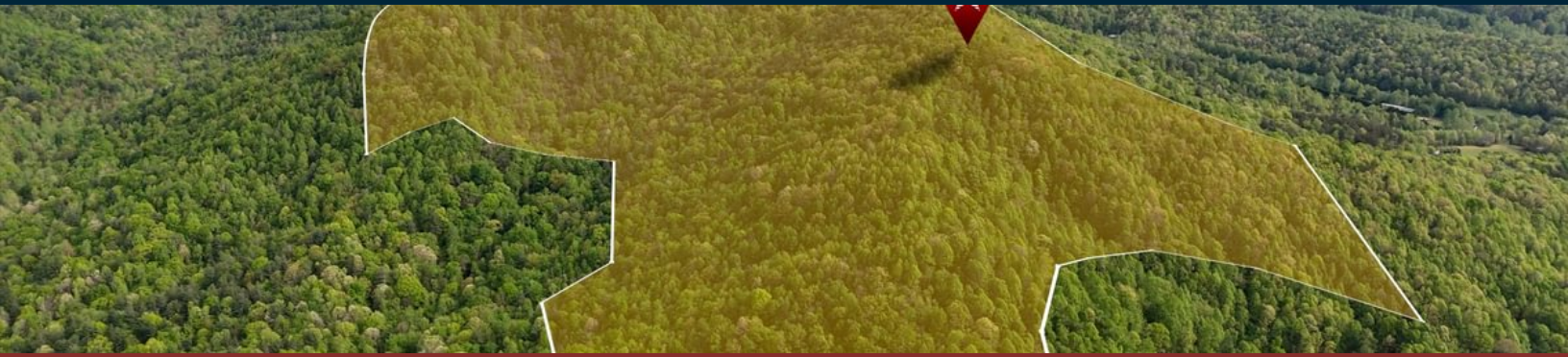




SOLD · SET PRICE

Johnson Mountain Tract

± 264 Acres | Wilkes County | North Carolina | Near Wilkesboro

Johnson Mountain Tract - ±264.1 Acres of Scenic Mountain Retreat in Historic Wilkes County, NC

PRICE	PRICE / ACRE	ACREAGE
\$739,200	\$2,800	± 264

PROPERTY OVERVIEW

Discover your private mountain retreat nestled within ±264.1 scenic acres in beautiful Wilkes County, North Carolina. Conveniently located just west of historic Wilkesboro and accessible via Rom Eller Road, this property offers seclusion and natural beauty, perfect for outdoor enthusiasts and those seeking a tranquil escape from city life. Access to the property is provided through an existing 45-foot easement, partially developed to allow entry into the tract's interior. At present, the easement entrance off Rom Eller Road utilizes a shared driveway, offering immediate accessibility. Trails and old logging roads weave throughout the property, providing adventurous exploration opportunities by ATV or UTV. At the end of the primary access road sits an old, rustic cabin awaiting your personal touch. While currently without power or plumbing, this cabin offers immense potential for renovation into your ideal off-grid retreat or hunting lod...

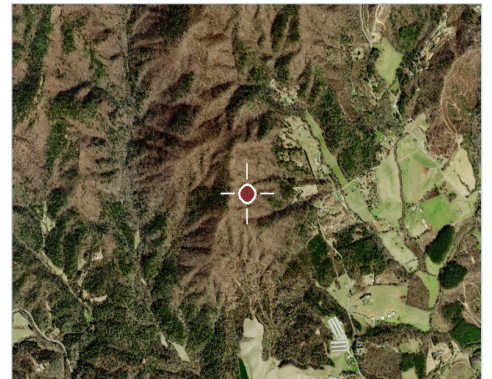
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV) · Timberland (Mixed Hardwood)	ATV · Dirt Road · Gravel Road · Legal Access
VIEWS	COUNTY TAX PARCEL IDS
Timber · Mountains	0901513, 0700136

DOCUMENTS INCLUDED

Tract Map · Original ROW Agreement · 2008 Aerial Photo · 1995 Aerial Photo · 220 Acre Deed · 43 Acre Plat · 43 Acre Deed · ROW Correction Affidavit

LOCATION



Wilkes County, North Carolina



Jamie Lytton

District Manager, Broker-In-Charge, NC, Real Estate Salesperson, SC
 O: 910.975.0262 C: 910.975.0262
 jamie.lytton@afmforest.com
 Principal Broker: Jamie Lytton (North Carolina)

SCAN TO VIEW



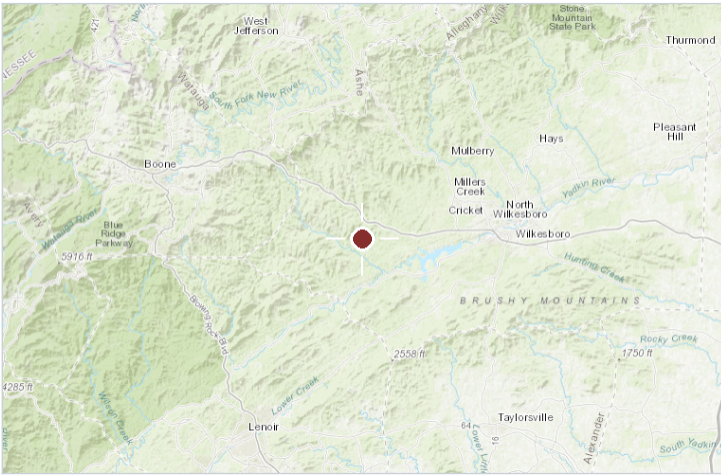
Property Photos

Johnson Mountain Tract · Wilkes County · North Carolina · Near Wilkesboro



Location & Access

Johnson Mountain Tract · Wilkes County · North Carolina · Near Wilkesboro



Regional locator

COUNTY & STATE
Wilkes County, North Carolina

NEAREST CITY
Wilkesboro

APPROXIMATE CENTRE
36.13931, -81.37184

COUNTY TAX PARCEL IDS
0901513, 0700136

INTERACTIVE MAP



<https://id.land/ranching/maps/181a93399052d2cba556d414c322f764/share>

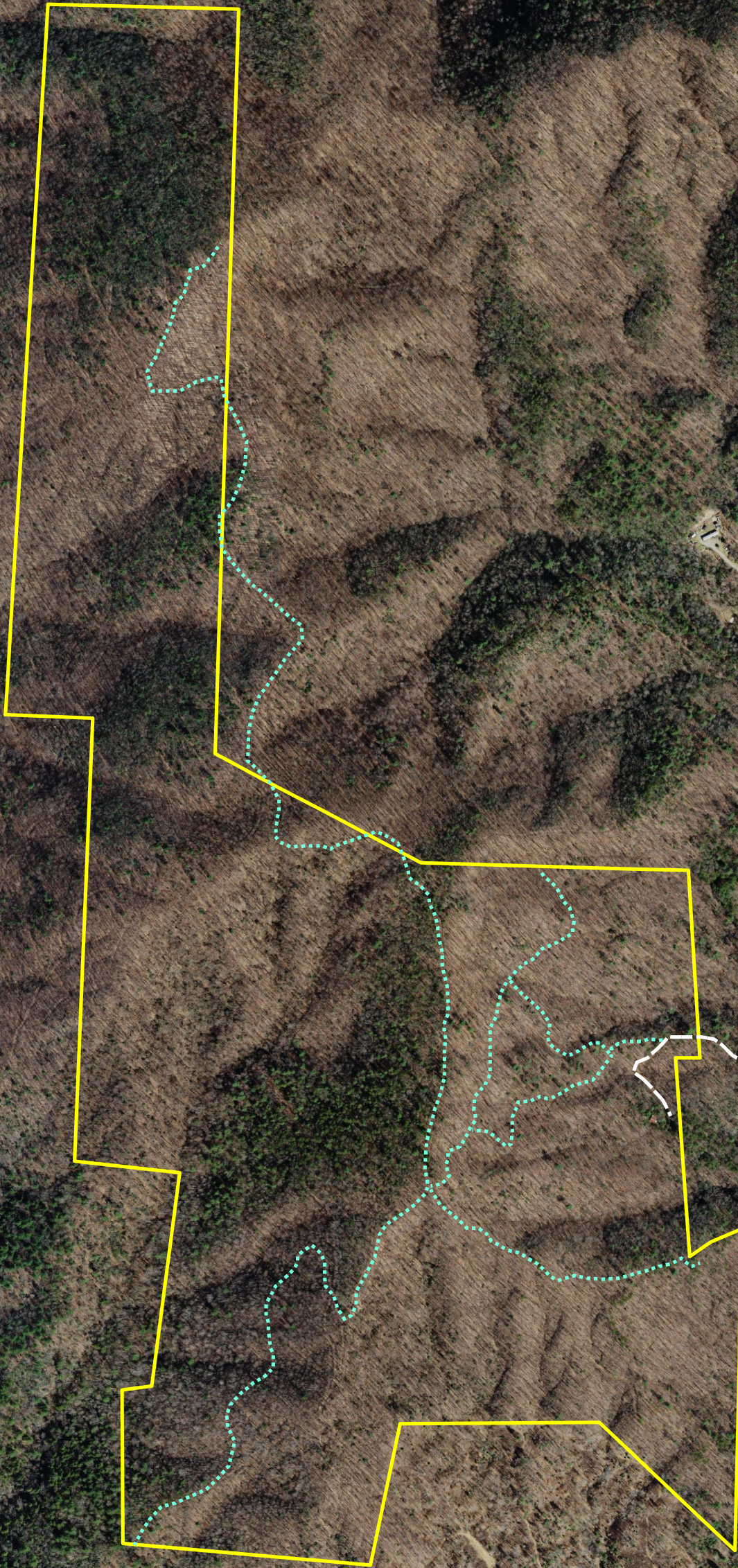
GRACE LUTHERAN PROPERTY
GRACE LUTHERN - AERIAL MAP
WILKES COUNTY, NC
± 264.13 ACRES



1 inch = 597 feet



AFM
REAL ESTATE



Legend

 Grace Lutheran Tract Boundary

Roads_Grace_Lutheran

Road_Type

 Easement Road

 Four-Wheeler Path

**FILED
WILKES COUNTY
RICHARD L. WOODRUFF
REGISTER OF DEEDS**

FILED	Dec 17, 2012
AT	03:12:56 pm
BOOK	01161
PAGE	0378
INSTRUMENT #	09024
EXCISE TAX	(None)

Prepared By and Return To: Allen C. Moseley, Deal, Moseley & Smith, LLP,
P. O. Box 311, Boone, NC 28607

NORTH CAROLINA

RIGHT-OF-WAY AND EASEMENT AGREEMENT

WILKES COUNTY

THIS RIGHT-OF-WAY AND EASEMENT AGREEMENT is made and entered into this
13 day of December, 2012, by and between Roger Dale Williams and wife, Patricia Ann
Williams (hereinafter "Williams") and Grace Evangelical Lutheran Church, Boone, NC, a North
Carolina non-profit corporation (hereinafter "Grace Lutheran").

WITNESSETH :

WHEREAS, Williams is the owner of that certain 20 acre tract or parcel of land located on
Rom Eller Road (NCSR 1157), Lewis Fork Township, and more fully described in the deed recorded
in Book 1041, Page 246, Wilkes County, North Carolina, Public Registry; and

WHEREAS, Grace Lutheran is the owner of that certain 220.755 acre tract or parcel of land
described in the deed recorded in Book 1090, Page 78, Wilkes County, North Carolina, Public
Registry, save and except a 14.822 acre parcel of land conveyed in the deed from Grace Lutheran
to Greene recorded in Book 1158, Page 133, Wilkes County, North Carolina, Public Registry; and

WHEREAS, Grace Lutheran is also the owner of that certain tract or parcel of land containing 43.377 acres, which parcel of land adjoins the property of Williams, being the same property deeded from Branch Banking and Trust Company to Grace Lutheran in the deed recorded in Book 1161, Page 377, Wilkes County, North Carolina, Public Registry; and

WHEREAS, the 220.755 acre parcel owned by Grace Lutheran, described above, adjoins the western and southern boundaries of the 43.377 acre parcel of land owned by Grace Lutheran described above; and

WHEREAS, Williams has agreed to grant and convey to Grace Lutheran a 45 foot wide perpetual right-of-way and easement from Rom Eller Road over and across the property of Williams, subject to and conditioned upon the terms and provisions which are set forth below.

NOW, THEREFORE, in consideration for the payment made by Grace Lutheran to Williams and in consideration for the mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. Williams does hereby grant, bargain, sell and convey unto Grace Lutheran, its successors and assigns, a perpetual right-of-way and easement for purposes of ingress, egress and regress and for installation and maintenance of any necessary utilities over and across that certain 45 foot wide easement area located on the property of Williams. Said 45 foot right-of-way and easement area begins in the southeast corner of the property of Williams at its intersection with Rom Eller Road (NCSR 1157) and continues over and across the southern portion of the property of Williams until it reaches the common boundary line of the 43.377 acre parcel owned by Grace Lutheran, described above. The right-of-way and easement area is depicted on the plats which are recorded in Plat Book 10, Pages 247 and 248, Wilkes County, North Carolina, Public Registry.

The right-of-way and easement conveyed herein shall include the right to install and maintain and repair a road and drainage system within the 45 foot wide right-of-way area. The right-of-way conveyed herein shall also include the right to install and maintain, repair and replace underground utility lines within the 45 foot wide right-of-way area.

2. The right-of-way and easement conveyed herein shall benefit and be appurtenant to the 43.377 acre parcel conveyed to Grace Lutheran by BB&T recorded in Book 1161, Page 377, Wilkes County, North Carolina, Public Registry, and shall also benefit and be appurtenant to the 220.755 acre parcel owned by Grace Lutheran and described in the deed recorded in Book 490, Page 495, Wilkes County, North Carolina, Public Registry.

3. In consideration for Williams granting the right-of-way and easement herein, Grace Lutheran shall pay to Williams the sum of Ten Thousand Dollars (\$10,000.00).

4. As additional consideration for the granting of the right-of-way and easement herein, Grace Lutheran hereby grants to Williams an exclusive option to purchase the 43.377 acre parcel owned by Grace Lutheran, described herein. The option to purchase granted herein by Grace Lutheran to Williams may be exercised at anytime within ten (10) years from the date of recordation of this Right-of-Way and Easement Agreement. In the event the option is exercised, the option price shall be in the amount of \$50,000.00 and shall be paid in cash at closing. In the event the option is exercised, Grace Lutheran shall retain the right-of-way and easement conveyed herein to the 220.755 acre parcel owned by Grace Lutheran, and Grace Lutheran shall be entitled to reserve a 45 foot wide right-of-way and easement over and across the 43.377 acre parcel to the 220.755 acre parcel owned by Grace Lutheran.

5. In consideration for the granting of the Right-of-Way and Easement Agreement, Grace Lutheran does hereby covenant and agree with Williams, their heirs, successors and assigns, that Grace Lutheran shall not sell or convey the 220.755 acre parcel owned by Grace Lutheran for a period of ten (10) years from the date of recordation of this Right-of-Way and Easement Agreement.

In addition, Grace Lutheran does hereby further covenant and agree with Williams, their heirs, successors and assigns, that so long as Grace Lutheran or a related entity to Grace Lutheran is the owner of the 43.377 acre parcel and the 220.755 acre parcel, said parcels shall be used for church retreat purposes only, including recreation, social gathering, and lodging. Provided, that Grace Lutheran or its related entities would be allowed to timber said parcels, provided that the timbering activities would be in accordance with standard forestry management practices.

Grace Lutheran does hereby further covenant and agree with Williams, their heirs, successors and assigns, that after the ten (10) year restriction period under which Grace Lutheran shall be prohibited from selling the 220.755 acre parcel, Grace Lutheran shall be entitled to transfer or convey the 220.755 acre parcel and/or the 43.377 acre parcel (assuming Williams has not exercised their option to purchase), subject to the restriction that said parcel or parcels may be used for residential purposes only, and the two parcels together may be subdivided into a maximum of ten (10) parcels with no more than one residence and a guest house located on each parcel.

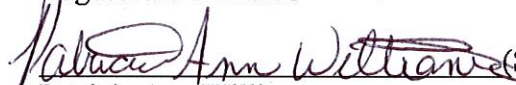
6. As additional consideration for the granting of the right-of-way and easement, Grace Lutheran, for itself and its successors and assigns, does hereby agree to perpetually maintain and repair the roadway. Provided, nothing herein shall obligate Grace Lutheran with respect to the type, width or specifications made in construction of the roadway, and in the event Grantor shall subdivide their property, all resulting owners shall be obligated to share on a prorata basis in the

maintenance of the road. Further any damage to the roadway caused by construction activities shall be repaired and restored immediately by the party responsible for the damage.

7. The covenants and agreements which are set forth herein shall be binding upon the parties hereto and their heirs, successors and assigns and shall inure to the benefit of and be appurtenant to the properties of Grace Lutheran and Williams referenced herein.

TO HAVE AND TO HOLD the aforesaid Right-of-Way and Easement Agreement and all privileges and appurtenances thereto belonging to the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed the day and year first above written.

 (SEAL)
Roger Dale Williams
 (SEAL)
Patricia Ann Williams

STATE OF MARYLAND
COUNTY OF FREDERICK

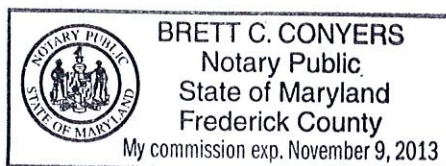
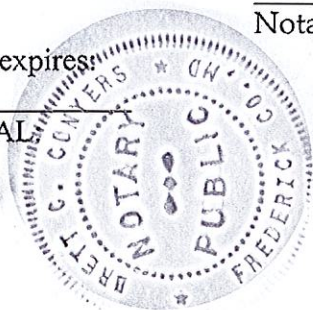
I, BRETT C. CONYERS, a Notary Public of said County and State, do hereby certify that Roger Dale Williams and wife, Patricia Ann Williams personally appeared before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal this the 13th day of December, 2012.


_____, Notary Public
Notary's Printed or Typed Name

My commission expires

NOTARIAL SEAL



Grace Evangelical Lutheran Church, Boone, NC

Kearny L. Norris (SEAL)
By:

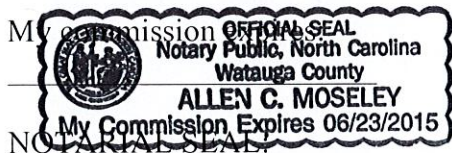
STATE OF NC

COUNTY OF Watauga

I, Allen C. Moseley, Notary Public, certify that Kearny L. Norris personally came before me this day and acknowledged that he/she is _____ President of Grace Evangelical Lutheran Church, Boone, NC, a non-profit corporation, and that he/she, as _____ President, being authorized to do so, executed the foregoing on behalf of the corporation.

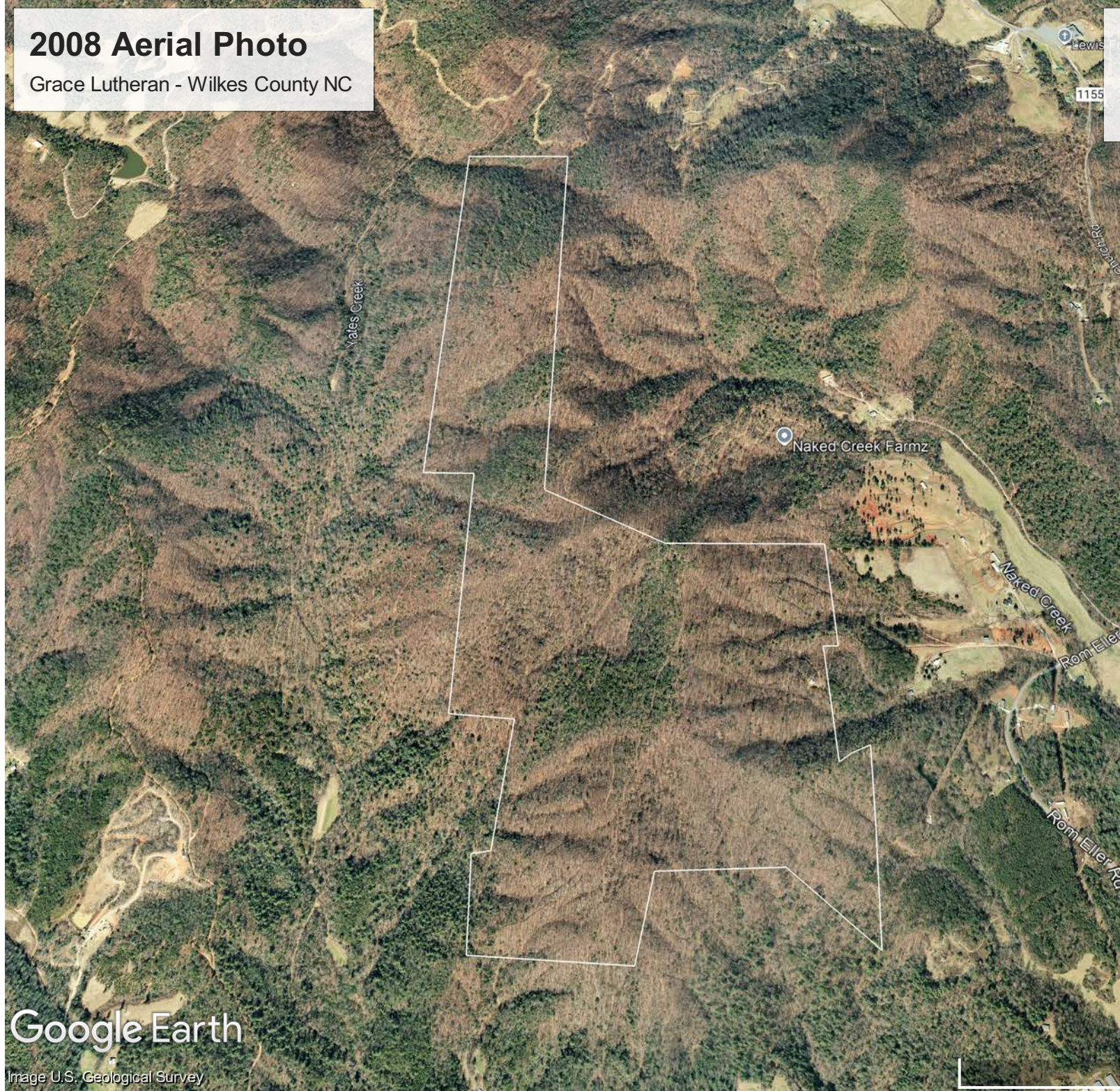
Witness my hand and official seal, this the 17 day of December, 2012

Allen C. Moseley, Notary Public
Notary's Printed or Typed Name



2008 Aerial Photo

Grace Lutheran - Wilkes County NC



1995 Aerial Photo

Grace Lutheran - Wilkes County NC



Google Earth

Image U.S. Geological Survey

**FILED
WILKES COUNTY
RICHARD L. WOODRUFF
REGISTER OF DEEDS**

FILED Apr 01, 2009
AT 12:50:57 pm
BOOK 01090
PAGE 0078
INSTRUMENT # 02358

Excise Tax- \$0.00 Recording Time, Book and Page

Prepared by: Miller & Johnson, PLLC, P.O. Box 49, Boone, NC 28607
Return to: Grantee by mail

STATE OF NORTH CAROLINA

WARRANTY DEED

COUNTY OF WILKES

This Warranty Deed made this 18th day of March, 2009, by and between

Grace Evangelical Lutheran Church
(fka Grace Lutheran Church, with D. Grady Moretz, Jr. and W. G. Moretz, Trustees as of 9/12/1968)

(hereinafter called "Grantor")

and

Grace Evangelical Lutheran Church
115 East King Street
Boone, NC 28607

(hereinafter called "Grantee")

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents does give, grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns, in fee simple all that certain lot, parcel or tract of land situated in Elk and Lewis Fork Townships, Wilkes County, North Carolina, and more particularly described as follows:

THAT CERTAIN TRACT OF LAND AS DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET OUT IN FULL.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 490, Page 405 of the Wilkes County North Carolina Public Registry.

TO HAVE AND TO HOLD the aforesaid lot, parcel or tract of land and all privileges and appurtenances thereunto belonging, or in any wise appertaining, unto Grantee, its successors and assigns in fee simple forever.

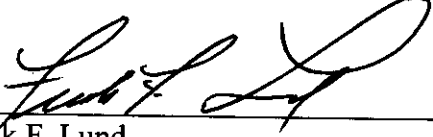
Grantor covenants with Grantee that Grantor is seized of the premises in fee simple and has the right to convey the same in fee simple; that title is marketable and free and clear of all encumbrances, other than those exceptions set forth below; and that it will warrant and defend the title to the same 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:

- 1. Utility, rights of way, and other easements and matters of public record.

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.

Entity Name: GRACE EVANGELICAL LUTHERAN CHURCH

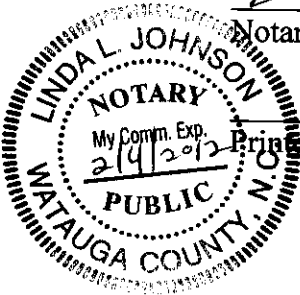
By:  SEAL) By:  (Seal)
Susan D. Roggenkamp Frank F. Lund
Title: Council President Title: Council Treasurer

STATE OF NORTH CAROLINA COUNTY OF Watauga

I, Linda L Johnson, Notary, do hereby certify that Susan D. Roggenkamp, Council President of Grace Lutheran Evangelical Church and Frank F. Lund, Council Treasurer of Grace Evangelical Lutheran Church personally appeared before me this day and acknowledged the due execution of the foregoing instrument, in the capacity indicated.

WITNESS my hand and official seal this the 27th day of March, 2009.


Notary Public Signature



Linda L Johnson
Printed or typed name of Notary Public

My commission expires:
NOTARIAL SEAL:

1090
090
0078
0683
03

EXHIBIT A
GENERAL WARRANTY DEED

p. 1 of 3

Elk and Lewis Fork Townships
Wilkes County, North Carolina

DEED DESCRIPTION FOR GRACE LUTHERAN CHURCH

Re: 220.755 acres off of Rom Eller Road

more particularly described as follows:

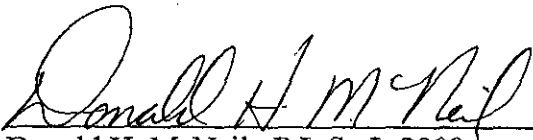
A parcel of land lying approximately 1000 feet west of North Carolina Secondary Road No. 1157, commonly called Rom Eller Road and being the lands conveyed to Grace Lutheran Church by deed recorded in Deed Book 490 at page 495 of the Wilkes County Public Registry and is bounded on the east by Arlie Smokie Greene, Douglas R. Huffman, Betty parsons Wallace, Casey Gwyn Church, Danny J. Cecile, Jr., William L. Hendrix, Rhonda Gayle Shumate, Stephen L. McNeil, and EAC REV No. 6, LLC, on the north by Mingo Tribal Preservation Trust, on the west by Mingo Tribal Preservation Trust, Sale Lane & Timber, LLC, Roger Southard, Joe O. Brewer, and Clarence E. Hamby, and on the south by Arlie Smokie Greene as surveyed by Donald H. McNeil, P.L.S., L-2809, survey no. 08288, dated January 14, 2009 as BEGINNING on a 12 inch, marked White Oak, a corner to the lands conveyed to Betty Parsons Wallace by deed recorded in Deed Book 842 at page 322 and the southern corner of the lands conveyed to Casey Gwyn Church by deed recorded in Deed Book 887 at page 462, said White Oak being approximately 85 feet south of a dirt woods road and is located North 43 degrees 25 minutes 35 seconds West 455.79 feet from a GPS control point having grid coordinates of N=875,928.09; E=1,300,883.19 and is also located South 54 degrees 06 minutes 05 seconds West 1.94 feet from an existing 5/8 inch rebar; thence with the line of the lands conveyed to Douglas R. Huffman, South 01 degrees 22 minutes 05 seconds West 353.22 feet to a 5/8 inch rebar set; thence North 46 degrees 34 minutes 35 seconds West 314.31 feet to a 14 inch marked Chestnut Oak, said Oak being a corner to the lands conveyed to Arlie Smokie Greene by deed recorded in Deed Book 793 at page 390; thence with the northern and western line of the lands of said Greene the following four (4) courses and distances: (1) North 46 degrees 34 minutes 35 seconds West 544.09 feet to a 5/8 inch rebar set; (2) South 89 degrees 46 minutes 55 seconds West 885.84 feet to a marked 24 inch Black Oak found approximately 60 feet east of a dirt woods road; (3) South 01 degrees 18 minutes 05 seconds West 3,701.02 feet, along the west side of a long ridge and crossing a small branch at approximately 3,415 feet to a marked 14 inch Hemlock on the top of a broad ridge, said Hemlock being located North 60 degrees 39 minutes 25 seconds West 1.10 feet from a 5/8 inch rebar set; (4) North 82 degrees 23 minutes 35 seconds West, crossing Yates Creek, 278.30 feet to a 5/8 inch rebar set on the west bank of the creek and on the east side of an old road bed, said rebar being in the eastern line of the lands conveyed to Clarence E. Hamby by deed recorded in Deed Book 761 at

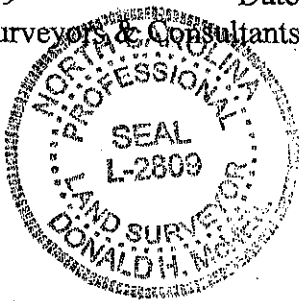
EXHIBIT A
GENERAL WARRANTY DEED p. 2 of 3

page 260 and is located North 19 degrees 42 minutes 55 seconds East 348.55 feet from an existing 1 inch pipe found on the east bank of Yates Creek; thence with the eastern line of the lands of Hamby, in part, and the lands conveyed to Joe O. Brewer by deed recorded in Deed Book 536 at page 238, North 04 degrees 14 minutes 25 seconds East 3,038.95 feet to an 24 inch Black Oak found on a ridge between two steep hollows pointing north; thence with the northern line of the lands of Brewer, in part, and the lands conveyed to Roger Southard by deed recorded in Deed Book 1020 at page 302, North 84 degrees 48 minutes 45 seconds West, passing by an existing 1/2 rebar found at a 28 inch marked Hickory, located 9.20 feet off line, at 274.20 feet, a total distance of 1,115.25 feet to an existing axle, the northwest corner of the Southard lands and the southeast corner of the lands conveyed to Sale Land & Timber, LLC by deed recorded in Deed Book 1022 at page 050; thence with the eastern line of said lands the following six (6) courses and distances: (1) North 00 degrees 28 minutes 25 seconds East 666.24 feet to a 5/8 inch rebar set on the north side of a spring branch; (2) North 82 degrees 28 minutes 25 seconds East 133.25 feet to a 5/8 inch rebar set; (3) North 07 degrees 28 minutes 25 seconds East 966.05 feet to a 5/8 inch rebar set in a Poplar stump and rock at the base of a large rock falls in a branch; (4) North 83 degrees 40 minutes 20 seconds West 473.49 feet to a 5/8 inch rebar set; (5) North 02 degrees 19 minutes 40 seconds East 1,988.65 feet to a 5/8 inch rebar set; (6) North 87 degrees 40 minutes 20 seconds West 391.42 feet to an existing 1/2 inch conduit pipe located South 68 degrees 36 minutes 55 seconds West 1.58 feet from a marked 14 inch Maple and South 74 degrees 21 minutes 05 seconds East 19.37 feet from a marked 12 inch Sourwood, said 1/2 inch conduit pipe being the southeast corner of the lands conveyed to Mingo Tribal Preservation Trust by deed recorded in Deed Book 716 at page 583; thence with the eastern line of said lands, North 03 degrees 25 minutes 55 seconds East, crossing a dirt woods road at 35 feet and re-crossing said road at 320 feet, a total of 3,193.85 feet to an existing 1/2 inch conduit pipe at base of a small Chestnut Oak snag, said pipe being approximately 20 feet south of a dirt woods road and located North 19 degrees 17 minutes 25 seconds East 17.00 feet from a marked 14 inch Hemlock and North 04 degrees 21 minutes 45 seconds West 18.22 feet from a marked 24 inch Maple; thence with the line of the Mingo Tribal preservation Trust lands, South 88 degrees 35 minutes 20 seconds East, passing a 5/8 inch rebar set on line at 845.94 feet, a total distance of 855.94 feet to an existing planted stone found at the base of a 14 inch Blackgum stump in the western line of the lands conveyed to EAC REV No. 6, LLC by deed recorded in Deed Book 1025 at page 249; thence with the western line of said lands, South 01 degrees 50 minutes 00 seconds West, passing a 5/8 inch rebar set on line at 10.00 feet and crossing a dirt road at 1,770 feet, re-crossing said road at 2,250 feet and then at 2,385 feet, and passing a 5/8 inch rebar set on line at 3,333.56 feet, a total of 3,343.56 feet to an existing planted stone at base of 10 inch Oak snag; thence with the line of the lands of EAC REV No. 6, LLC, in part, and the lands conveyed to Stephen L. McNeil by deed recorded in Deed Book 886 at page 054, South 62 degrees 07 minutes 10 seconds East, passing a 5/8 inch rebar set on line at 10.00 feet, a total of 1,197.73 feet to an existing 5/8 inch rebar found in an 18 inch Chestnut Oak stump on high knob, said rebar being a corner to the lands conveyed to Rhonda Gayle Shumate by deed recorded in Deed Book 977 at page 114; thence with the western line of the lands of Shumate, South 03 degrees 21 minutes 30 seconds West, crossing and re-crossing a dirt woods road running along the crest of the ridge, 1,496.42 feet to a marked 14 inch Blackgum snag near the top of the ridge; thence continuing said line, South 63 degrees 16 minutes 15 seconds East 263.78 feet to a 3 foot tall, 20 inch Chestnut Oak stump in the forks of a dirt woods road on ridge; thence South 71 degrees 23 minutes 45 seconds East 610.51 feet to an existing 5/8 inch rebar on the ridge and the south side of the dirt road; thence

EXHIBIT A
GENERAL WARRANTY DEED

North 73 degrees 27 minutes 15 seconds East 334.84 feet to a 5/8 inch rebar set on the ridge and the north side of the dirt road, said rebar being the southwest corner of the lands conveyed to William L. Hendrix by deed recorded in Deed Book 232 at page 155; thence with the southern line of said Hendrix lands, North 55 degrees 32 minutes 45 seconds East 143.86 feet to a 5/8 inch rebar set on the ridge and north side of the road; thence North 67 degrees 32 minutes 45 seconds East, crossing the road, 143.86 feet to an existing 1.25 inch pipe in a 12 inch Pine stump on the ridge, said pipe being the northwest corner of the lands conveyed to Danny J. Cecile, Jr. by deed recorded in Deed Book 1047 at page 003; thence with the western line of said lands, South 00 degrees 26 minutes 00 seconds West 588.16 feet to an existing 5/8 inch rebar in pile of stones on east edge of dirt road, said rebar being the northwest corner of the aforesaid lands of Casey Gwyn Church; thence with the western line of the lands of Church, South 01 degrees 22 minutes 05 seconds West 499.92 feet to the BEGINNING and covering an area of 220.755 acres as calculated by the coordinate geometry method and having bearings relative to the North Carolina Geodetic Survey (NAD '83/NSRS 2007) and all distances being horizontal measurements. Also conveyed herewith are all non-exclusive perpetual rights of way, if any, over and across the existing private roads as needed to reach and access the public road.

 1-26-09
Donald H. McNeil, P.L.S. L-2809 Date:
Appalachian Professional Land Surveyors & Consultants, PA
1480 US Hwy. No. 421 South
PO Box 1578
Boone, North Carolina 28607





State of North Carolina
County of Wilkes

I, VIC SPENCER, Review Officer of Wilkes
County, certify that the map/plat to which this certification
is affixed meets all statutory requirements for recording.

Vic Spencer
Review Officer

5-18-07
Date

State of North Carolina
County of Wilkes

Filed for registration at 9:45 o'clock PM on May day of 2007 and recorded in
Plat Book 10, Page 427

Richard L. Woodruff by Misty M. Smith
(Register of Deeds) (Assistant, Deputy)

LEGEND

—R—R— Adjoiner
—OHE— Overhead Electric
—C— Creek
—X—X— Fence

PIN #2897-88-5037
GRACE LUTHERAN CHURCH
TRUSTEES
DEED BOOK 490, PAGE 495

Line Table for Points Located Along
Centerline of 45' R/W for Ingress/Egress
From CL SR 1157 to Subject Property

Line	Bearing	Distance
A-B	N 24°39'30" W	92.67'
B-C	N 74°13'54" W	95.29'
C-D	N 71°30'19" W	63.33'
D-E	N 69°15'57" W	68.19'
E-F	N 18°30'57" W	46.51'
F-G	N 75°48'36" W	33.74'
G-H	N 86°48'21" W	60.08'
H-J	S 77°32'21" W	61.49'
J-K	S 89°45'49" W	938.80'
K-L	N 50°46'52" W	135.08'
L-M	N 69°58'31" W	105.96'

43.377 AC.

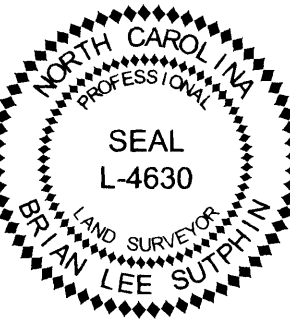
~ Within Heavy Lines ~

NOTES:

- AREA CALCULATED BY THE COORDINATE METHOD.
- ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY PRIOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD WHICH MAY NOT BE SHOWN.
- SUBJECT PROPERTY AS SHOWN IS A PORTION OF WILKES COUNTY PIN #3807-08-6464.
- THIS SURVEY IS OF AN EXISTING PARCEL/PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- COORDINATE VALUES SHOWN ON THIS PLAT ARE NC GRID NAD83(CORS). THE UNIT OF MEASUREMENT IS U.S. FEET. THE COMBINATION SCALE FACTOR (GROUND TO GRID) IS 0.99992991176.
- SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #370256 0150 B) AND HAS NOT BEEN FIELD VERIFIED.



PIN #2897-88-5037
GRACE LUTHERAN CHURCH
TRUSTEES
DEED BOOK 490, PAGE 495



I, BRIAN L. SUTPHIN, CERTIFY THAT THIS PLAT WAS
UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
UNDER MY SUPERVISION (DEED DESCRIPTION RECORD
IN BOOK AND PAGE AS NOTED); THAT THE BOUNDARIES
NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN
INFORMATION FOUND IN BOOK AND PAGE AS NOTED.
THE RATIO OF PRECISION AS CALCULATED IS 1:37.
THIS PLAT WAS PREPARED IN ACCORDANCE WITH
AMENDED. WITNESS MY ORIGINAL SIGNATURE, RECORD
AND SEAL THIS 2 DAY OF MAY, A.D.

JOB #1
Revised: 2/1

FILED
WILKES COUNTY
RICHARD L. WOODRUFF
REGISTER OF DEEDS

FILED Dec 17, 2012
AT 03:12:55 pm
BOOK 01161
PAGE 0377
INSTRUMENT # 09023
EXCISE TAX \$100.00

Excise Tax: \$ ^{100.00}~~0.00~~

Mail after recording to: DEAL, MOSELEY & SMITH, LLP, P.O. BOX 311, BOONE, NC 28607

PREPARED BY: DEAL, MOSELEY & SMITH, LLP, ATTORNEYS AT LAW, P. O. BOX 311
BOONE, NC 28607 Tel (828) 264-4734

Brief Description for the Index:

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED, made this 14th day of December, 2012, by and between,

Branch Banking and Trust Company

of 150 S. Stratford Road, Suite 320, Winston-Salem, NC 27104

GRANTOR;

and ,

Grace Evangelical Lutheran Church, Boone, NC, a North Carolina non-profit corporation

of 115 East King Street, Boone, NC 28607, GRANTEE.

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 LEWIS FORK TOWNSHIP, WILKES COUNTY, NORTH CAROLINA, and more particularly described as follows:

THAT CERTAIN TRACT OF LAND AS DESCRIBED IN EXHIBIT A ATTACHED
HERETO AND INCORPORATED HEREIN BY REFERENCE.

The property hereinabove described was acquired by Grantor in Book 1141, Page 61, Wilkes County Registry.

All or a portion of the property herein conveyed ___ includes or X does not include the

primary residence of a Grantor.

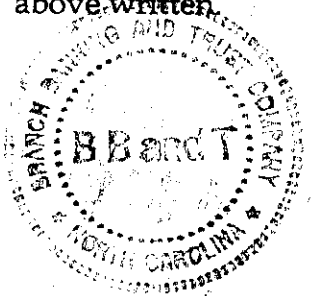
A map showing the above described property is recorded in Plat Book 10 at Page 427.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing the day and year first above written.



BRANCH BANKING AND TRUST COMPANY
By: [Signature]
President

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Suzanne M Blackburn, Notary Public, certify that Jack Galusha personally came before me this day and acknowledged that he ~~is~~ is Vice President of BRANCH BANKING AND TRUST COMPANY, a non-procorporation, and that he ~~is~~ as Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 13th day of December, 2012.

[Signature]
Suzanne M Blackburn Notary Public
Notary's Printed or Typed Name

My commission expires:
6-18-13



EXHIBIT A

Beginning on a stake in W.D. Johnson's line and running West 129 poles to two chestnut oaks near the top of the mountain in the Elk Creek Lumber Company's Line; then South 62 degrees East 6 and 4/5 poles to a chestnut oak on top of the mountain the Elk Creek Lumber Company corner; thence South 5 degrees East 6 poles to a sourwood; thence South 15 degrees West 11 and 1/2 poles to a chestnut oak on the ridge; then South 10 degrees East 10 poles to three chestnut oaks on the ridge; then South 3 degrees West 4 poles to two persimmons on the ridge; then South 6 degrees East 11 and 3/5 poles to a small chestnut oak on the ridge; then South 6 degrees West 23 and 2/3 poles to a small black oak on top of the ridge; then South 18 degrees West 6 and 1/2 poles to a small black pine; then South 11 and 1/2 degrees East 8 poles to a small black pine on the ridge; then South 17 degrees West 5 poles to a small maple on the point of the ridge; then South 70 degrees East 10 and 4/5 poles to a small black pine; then South 58 degrees East 10 poles to a chestnut oak on the ridge; then South 74 degrees East 22 and 2/3 poles to a small poplar on the ridge; then North 88 and 1/2 degrees East 5 and 2/5 poles to a yellow pine; then North 65 degrees East 10 poles to a yellow pine, on the ridge; then North 80 and 1/2 degrees East 6 and 1/2 poles to four chestnut oaks; then North 58 degrees East 4 poles to a small gum on the ridge of W. L. Hendrix's corner; then North 8 degrees West 53 and 1/4 poles to a maple on the North side of the Hollow W. L. Hendrix's corner; then North 87 degrees East 76 poles to a yellow pine on a ridge, W. L. Hendrix's corner in W. E. Johnson's line; then North 22 degrees West 54 poles to a stake Steward F. Hamby's corner, the beginning containing 66 acres, more or less.

Less and except the 1 acre tract conveyed to Roger Marley in Deed Book 849, Page 586, and the 20 acre tract conveyed to Roger Dale Williams and wife, Patricia Ann Williams in Deed Book 1041, Page 246, Wilkes County Registry.

Being the same property shown and described as a 43.377 acre parcel on the plat entitled "Plat Showing 43.377 Ac. Tract Property of Rhonda Gayle Shumate" recorded in Plat Book 10, Page 427, Wilkes County, North Carolina, Public Registry.

1404
0394
001

FILED ELECTRONICALLY
WILKES COUNTY NC
MISTY M. SMITHEY
REGISTER OF DEEDS

=====

FILED	Oct 17, 2024
AT	01:15:56 PM
BOOK	01404
PAGE	0394
INSTRUMENT #	07030
EXCISE TAX	\$0.00

Prepared by: Deal, Moseley, di Santi, Garrett & Martin, LLP

Return to: Deal, Moseley, di Santi, Garrett & Martin, LLP, P.O. Box 311, Boone, NC 28607

STATE OF NORTH CAROLINA

AFFIDAVIT OF CORRECTION

COUNTY OF WILKES

(N.C.G.S. §47-36.1)

I, Allen C. Moseley ("Affiant"), to correct a typographical or other minor error appearing in the following described recorded instrument, do hereby say and affirm:

Original Parties to the Instrument:

PARTY 1: Roger Dale Williams and wife, Patricia Ann Williams

PARTY 2: Grace Evangelical Lutheran Church, Boone, NC, a North Carolina non-profit corporation

TYPE OF INSTRUMENT: Right-of-Way and Easement Agreement

DATE OF RECORDING: December 17, 2012

RECORDING BOOK AND PAGE: Book 1161, Page 378

Corrected Information:

The purpose of this Affidavit of Correction is to correct the plat reference for the right-of-way and easement area which was mistakenly referred to on page 2 in paragraph 1 as Plat Book 10, Pages 247 and 248, Wilkes County, North Carolina, Public Registry. The correct plat reference for the right-of-way and easement area is Plat Book 10, Page 428, Wilkes County, North Carolina, Public Registry.

A copy of the previously recorded instrument ☐ is ☒ is not attached.

Submitted electronically by "Deal, Moseley, di Santi, Garrett & Martin, LLP" in compliance with North Carolina statutes governing recordable documents and the terms of the Memorandum of Understanding with the Office of the Register of Deeds of Wilkes County. NCGS 47-14(a1)(5).

1404
0394
002

Authority of Affiant:

- ☒ Drafter of original instrument being corrected
- ☐ Closing attorney for transaction involving instrument being corrected
- ☐ Attorney for Beneficiary named above in instrument being corrected
- ☐ Owner of the property described in the instrument being corrected
- ☐ Other _____

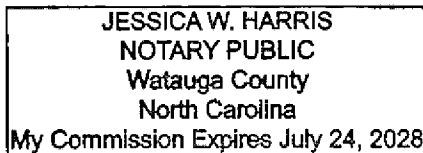
AFFIANT:

Allen C. Moseley
Allen C. Moseley

STATE OF NORTH CAROLINA
COUNTY OF Watauga

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he signed the foregoing document: **Allen C. Moseley**

Date: October 14, 2024



(Official Seal)

Jessica W. Harris
Notary Public

My commission expires: 7-24-2028