

REGISTERED

2003 MAR 18 P 3:21

Joe Hamilton
REGISTER OF DEEDS
JACKSON CO. N.C.

NORTH CAROLINA
JACKSON COUNTY

The foregoing certificate of Puccella B. Holland a Notary Public is certified to be correct. This instrument was presented for registration and recorded in this office in Book 1180 at page _____

This 16th of March 2003 at 3:21 P.M.
Register of Deeds Joe Hamilton

Excise Tax -0- Do NOT write above this line. Recording: Time, Book and Page

North Carolina General Warranty Deed

This instrument prepared by: MAX K. HOLLAND, attorney
Brief description for the Index SAVANNAH TOWNSHIP
This Deed made this 20 day of January, 20 03, by and between Grantor and Grantee:

Enter in appropriate block for each party: Name, address, county, state and if appropriate entity (i.e. corporation, partnership). The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

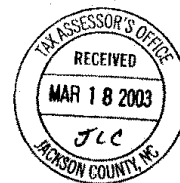
Grantor: WOODROW HIGDON and wife,
HELEN HIGDON

Grantee: WOODROW HIGDON, TRUSTEE AND HELEN HIGDON, TRUSTEE OF THE
WOODROW HIGDON LIVING TRUST, dated May 23, 2001
191 Gay Road, Sylva, NC 28779

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee in fee simple, the Property described below:

Property: City of _____
Township of SAVANNAH TOWNSHIP, County of JACKSON, North Carolina.
This property was acquired by Grantor by an instrument recorded in Book 400, Page 425, Jackson County.
A map showing the property is recorded in Plat Book _____, Page _____, _____ County.
The legal description of the Property is:

legal description per attached Exhibit A which is fully incorporated herein.



Continued on Page 2

After recording mail to:

Tax Lot No. _____
Parcel Identifier No. _____
Verified By _____ County,
on the _____ day of _____, 20____.
By _____

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Promises by Grantor: Grantor promises (covenants) with Grantee, that Grantor has title to the Property in fee simple; has the right to convey the title in fee simple; that the title is marketable and free and clear of all liens and encumbrances (i.e. mortgages and judgments), and Grantor will warrant and defend the title against the lawful claims of all persons, except for the following exceptions:

this instrument was prepared without the benefit of a title examination

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

Entity Individual
Name: Woodrow Higdon (Seal)
By: WOODROW HIGDON (Seal)
Title: Helen Higdon (Seal)
By: HELEN HIGDON (Seal)
Title: (Seal)
by: (Seal)
Title: (Seal)

SEAL-STAMP
Official Seal
North Carolina - Jackson County
PRISCILLA B. HOLLAND
Notary Public
My Commission Expires 8-15-2006

INDIVIDUAL
STATE OF NORTH CAROLINA COUNTY OF JACKSON
I, a Notary Public of the County and State aforesaid, certify that WOODROW HIGDON AND HELEN HIGDON
Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this 18th day of March, 2003
My Commission Expires: 8-15-2006 Priscilla B. Holland Notary Public

SEAL-STAMP
Official Seal
North Carolina - Jackson County
PRISCILLA B. HOLLAND
Notary Public
My Commission Expires 8-15-2006

INDIVIDUAL
STATE OF COUNTY OF
I, a Notary Public of the County and State aforesaid, certify that
Grantor personally came before me this day and acknowledged the execution of the foregoing instrument.
Witness my hand and official stamp or seal, this day of 20
My Commission Expires: Notary Public

SEAL-STAMP
Official Seal
North Carolina - Jackson County
PRISCILLA B. HOLLAND
Notary Public
My Commission Expires 8-15-2006

ENTITY: Corporation, Limited Liability Company, General Partnership, or Limited Partnership
STATE OF COUNTY OF
I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is of a North Carolina or corporation / limited liability company / general partnership / limited partnership (strike through the inapplicable) and that by authority duly given and as an act of the Entity, has signed the foregoing instrument in its name and on its behalf as its act and deed.
Witness my hand and official stamp or seal, this day of 20
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.

REGISTER OF DEEDS FOR COUNTY
By Deputy/Assistant - Register of Deeds

GENERAL WARRANTY DEED
WOODROW HIGDON AND WIFE,
HELEN HIGDON, TO
WOODROW HIGDON, TRUSTEE AND HELEN HIGDON, TRUSTEE
OF THE WOODROW HIGDON LIVING TRUST

EXHIBIT "A"

TRACT ONE:

BEING AND COMPREHENDING a tract of land containing 2.49 acres as shown on a map or plat of a survey prepared by Turlington Surveying, PA, dated January 3, 2003, entitled "Woodrow Higdon" project # 01-10-03-101, said plat being recorded in Plat Cabinet 12 Slide 87, Jackson County Registry to which reference is hereby made and incorporated herein as if fully set forth.

TRACT TWO:

BEING AND COMPREHENDING a tract of land containing 68.25 acres as shown on a map or plat of a survey prepared by Turlington Surveying, PA, dated January 3, 2003, entitled "Woodrow Higdon" project # 01-10-03-101, said plat being recorded in Plat Cabinet 12 Slide 87, Jackson County Registry to which reference is hereby made and incorporated herein as if fully set forth.

For a source of title reference is made to deed recorded in Book 400 page 425, and plat recorded in Plat Cabinet 5 slide 986, Jackson County Public Registry.

There is further conveyed to the Grantees, their successors and assigns in trust, and this instrument is made and given SUBJECT TO a joint twenty foot road right of way easement conveyed and excepted and reserved in deed dated the 15th day of November, 2002 from Woodrow Higdon and wife, Helen Higdon, to Helen Higdon, Trustee and Woodrow Higdon, Trustee of the Helen Higdon Living Trust, said deed recorded in Book 1170 page 446, Jackson County Registry to which reference is hereby made.

MEMORANDUM OF TRUST

The Grantees herein shall hold ownership in the lands set forth in this deed of conveyance as follows:

A. as Trustees of THE WOODROW HIGDON LIVING TRUST dated the 23rd day of May, 2001 by and between Woodrow Higdon, the Trustmaker, and Woodrow Higdon and Helen Higdon, initial Trustees.

Section 3 paragraph "w." provides that:

"My Trustee may sell, lease, transfer, exchange, grant options with respect to, other otherwise dispose of the trust property.

My Trustee may deal with the trust property at such time

or times, for such purposes, for such considerations and upon such terms, credits, and conditions, and for such periods of time, whether ending before or after the term of any trust created under this agreement, as it deems advisable.

My trustee may make such contracts, deeds, leases, and any other instruments it deems proper under the immediate circumstances, and may deal with the trust property in all other ways in which a natural person could deal with his or her property."

The Trust language being incorporated herein as a memorandum of said Trust Agreement.
