

NORTH CAROLINA GENERAL WARRANTY DEED

Issued Jul 29 2003
\$850.00
State of MADISON
North Carolina County
Real Estate Excise Tax

FILED in MADISON County, NC on
Jul 29 2003 at 02:25:55 PM
by: Jens Lee Buckner
Register of Deeds

Excise Tax 850

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____
by _____

Mail after recording to PATRICK OCHSENREITER 31 COLLEGE PLACE D-310 ASHEVILLE, NC 28801

This instrument was prepared by PATRICK OCHSENREITER

Brief description for the Index 755 PUNCHEON FORK ROAD

THIS DEED made this 29 day of JULY, 2003, by and between

GRANTOR

BEN E. OSKING AND NANCY B. OSKING, AS CO-TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE BEN EIELSON OSKING LIVING TRUST DATED SEPTEMBER 1, 1982 AND ANY AMENDMENTS THERETO AND NANCY B. OSKING AND BEN E. OSKING AS CO-TRUSTEES OR THEIR SUCCESSORS IN TRUST UNDER THE NANCY BALL OSKING LIVING TRUST DATED SEPTEMBER 1, 1982

GRANTEE

JOHN W. RITCHHART AND WIFE, RENA S. RITCHHART
755 PUNCHEON FORK ROAD
MARS HILL, NC 28754

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 _____ Township, MADISON County, North Carolina and more particularly described as follows:

EXHIBIT A

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:
EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY

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.

USE BLACK INK

(Corporate Name)

By: _____
President

ATTEST: _____

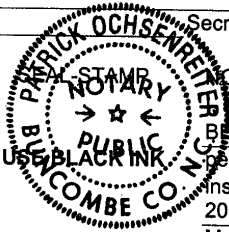
Secretary (Corporate Seal)

Ben E. Osking TRUSTEE (SEAL)
BEN E. OSKING, TRUSTEE

Nancy B. Osking TRUSTEE (SEAL)
NANCY B. OSKING, TRUSTEE

(SEAL)

(SEAL)



NORTH CAROLINA, BUNCOMBE County.

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

BEN E. OSKING, TRUSTEE AND NANCY B. OSKING, TRUSTEE Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29 day of JULY, 2003.

My commission expires: 6/23/06 _____ 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

USE BLACK INK

_____ 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 _____, _____.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of *Patrick Ochsenreiter*

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.

Jenice Lee Buckner
By *Dennis Reister*

REGISTER OF DEEDS FOR *Madison* COUNTY

Dennis Reister Deputy/Assistant - Register of Deeds

That certain tract of land more particularly described as being that 48.30 acres, more or less, in Number 7 Township, Madison County North Carolina, and being part of the tract described by Deed of record in Book 86, Page 338, and being more particularly described as follows:

BEGINNING at a point in the center of Punccheon Fork Road, S.R. 1502, marked by a spike which also marks the Southwestern boundary of the Raleigh English tract which is described by Deed of record in Book 89, Page 399; thence with the center of said road as follows: South 66 deg. 10 min. West 123.13 feet; South 68 deg. 49 min. West 286.33 feet; South 66 deg. 55 min. West 318.45 feet; South 55 deg. 51 min. West 65.73 feet; thence leaving said road, North 49 deg. 04 min. West 237.52 feet (passing an iron pipe at 65.86 feet) to an iron pipe at an 18-inch Poplar; thence South 26 deg. 46 min. West 247.50 feet to an iron pipe in the Fred English tract; thence with the Fred English tract as follows: North 79 deg. 11 min. West 92.56 feet; North 68 deg. 30 min. West 123.82 feet; North 84 deg. 25 min. West 255.46 feet; North 23 deg. 46 min. West 122.65 feet to a post; North 64 deg. 53 min. West 332.59 feet to a post at a twin Oak; North 20 deg. 34 min. West 88.25 feet to a post; North 42 deg. 47 min. West 141.36 feet to a post; North 21 deg. 32 min. West 106.84 feet to a post; North 33 deg. 30 min. West 320.16 feet to a post in the common corner of the Fred English tract and the Euclid Cody tract; thence with the latter tract as follows: North 4 deg. 30 min. East 436.46 feet to a 15-inch Locust; North 32 deg. 32 min. East 231.46 feet to an iron pipe in a Chestnut stump; North 54 deg. 21 min. East 293.53 feet to a twin Oak in the common corner of the Euclid Cody tract and the Raleigh English tract; thence with the latter tract as follows: South 61 deg. 52 min. East 741.52 feet to a post; South 48 deg. 47 min. East 691.04 feet to a post; South 73 deg. 53 min. East 145.86 feet; South 52 deg. 59 min. East 81.31 feet to an iron pipe; North 87 deg. 56 min. East 173.32 feet; South 64 deg. 56 min. East 63.56 feet to a post; South 35 deg. 34 min. East 153.14 feet to an iron pipe; South 15 deg. 25 min. East 285.48 feet to the point of BEGINNING.

Together with the following described roadway being a strip of land 30 feet in width presently used for an existing roadway, the center line of which is described as follows:

BEGINNING at point in the center of said 30 foot wide right of way said beginning point being the beginning point of the above described tract and proceeds thence North 54 deg. 32 min. 09 sec. West 62.17 feet; thence South 54 deg. 32 min. 09 sec. East 62.17 feet to the beginning; thence South 62 deg. 11 min. 21 sec. East 91.34 feet South 86 deg. 43 min. 30 sec. East 143.44 feet; North 66 deg. 39 min. 51 sec. East 117.50 feet; North 47 deg. 27 min. 57 sec. East 33.90 feet; North 12 deg. 33 min. 31 sec. East 29.00 feet; North 05 deg. 49 min. 35 sec. West 80.31 feet North 06 deg. 30 min. 10 sec. East 51.05 feet; North 53 deg. 43 min. 07 sec. East 27.39 feet North 74 deg. 47 min. 38 sec. East 71.82 feet; North 66 deg. 03 min. 40 sec. East 65.85 feet; North 81 deg. 14 min. 44 sec. East 39.13 feet; South 37 deg. 50 min. 45 sec. East 31.22 feet; South 01 deg. 32 min. 13 sec. East 112.90 feet; South 07 deg. 57 min. 14 sec. East 47.27 feet; South 32 deg. 04 min. 40 sec. East 47.99 feet; South 59 deg. 10 min. 27 sec. East 198.68 feet; South 84 deg. 27 min. 33 sec. East 107.12 feet; South 50 deg. 39 min. 00 sec. East 91.77 feet; South 72 deg. 59 min. 06 sec. East 48.97 feet; North 85 deg. 07 min. 34 sec. East 143.03 feet; North 69 deg. 02 min. 17 sec. East 150.48 feet; North 72 deg. 37 min. 46 sec. East 178.11 feet; North 82 deg. 57 min. 47 sec. East 50.05 feet; South 86 deg. 16 min. 45 sec. East 50.57 feet and South 35 deg. 52 min. 41 sec. East 33.16 feet to a point in the center of Punccheon Fork Road S.R. 1502, said point having a tie line to the beginning corner of Deed Book 142, page 103, Madison County Registry; tie line of North 66 deg. 48 min. 23 sec. East 176.37 feet. Both tracts being shown on a survey for Ben E. Osling by McMahan & Reese, P.A. dated February 27, 1987.