

NORTH CAROLINA

JACKSON COUNTY

THIS DEED made, executed and delivered, this 1st day of April, 1982, by and between SHELIA ELOISE MIDDLETON party of the first part, and DUANE MITCHELL MIDDLETON, party of the second part of Route #68, Box 90, Tuckaseegee, North Carolina, 28783;

MM
4-13-82

WITNESSETH:

THAT said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to her in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all her right, title and interest in and to all that certain piece, parcel or tract of land situate, lying and being in River Township, Jackson County, North Carolina, and more particularly described as follows:

BEGINNING on a stake on the southeasterly corner of Jack Stovall's 20 acre tract and runs up with said tract for eleven calls, the corner of which are all 1/2 inch pipes: N. 01-18 W. 268.89 feet; N. 20-08 W. 170.31 feet; N. 04 W. 209.92 feet; N. 20-17 W. 184.56 feet; N. 29-22 W. 216.42 feet; S. 88-58 W. 67.18 feet; N. 88-33 W. 155.29 feet; N. 78-14 W. 153.1 feet; N. 69-45 W. 80.96 feet; N. 54-51 W. 80.87 feet; N. 69 W. 85.27 feet to a 1/2 inch pipe on the easterly edge of road; thence leaving the Stovall line and with Alden Middleton line, N. 10 E. 93 feet to a 4 inch dogwood; thence N. 44 E. 158 feet to a 5 inch sourwood; thence N. 41 E. 112 feet to a 5 inch hickory; thence N. 27 E. 132 feet to a 6 inch white oak; thence N. 22° 45' E. 144.5 feet to a 30 inch spanish oak; thence N. 47 E. 294 feet to a 6 inch poplar; thence N. 17 W. 111 feet to a point in road, corner of Herman Frizzell's 1.5 acre tract; thence with Frizzell line for four calls: N. 33-30 E. 176 feet to a 5 inch poplar, N. 16 E. 130 feet to a 2 inch poplar; N. 25-15 E. 100 feet to a 2 inch white oak, and N. 37 E. 100 feet to a 10 inch white oak in the

outside line; thence up with old line S. 50 E. 836.5 feet to a large rock with a cross, formerly a hickory; thence S. 07 E. 1,485 feet to a black oak; thence S. 22 E. 444.5 feet to a small black oak; thence S. 89° W. 462 feet to a set stone, formerly a stake; thence S. 87 W. 200 feet, more or less, to the BEGINNING, containing 38.47 acres, more or less.

TOGETHER WITH the right and easement to use jointly and in common with others a 16 foot road right of way along the existing road from said lands to the public road, for ingress, egress and regress.

Being a part of the lands and premises described in and conveyed by a deed dated 31 March, 1952, from James Middleton et ux to Robert Middleton, recorded in Book 226, page 621, Public Registry of Jackson County.

EXCEPTING and RESERVING from the above described lands the right and easement to use jointly and in common with others a 16 foot road right of way along the existing road crossing the above described lands, for ingress, egress and regress.

Also, excepting and reserving the right to remove rock from the above described lands for and during the period of the life of Robert N. Middleton.

Being the same lands described by Deed from Robert N. Middleton et ux to Duane Middleton et ux recorded in Book 478, at page 441, Public Registry of Jackson County.

TO HAVE AND TO HOLD all right, title and interest of the party of the first part in and to said lands and premises, with all rights, privileges and appurtenances thereunto belonging, or in anywise appertaining, unto the said party of the second part, his heirs and assigns, to his and their only use and behoof in fee simple, forever, subject to the exceptions and reservations hereinabove set forth and referred to.

AND said party of the first part, for herself, her heirs, executors and administrators, covenants to and with said party of the second part, his heirs, assigns, executors and administrators, that she is seized of said lands and premises in fee, and has a good and lawful right and power to convey the same in fee simple; that said lands and premises

are free and clear of all encumbrances, and that said party of the first part, and her heirs, executors and administrators, will, have and by these presents do hereby forever warrant and will forever defend the title to the same against the lawful claims of all persons, whomsoever, subject to the exception and reservations hereinabove set forth and referred to.

IN WITNESS WHEREOF, said party of the first part has hereunto set her hand and seal on this the day and year first above written.

Sheila Eloise Middleton
 SHEILA ELOISE MIDDLETON

(SEAL)

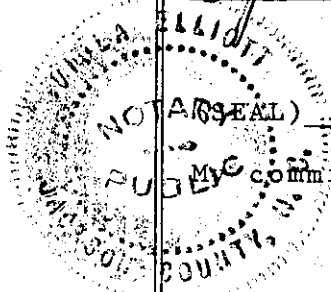
NORTH CAROLINA

JACKSON COUNTY

I, Viola Elliott, a Notary Public, do hereby certify that SHELIA ELOISE MIDDLETON personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument, for the purposes therein expressed.

Witness my hand and notarial seal this 1st day of

April, 1982.



Viola Elliott, Notary Public

My commission expires: 4-19-82

NORTH CAROLINA

JACKSON COUNTY

The foregoing certificate of Viola Elliott is certified to be correct. This instrument was presented for registration and recorded in this office in Book 540 at page _____.

This 13th day of April, 1982, at 4:30 o'clock
P. M.

Conrad Sumrell
Register of Deeds