

BOOK 1143 PAGE 106

State of North Carolina
County of Buncombe,

This Indenture, made this 28th day of May, 1976 by and between

KENNETH L. HONEYCUTT, Single

884-6

884-1

hereinafter called Grantors, and THEODORE L. SEITZ and wife MARTHA MARSHALL SEITZ, University Heights, Asheville, NC 28804 hereinafter called Grantees, (said designations shall include the respective parties, whether one or more, individual or corporate, and their respective successors in interest or assigns).

Witnesseth: That the Grantors, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, have given, granted, bargained, sold and conveyed, and by these presents do give, grant, bargain, sell, convey and confirm unto the Grantees their heirs and/or successors and assigns (subject, however, to any conditions, restrictions, limitations, reservations or exceptions appearing after the description below), the following particularly described real estate, located in Buncombe County, North Carolina, to-wit:

TRACT I

FRENCH BROAD TOWNSHIP; BEGINNING at a stake, the easternmost corner of Lot No. 21, as shown on a plat of the Guy English Estate, which plat is recorded in the Office of the Register of Deeds for Buncombe County, in Plat Book 21 at Page 83 (said beginning point being the beginning point as shown on the deed from Jack E. Williamson et al to Frank H. Rice et ux, by deed duly recorded in Deed Book 993 at Page 171, in said Register's Office), and runs thence South 44 deg. West 246 feet to a pine; thence South 20 deg. 30 min. West 251.0 feet to a pine and white oak; runs thence South 39 deg. 40 min. West 540 feet to a stake in the center of the farm road; thence runs with the center of said road, the following five calls and distances: South 46 deg. 55 min. West 297.0 feet to a stake; South 29 deg. 20 min. West 165 feet to a stake; South 21 deg. 00 min. West 198 feet to a stake; South 1 deg. 20 min. East 145 feet to a stake; and South 8 deg. 00 min. East 163.40 feet to a stake; thence leaving said dirt road and runs South 87 deg. 15 min. West 376.0 feet to a stake in the center of another dirt farm road; thence runs with the center of said road the following calls and distances: South 25 deg. 45 min. East 105.20 feet to a stake; South 43 deg. 50 min. East 49.0 feet to a stake; South 63 deg. 20 min. East 96.0 feet to a stake; South 51 deg. 50 min. East 146.40 feet to a stake; South 56 deg. 00 min. East 56.80 feet to a stake; South 67 deg. 00 min. East 160 feet to a stake; South 40 deg. East 275.60 feet to a stake; South 34 deg. 10 min. East 209.20 feet to a stake; South 63 deg. East 135.80 feet to a stake; South 77 deg. East 79.6 feet to a stake; South 82 deg. East 225 feet to a stake; South 87 deg. 25 min. East 145.20 feet to a stake; South 67 deg. 15 min. East 42.80 feet to a stake; and South 28 deg. 30 min. East 160.0 feet to a stake; thence leaving said road and runs thence with the northern property line of C. V. Flack, North 46 deg. 00 min. East 768.50 feet to an iron stake; runs thence South 31 deg. 45 min. East 159.0 feet to a stake; runs thence South 55 deg. 00 min. East 180.0 feet to a stake; runs thence North 40 deg. 20 min. East 245.10 feet to an iron pin in the western margin of a driveway; runs thence with said margin of said driveway, South 62 deg. 30 min. East 100 feet to an iron stake in the center of a branch; runs thence with the center of the branch, the following calls and distances: North 16 deg. 10 min. West 78.2 feet; North 12 deg. 19 min. West 118.4 feet; North 12 deg. 36 min. West 75.8 feet; North 30 deg. 44 min. West 167.5 feet to an iron pipe; North 17 deg. 14 min. West 40.1 feet; North 20 deg. 06 min. West 65.0 feet; North 14 deg. 38 min. West 278 feet; North 27 deg. 06 min. West 194.20 feet; North 5 deg. 23 min. West 118.10 feet; North 33 deg. 03 min. West 56.13 feet; North 81 deg. 44 min. West 30.93 feet; North 45 deg. 24 min. West 75.86 feet; North 25 deg. 21 min. West 64.5 feet; North 43 deg. 06 min. West 196.4 feet; North 37 deg. 57 min. East 30.61 feet; North 17 deg. 19 min. West 201.20 feet; North 43 deg. 20 min. West 104.20 feet; and North 31 deg. 03 min. West 297.10 feet to an iron pin; thence leaving said branch and runs South 68 deg. 32 min. West 181.6 feet to a post; thence North 32 deg. 31 min. West 38.93 feet to a

(See reverse side for continuation of description)

(Continuation of description of Tract 1 from reverse side)

post; thence North 17 deg. 30 min. West 280.90 feet to a stake in said branch, thence North 44 deg. East 6.2 feet to the point or place of BEGINNING, containing 78.60 acres, more or less, as shown on a plat made by B. J. Lefler, R. L. S., February, 1970.

There is further conveyed to the grantee herein a right of way 15 feet in width leading from Alexander Road to the above described property.

Being the western portion of that property conveyed to Frank H. Rice and wife, Viola Revis Rice by Jack E. Williamson, et al, by deed dated December 31, 1968, duly recorded in Deed Book 993, at Page 171, in the Buncombe County Registry. And being the same property conveyed by Frank H. Rice and wife, Viola Revis Rice to Kenneth L. Honeycutt and wife, Kathryn S. Honeycutt, by deed dated February 27, 1970, and duly recorded in Deed Book 1014 at Page 457 in the Buncombe County Registry. Being the same property conveyed by Kathryn S. Honeycutt, divorced to Kenneth L. Honeycutt, single by deed dated March 13, 1973 and recorded in Deed Book 1078 at page 595 in the Buncombe County Registry.

TRACT II

FRENCH BROAD TOWNSHIP, BEGINNING at a stake, the Easternmost corner of Lot 21 as shown on a Plat of the Guy English Estate, which Plat is recorded in the Office of the Buncombe County Registry in Plat Book 21 on Page 83, and runs thence South 17 deg. 30 min. East 280.90 feet to a Post; thence South 32 deg. 31 min. East 38.93 feet to a Post; thence North 68 deg. 32 min. East 181.6 feet to a Post in the center of a branch; thence down and with the meanders of said branch to the place or point of BEGINNING. Being a small triangular portion of the property owned by the Grantors herein out of the remaining portion of Tract No. 1 of the property described in Deed Book 993 on Page 171 in the Buncombe County Registry. Being also that same property conveyed by Frank H. Rice and wife, Viola Revis Rice to Kenneth L. Honeycutt by deed dated March 3, 1972 and recorded in Deed Book 1056 at page 162 in the Buncombe County Registry.

5728176

BUNCOMBE COUNTY 043013


STATE OF NORTH CAROLINA

MAY 28 '76

Real Estate Excise Tax

64.00

RB. 10704



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To Have and to Hold the above described land and premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantees, their heirs and/or successors and assigns forever.

And the Grantors covenant to and with the Grantees, their heirs and/or successors and assigns, that the Grantors are lawfully seised in fee simple of said land and premises, and have full right and power to convey the same to the Grantees in fee simple, and that said land and premises are free from any and all encumbrances (with the exceptions above stated, if any), and that they will and their heirs, executors, administrators and/or successors shall forever warrant and defend the title to the said land and premises, with the appurtenances, unto the Grantees, their heirs and/or successors and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

_____ (SEAL)	⁴⁴⁴⁻¹ <i>Kenneth L. Honeycutt</i> KENNETH L. HONEYCUTT	_____ (SEAL)
_____ (SEAL)	_____	_____ (SEAL)
_____ (SEAL)	_____	_____ (SEAL)
_____ (SEAL)	_____	_____ (SEAL)
_____ (SEAL)	_____	_____ (SEAL)
_____ (SEAL)	_____	_____ (SEAL)

State of North Carolina, County of Buncombe

Linda L. Ownbey....., a Notary Public of said State and County, do hereby certify that
 Kenneth L. Honeycutt, Single
 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 Witness my hand and Notarial Seal, this 28th day of May, 1976
 My commission expires 10-5-79 *Linda L. Ownbey*....., Notary Public.

State of _____ County of _____
 I, _____, a Notary Public of said State and County, do hereby certify that
 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 Witness my hand and Notarial Seal, this _____ day of _____, 19____
 My commission expires: _____, Notary Public.

State of North Carolina, County of Buncombe
 Each of the foregoing certificates, namely of *Linda L. Ownbey*.....
 a notary or Notaries public of the State and County designated is certified to be correct.
 This 28 day of May, 1976

Filed for registration on the 28 day of May, 1976 at 4:07 P.M.
 WILLIAM E. DIGGES
 Register of Deeds, Buncombe County
 By: *Mac L. Parkers* Deputy