

TRANSFER MADE ON TAX RECORD

DATE 2/19/94  
BY SP

REGISTERED  
BOOK 440 PAGE 522  
94 FEB -1 AM 10:02

STATE OF  
NORTH  
CAROLINA

REGISTERED  
Excise Tax

120.00

120.00  
JTP

*John A. Davis*  
REGISTER OF DEEDS  
WAYNE COUNTY, N.C.

Excise Tax \$120.00

Recording Time, Book and Page 1029

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. PART OF 7694-23-2566-30  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_

Mail after recording to BBQ&P

This instrument was prepared by Frank G. Queen, Attorney

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of January, 1994, by and between

GRANTOR

JOE C. HAYNES and wife,  
WILLA JEAN HAYNES

GRANTEE

SAUNOOK INDUSTRIES, a NC general  
partnership

P.O. Box 1317  
Waynesville, NC 28786

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 City of \_\_\_\_\_, Waynesville Township, Haywood County, North Carolina and more particularly described as follows:

See attached EXHIBIT A, which is incorporated herein by this reference.

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The property hereinabove described was acquired by Grantor by instrument recorded in .....

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:

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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)

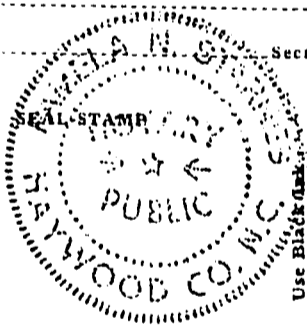
By: .....

..... President

ATTEST:

.....

..... Secretary (Corporate Seal)



USE BLACK INK ONLY

..... (SEAL)  
JOE C. HAYNES

..... (SEAL)  
Willa Jean Haynes  
WILLA JEAN HAYNES

..... (SEAL)

..... (SEAL)

NORTH CAROLINA, ..... HAYWOOD ..... County.

I, a Notary Public of the County and State aforesaid, certify that .....  
Joe C. Haynes and wife, Willa Jean Haynes ..... Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 31 day of January, 1994.

My commission expires: 11/2/97 Pamela N. Starnes Notary Public

SEAL-STAMP

NORTH CAROLINA, ..... County.

I, a Notary Public of the County and State aforesaid, certify that .....

personally came before me this day and acknowledged that .... he is ..... Secretary of

..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by ..... as its Secretary.

Witness my hand and official stamp or seal, this ..... day of ....., 19.....

My commission expires: ..... Notary Public

The foregoing Certificate(s) of ..... Pamela N. Starnes .....

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

..... Helen F. Davis ..... REGISTER OF DEEDS FOR ..... Haywood ..... COUNTY

By ..... Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at a nail found in the center of State Road 1243, a corner with Lot 7 of the Barber Orchard Subdivision shown on the plat recorded in Plat Cabinet C, Slot 253, and running thence with the center of State Road 1243 two calls as follows: S. 83 deg. 08' 41" E. 49.06 feet and N. 87 deg. 41' 55" E. 58.65 feet to a spike set; thence S. 40 deg. 48' 11" W. 72.06 feet to an iron pin set; thence S. 00 deg. 13' 16" E. (passing an iron pin set at 60.00 feet) 153.93 feet to an iron pin set; thence S. 34 deg. 20' 32" E. 44.61 feet to an iron pin set; thence S. 64 deg. 54' 10" E. 50.76 feet to an iron pin set; thence S. 77 deg. 27' 24" E. 55.03 feet to an iron pin set; thence S. 40 deg. 31' 08" E. 116.91 feet to an iron pin set; thence N. 45 deg. 15' 21" E. 20.03 feet to an iron pin set; thence S. 84 deg. 01' 45" E. 57.27 feet to a spike found in the center and end of an asphalt road leading to State Road 1243; thence with the center of a 30' right of way and a 10' gravel road three calls as follows: S. 26 deg. 45' 52" W. 71.55 feet, S. 52 deg. 04' 49" W. 27.49 feet and N. 71 deg. 27' 26" W. 31.68 feet; thence S. 17 deg. 52' 57" W. (passing an iron pin set at 15.00 feet) 179.36 feet to an iron pin set; thence S. 57 deg. 02' 19" E. 117.96 feet to an iron pin set in a small branch; thence up and with the center of the branch four calls as follows: S. 29 deg. 02' 57" W. 13.11 feet, S. 47 deg. 36' 59" W. 33.29 feet, S. 01 deg. 36' 48" W. 23.33 feet, and S. 31 deg. 06' 14" W. 70.86 feet to a point in the center of the branch at a headwall; thence leaving the branch and running S. 03 deg. 18' 43" W. 32.26 feet to a spike set in the center of the railroad tracks for the Southern Railway; thence with the center of the tracks and the line of Lot 17 of the Barbers Orchard Subdivision three calls as follows: N. 80 deg. 37' 23" W. 23.66 feet, N. 83 deg. 26' 21" W. 99.17 feet, and N. 86 deg. 03' 36" W. 97.97 feet to a nail found in the center of the tracks at the southern common corner of Lots 7 and 8 shown on the recorded plat; thence with the line of Lot 7 of the Barbers Orchard Subdivision, N. 00 deg. 13' 16" W. (passing a point in the center of a 10' gravel road at 456.18 feet) 796.80 feet to the BEGINNING, and containing 3.397 acres and BEING a part of Tract 8 of the Barbers Orchard Subdivision as shown on the later survey of J. Randy Herron, RLS, dated September 1, 1993, most recently revised November 16, 1993, entitled "John S. Smith & Saunook Industries," Drawing No. 861-121-A. See also the plat of Barbers Orchard recorded in Plat Cabinet C, Slot 253, Haywood County Registry.

TOGETHER WITH and INCLUDING and SUBJECT TO a 30' right of way referred to in the description above and running thence in a northerly direction as shown on the survey of Herron to State Road 1243.

Further SUBJECT TO the easement for septic field drain lines located on the eastern portion of the property described above for the benefit of the 0.600 acre adjacent tract shown on the survey of Herron referred to above.

Further SUBJECT TO a 30' right of way at the northeastern corner of the tract for access and utility purposes in favor of the remaining portion of Tract 8 shown on the recorded plat. The precise location of this easement shall be established by Joe C. Haynes or his successor owning the remaining portion of Tract 8. The easement shall be generally located along the line which reads "S. 40 deg. 48' 11" W. 72.06 feet" and shall connect State Road 1243 with the remainder of Tract 8.

BEING a portion of the property conveyed to Joe C. Haynes by the Farm Credit Bank of Columbia, by deed dated December 19, 1988, recorded in Deed Book 395, page 768, Haywood County Registry.

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