

NORTH CAROLINA, MACON COUNTY

Presented for registration and
recorded in the office of the
Register of Deeds for Macon
County, North Carolina, in Book
Y-22, Page(s) 1290-1293
this 1 day of Dec, 1998
at 1:49 o'clock P M.

MACON COUNTY NC 12/01/98
\$260.00

STATE OF
NORTH CAROLINA
Real Estate
Excise Tax

Excise Tax 260.00

Recording Time, Book and Page

Tax Lot No.
Verified by
by

HVB

Parcel Identifier No.
County on the day of , 19

Mail after recording to 225 Valley River Avenue
Murphy, NC 28906

This instrument was prepared by Rudolph A. Bata, Jr., P.A.

Brief description for the index 33.66 acres, Nantahala Township

Title to the within described
lands not Certified by this
office unless written title
opinion rendered thereon
by Rudolph A. Bata, Jr., P.A.
Attorney at Law

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of November, 1998, by and between

GRANTOR

EDSEL L. GARNER and wife,
VANIRA GARNER; B. PETER GARNER,
a single man; CURTIS E. GARNER,
a single man

GRANTEE

RICHARD WINNAN and wife,
SALLY WINNAN
506 Oldsmar Lane
Key Largo, FL 33037

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 Nantahala Township, Macon County, North Carolina and more particularly described as follows:

33.66 acres, on N.C. Secondary Road # 1412, being more particularly described in
Schedule "A" attached hereto and made a part hereof.

BOOK Y-22

PAGE(S) 1290-1293

SCHEDULE "A"

FIRST TRACT: BEGINNING at a marked oak tree, the same being the southeast corner of the Maud Jones tract, as shown by the deed recorded in Deed Book F-6 at page 488, Public Records of Macon County, North Carolina, said oak being the northernmost corner of the Donald McElride property, which oak was established as a corner common to McElride, Jones and Park by the Boundary Line Agreement dated March 10, 1977, recorded in Deed Book M-11 at page 143, Public Records of Macon County, North Carolina; run thence from said point of beginning and with the line of the McElride tract as established by said Boundary Line Agreement, South 50 degrees 22 minutes East 175.48 feet to an iron pipe; South 43 degrees 30 minutes East 128.83 feet to an iron pipe; South 42 degrees 13 minutes East 111.05 feet to an iron pipe and South 50 degrees 17 minutes East 125.75 feet to a double oak, the same being a corner common to the Denny tract as shown by the deed recorded in Book G-11 at page 106; thence with the line of said tract, South 34 degrees 46 minutes East 148.7 feet to an iron pipe; South 39 degrees 05 minutes 30 seconds East 440.55 feet to an iron pipe; South 27 degrees 47 minutes East crossing the stream, whole distance 83.26 feet to an iron pipe and South 03 degrees 48 minutes East 88.3 feet to a point in the center of State Road 1412, where a culvert carries the stream under the same, (said point being located North 12 degrees 14 minutes West 91.30 feet from an iron pipe, the northernmost and beginning corner of the Second Tract of land hereby conveyed); thence with the centerline of said State Road 1412, the following courses and distances: North 70 degrees 28 minutes East 36.4 feet; North 02 degrees 16 minutes East 33.46 feet; South 09 degrees 10 minutes East 33.95 feet; South 08 degrees 34 minutes East 62.04 feet; North 03 degrees 05 minutes East 28.5 feet; North 72 degrees 30 minutes East 31.6 feet; North 63 degrees 44 minutes East 26.41 feet; North 59 degrees 40 minutes East 30.22 feet; North 60 degrees 24 minutes East 88.76 feet; North 63 degrees 27 minutes East 222.66 feet; North 59 degrees 40 minutes East 39.93 feet; North 51 degrees 15 minutes East 34.08 feet; North 41 degrees 27 minutes East 31.46 feet; North 34 degrees 19 minutes East 25.35 feet; North 26 degrees 19 minutes East 29.04 feet; North 21 degrees 06 minutes East 28.6 feet; North 15 degrees 36 minutes East 38 feet; North 10 degrees 54 minutes East 46.05 feet; North 06 degrees 04 minutes East 44.79 feet; North 01 degree 52 minutes East 44.12 feet; North 01 degree 50 minutes West 137.44 feet; North 04 degrees 46 minutes West 63.64 feet; North 06 degrees 06 minutes West 60.55 feet and North 03 degrees 35 minutes West 75.32 feet to a point, a corner common to the W. Jones tract; thence leaving the road, runs North 78 degrees 24 minutes West 42.77 feet to an iron pipe; thence South 42 degrees 08 minutes West 167.53 feet to an iron pipe; thence South 46 degrees 15 minutes West 83.59 feet to an iron pipe near an old fence; thence along or near the old fence line, the following courses and distances: North 23 degrees 01 minute West 198.52 feet to a 12-inch oak; North 28 degrees 55 minutes West 119.68 feet to an iron pipe; North 11 degrees 54 minutes West 64.43 feet to an iron pipe; North 08 degrees 14 minutes West 70.23 feet to an iron pipe; North 12 degrees 51 minute East 46.18 feet to an iron pipe; North 14 degrees 18 minutes East 198.44 feet to an iron pipe; North 16 degrees 01 minute East 79.03 feet to an iron pipe; North 01 degree 42 minutes East 82.82 feet to an iron pipe; North 25 degrees 20 minutes West 84.99 feet to an iron pipe and North 46 degrees 16 minutes West 196.69 feet to an iron pipe at a fence corner; thence with the old Roper line and still along or near the old fence line, the following courses and distances: South 72 degrees 13 minutes West 389.74 feet to an iron pipe; South 47 degrees 32 minutes West 176.82 feet to an iron pipe; South 53 degrees 07 minutes West 169.2 feet to an iron pipe in an old road and South 44 degrees 35 minutes 36 seconds West 469.38 feet to an iron pipe, Roper's southwest corner, in the east line of the Maud Jones tract; thence with Jones' line, South 02 degrees 40 minutes East 143.17 feet to the point of BEGINNING, containing 33.66 acres, be the same more or less.

STATE OF FLORIDA

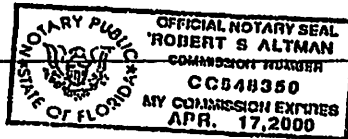
COUNTY OF DADE

I, a Notary Public of the County and State aforesaid, certify that Edsel L. Garner, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of November, 1998.

Robert S. Altman
Notary Public

Seal/Stamp

My commission expires: _____



STATE OF FLORIDA

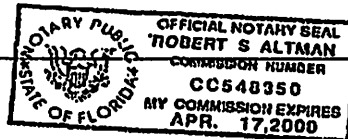
COUNTY OF DADE

I, a Notary Public of the County and State aforesaid, certify that Vanira Garner, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of November, 1998.

Robert S. Altman
Notary Public

Seal/Stamp

My commission expires: _____



STATE OF FLORIDA

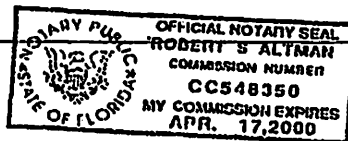
COUNTY OF DADE

I, a Notary Public of the County and State aforesaid, certify that B. Peter Garner, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of November, 1998.

Robert S. Altman
Notary Public

Seal/Stamp

My commission expires: _____



STATE OF FLORIDA

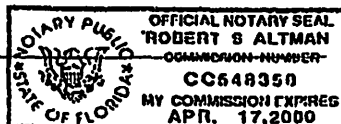
COUNTY OF DADE

I, a Notary Public of the County and State aforesaid, certify that Curtis E. Garner, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of November, 1998.

Robert S. Altman
Notary Public

Seal/Stamp

My commission expires: _____



001292

The property hereinabove described was acquired by Grantor by instrument recorded inBook..W-17...page..476.....
Macon County Registry.....

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:

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)
EDEL L. GARNER

.....(SEAL)
VANERA GARNER

.....(SEAL)
B. PETER GARNER

.....(SEAL)
CURTIS E. GARNER

SEAL-STAMP

NORTH CAROLINA,

I, a Notary Public of the County and State aforesaid, certify that
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this day of 19.....

My commission expires: Notary Public

SEAL-STAMP

NORTH CAROLINA,

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
.....

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.

By REGISTER OF DEEDS FOR COUNTY

By Deputy/Assistant - Register of Deeds