line of N.C. Hwy. No. 105, South 66 degrees 34 minutes 05 seconds East 190.76 feet to an existing 5/8 inch rebar (set 2000) near the south end of a culvert and on the north bank of Hodges Creek, said rebar being the northwest corner of the lands conveyed to Paul G. Brown, et. al. by deed recorded in Book of Records 055 at page 275; thence with the western line of said lands, South 01 degrees 39 minutes 45 seconds West 20.82 feet to an existing 1/2 inch conduit pipe; thence continuing said line, South 04 degrees 07 minutes 15 seconds West 292.17 feet to an existing 5/8 inch rebar (set 2000); thence continuing said line and with the line of a boundary line agreement as described in deed recorded in Book of Records _____ at page _____ with the lands of the James H. Lester Revocable Trust the following three (3) courses and distances: (1) South 03 degrees 35 minutes 00 seconds West 40.00 feet to a 5/8 inch rebar set; (2) North 68 degrees 46 minutes 15 seconds West 321.21 feet to a 5/8 inch rebar set; (3) North 25 degrees 28 minutes 15 seconds East 127.22 feet to an existing 1 inch pipe, said pipe being the southeast corner of the aforesaid lands of EMW Properties, LLC; thence with the eastern line of said lands, North 25 degrees 28 minutes 15 seconds East 218.04 feet to the BEGINNING and containing 2.000 acres as calculated by the coordinate geometry method and having bearing relative to the North Carolina Geodetic Survey (NAD '83) and all distances being horizontal measurements.


Donald H. McNeil, P.L.S. L-2809 Date 10/21/02
Appalachian Land Services, P. A.
180 Hidden Shadows Drive, Suite 3
P. O. Box 1578
Boone, North Carolina 28607



20030320000171500 DEED
Bk:BR814 Pg:40
03/20/2003 01:28:21PM 4/4

NORTH CAROLINA - WATAUGA COUNTY

The foregoing certificate(s) of
Lianne D. Mattar, Notary Public, Watauga County, NC,
is (are) certified to be correct.

This the 20 th day of March 2003.

Wanda C. Scott, Register of Deeds

BY: Diane Dancy
Deputy



EHM Properties, LLC
BoR 398 of page 731

N.C. Highway 105

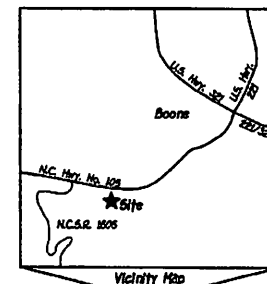
BEGINNING

Existing 5/8" Rebar
Located 20' NORTH 230.00'
NCGS Monument 100000
N=904,918.55 E=120,353.41

Area
2,000 Acres

566°34'05"E
190.76'

501°39'45"W 20.82'



Notes:

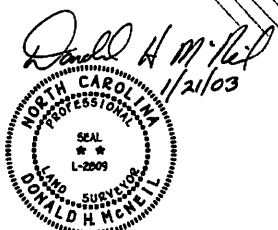
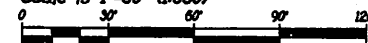
1. This is a topographic survey of the property recorded in Book of Records 601 page 112.
2. Distances are horizontal, bearings are relative to the North Carolina Grid System NAD 83 and the area was calculated by coordinate geometry.
3. This property is located in a Zone "X" area outside the 500 yr. flood plain, except for a small portion of the lands along Hodges Creek, which is located in a Zone A2 1000 yr. flood hazard as per the F.E.M.A. Flood Insurance Maps for Watauga County.
4. The elevations are relative to mean sea level as per a tie to NCGS monument "Econo".
5. The Contour Interval is Two Feet.

Paul G. Brown &
T. G. Proctor, Jr.
BoR 055 of page 275

Topographic Survey For Ridgetop Investments, LLC

New River Township - Watauga County
North Carolina
November 20, 2002

Scale is 1"=30' (1:360)



James H. Lester
Revocable Trust

Appalachian Land Services, P.A. / 180 Hidden Shadows Drive, Suite 3 / Boone, North Carolina / (828) 264-0290

Job No. 02251