

Tax Map Reference No.: 53-A-25, 53-A-28, 53-A-30, 69-A-12,  
26-1-A, 26-1-2, 26-1-3, 26-1-4, 26-1-5, 26-1-6,  
26-1-8, 26-1-9, 26-1-10, 26-1-12, 26-1-13, 26-1-14, 26-1-19,  
26-1-20, and 53-A-29

Title Insurance Underwriter: None  
Consideration: \$5,090.00  
Tax Assessed Value: \$5,090.00 (1% of \$509,000.00)

THIS DEED, made and entered into this the 25<sup>th</sup> day of October, 2022, by and between STANLEY E. MOREHEAD by Bryant E. Morehead, his attorney-in-fact, as Grantor, and STANLEY E. MOREHEAD and BRYANT E. MOREHEAD, as their interests appear below, 305 Henry Dingus Way, Maggie Valley, NC 28751, as Grantees;

WITNESSETH

THAT FOR and in consideration of the sum of Five Thousand Ninety Dollars (\$5,090.00) cash in hand paid, and other good and lawful consideration, the receipt of which is hereby acknowledged by Grantor, the Grantor does hereby grant and convey, with covenants of general warranty of title, a one-percent (1%) interest to Bryant E. Morehead and a ninety-nine percent interest (99%) to Stanley E. Morehead, as joint tenants with right of survivorship, all of those parcels or tracts of land, together with the improvements thereon and appurtenances thereto belonging, situate in the Mechanicsburg Magisterial District, Bland County, Virginia, more particularly bounded and described as follows, to-wit:

**Parcel 1: Tax Map No.: 53-A-25 Value: \$20,000.00**

“BEGINNING at a fence post in the north line of Route No. 631, known as the Wolfpen Branch Road, common southern corner to the Phillip M. Ramsey property and the Hubert A. Stowers property; thence along and with the fence line separating the property of Phillip M. Ramsey and Hubert A. Stowers in a northerly direction about 700 feet to a point in the centerline of Wolfpen Branch; thence along and with centerline of Wolfpen Branch in a westerly direction about 210 feet; thence in a southerly direction through the lands of Hubert A. Stowers on a line parallel to and 210 feet from the mentioned fence line to a concrete marker in the northern line of Route No. 631; thence along and with the north line of said Route No. 631 in an easterly direction to the BEGINNING, and containing approximately 3.5 acres, more or less.”

NO TITLE EXAMINATION PERFORMED BY  
SCOT S. FARTHING, ATTORNEY AT LAW, PC

This Instrument Prepared by:  
Scot S. Farthing  
VSB#44045  
Attorney at Law, PC  
P.O. Box 1315  
Wytheville, VA  
24382

Being the same real estate conveyed by Ike A. Gillespie to Stanley E. Morehead by Deed dated April 19, 2006, recorded in the Bland County Clerk's Office as Instrument Number 060000347.

**Parcel 2: Tax Map No.: 53-A-28 Value: \$24,500.00**

"BEGINNING at an iron pin set in the northern line of State Route 612, at the center line of a stream known as Pinch Creek or Wolfpen Branch; thence up, along, and with the center line and with the meanders of said branch in a northerly direction to an iron pin in the center line of said branch, a common corner to the land of Martha Perdue, Betty Morehead, and Ina and Vance Ramsey; thence to a fence post a common corner to the land of Martha Perdue, Phillip Ramsey, et ux, and the 5 acre tract more or less which is to be conveyed to the Grantees herein; thence along and with the eastern boundary of the land reserved by the said Phillip Ramsey herein and with a fence line in a southern direction to a point 5 feet from the northwestern corner of an old frame house here reserved to the said Ramseys; thence along a line parallel to and 5 feet from the north, the east, and the southern perimeter of said house to a point in the existing fence line and; thence south along and with said fence line in a southern direction to a fence post in the northern right-of-way line of State Route 612; thence along and with the said northern right-of-way line of State Route 612, also known as the Kimberling Road to the point of BEGINNING and being about 5 acres, be the same more or less."

Being the same real estate conveyed by Claude S. Morehead and Bettye J. Morehead, his wife, to Stanley E. Morehead by Deed dated January 27, 2004, recorded in the Bland County Clerk's Office as Instrument Number 040000088.

**Parcel 3: Tax Map No.: 53-A-30 Value: \$286,100.00**

"BEGINNING at a point in the north side of a bridge over Mire Branch on State Route 612, said beginning point being in the center line of Mire Branch; thence along the center line of said branch and with the meanders thereof in a northerly direction through the lands of Philip M. Ramsey and Janice E. Ramsey his wife to a point, the southeastern corner of the Hubert Stowers property; thence continuing along the center line of said branch and with the eastern boundary of the said Stowers property to a point the eastern boundary of the Vance Ramsey property and the western boundary of the said Philip M. Ramsey property; thence continuing along and with the common boundary between the said Vance Ramsey property and the said Philip M. Ramsey property in a northerly direction to a white oak in said common boundary; thence along and with said common boundary N. 18° 39' E. to an iron pin set on a hillside, a common corner between Vance Ramsey, Philip M. Ramsey and Havens property; thence S. 86° 07' E. 355.40 feet to a point, common

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corner to the Wynegar and Philip M. Ramsey property; thence along and with the western line of the Wynegar property S, 32° 58' E. 218.48 feet to a point, the common corner to Philip M. Ramsey, Bart Wynegar and Larry Cooley property; thence along and with the common boundary between the Larry Cooley property and the Philip M Ramsey property S, 25° 33' and 59" E. 143.60 feet to a point; thence continuing along with said common boundary S. 10° 01' 47" E. 384.07 feet to a point the common corner between Philip H. Ramsey, Larry Cooley and Charles R. Linkous; thence along and with the common boundary between Charles R. Linkous and Philip M. Ramsey in a westerly direction to a point the northwest corner of the said Linkous property; thence along and with the western boundary of said Cooley property in a southern direction to a point in the north line of State Route 612; thence along and with the north line of said State Route 612 in a westerly direction to the BEGINNING, and being about 13 acres, be the same more or less."

Being the same real estate conveyed by Claude S. Morehead and Bettye J. Morehead, his wife, to Stanley E. Morehead by Deed dated December 31, 2003, recorded in the Bland County Clerk's Office as Instrument Number 030001383.

**Parcel 4: Tax Map No. 69-A-12 Value: \$17,800.00**

"TRACT NO. 1: BEGINNING at an iron pin at a maple sprout on the east bank of State Secondary Highway No. 608 and running thence in an eastwardly direction, with a division line of a 2 acre tract embraced in a deed by which Wayne R. McPeak acquired title, 214.5 feet to an iron pin at a cliff of rocks; thence in a southerly direction 90.75 feet to an iron pin in the Sherman Townley line; thence with a division line between the Sherman Townley tract and the lot herein conveyed, a parallel line with the first line mentioned, 214.5 feet to the center of State Secondary Highway No. 608; thence in a northerly direction 90.75 feet to the point of BEGINNING, this being a conveyance in gross and by the boundary and not by the acre."

"TRACT NO. 2: "BEGINNING at a stake at the Kimberling Road, and running northwardly to a crooked white oak on the bank of the road, marked as a corner, thence a South course, a straight line to the top of the mountain to a stake in the old Jacob Nicewander line, passing a marked line on the top of the Mountain to the cliff, a corner to the lot first above described, and with a line of the same to the point of BEGINNING, containing 2 acres, more or less, however, this is a conveyance in gross and by the boundary and not by the acre."

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Being the same real estate conveyed by Jimmy Lawrence Hancock to Stanley E. Morehead by Deed dated April 4, 2001, recorded in the Bland County Clerk's Office as Instrument Number 010000392.

**Parcel 5:**

**Tax Map Nos.:** 26-1-A, 26-1-2, 26-1-3, 26-1-4, 26-1-5, 26-1-6, 26-1-8, 26-1-9, 26-1-10, 26-1-12, 26-1-13, 26-1-14, 26-1-19, 26-1-20, and 53-A-29

**Value:** \$11,600.00, \$12,500.00, \$12,500.00, \$11,900.00, \$12,300.00, \$10,700.00, \$12,200.00, \$11,700.00, \$11,700.00, \$10,000.00, \$11,000.00, \$10,600.00, \$11,400.00, and \$10,500.00

"Tract No. 1: BEGINNING at a point on Virginia Route No. 606, thence N. 10° 25' 15" W. 90.76 feet to a point; thence N. 12° 43' 15" E. 164.30 feet to a point; thence with the line of Lot 16, S. 68° 50' 45" E. 99.65 feet to a point; thence N. 53° 00' 00" E. 600.00 feet to a point; thence N. 81° 02' 15" E. 253.84 feet to a point; thence S. 14° 32' 15" E. 118.96 feet to a point; thence S. 74° 51' 15" W. 274.17 feet to a point; thence S. 58° 16' W. 166.60 feet to a point; thence S. 42° 49' 15" W. 217.60 feet to a point; thence S. 54° 40' 30" W. 215.0 feet to a point; thence S. 63° 38' W. 153.36 feet to the point of BEGINNING, containing 3.245 Acres, more or less."

"Tract No. 2: Said property being situate in the Mechanicsburg District of Bland County, Virginia, and as shown and described upon a certain map entitled 'Iroquios Forests, Inc., revised 7-20-68 and recorded in Plat Book 2, Page 208 in the Clerk's Office of the Circuit Court of Bland County, Virginia, 542.87 Acre (Total) Mechanicsburg Mag. Dist. Bland County Rte. 2 Bland, Virginia' which map is by David B. Scott, C.L.S., and attached hereto.

"Said property contains 35 Acres, and is the tract that was excepted in that deed dated 6-12-88 between the parties herein and recorded in Deed Book 96, page 359 in said Clerk's Office."

"Tract No. 3: Said property being situate in the Mechanicsburg District of Bland County, Virginia, and as shown and described upon a certain map entitled, 'Iroquois Forests, Inc. 542.87 Aero (Total) Mechanicsburg Mag. Dist. Bland County Rte. 2 Bland, Virginia' which map is by David B. Scott, C.L.S., and attached hereto.

Said property contains 507.67 Acres, with the following exceptions:

"A. A tract containing 43.360 acres conveyed to Kermit Gussler et ux reference Deed Book 76, page 71.

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"B. A tract containing 37.755 acres conveyed to Lewis M. Havens et ux reference Deed Book 79, page 524.

"C. A tract containing 35 acres, as shown on said map, situated at the northwest corner of the property herein conveyed adjacent to the 'Wolf tract' and is on Virginia Route 608."

"Tract No. 4: Lots Numbers 1 through 21, Lot Number 23, and the recreation area as shown on a plat prepared by V. A. Davis a copy of which is on record in the Bland County Clerk's Office." (Said plat is recorded in Plat Book \_\_\_\_, page \_\_\_\_."

"Tract No. 5: All that certain lot or parcel of real estate situate on Virginia Route No. 612, Mechanicsburg District, Bland County, Virginia, which is more particularly bounded and described as follows, (description by Ramsey):

"BEGINNING at a survey marker located in the West right of way line of State Route 612 at a bridge, a common eastern boundary of the Ramsey and Cooley property; thence along and with said West right of way line of said State Route 612 in a southern direction 188 feet to an iron pin in said line of said route; thence through the property of Philip Ramsey in a westerly direction 170 feet to a stake; thence in a northwesterly direction across a hill to the base of cliff, and crossing Wilderness Creek, 325 feet to a survey marker in the southern line of the Cooley property; thence along and with the southern line of the Cooley property in an easterly direction 232 feet to the BEGINNING."

Being the same real estate conveyed by Pamela A. Morehead to Stanley E. Morehead by Deed dated December 10, 1999, recorded in the Bland County Clerk's Office in Deed Book 184, page 356.

This conveyance is made subject to such conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply to the property herein conveyed.

Possession of the premises shall be delivered by the Grantor to the Grantees with the delivery of this deed.

Grantor covenants that he will warrant generally the title to the property conveyed; that he has the right to convey the same in fee simple; that he has done no act to encumber the same; that he will execute such further assurances of title as may be requisite, and that the Grantees shall have the quiet possession thereof.

**No title examination was performed by the office of Scot S. Farthing, Attorney at Law, P.C.**

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Prepared by:

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By Power of Attorney dated September 24, 2014, recorded in the Bland County Clerk's Office as Instrument Number 140000505, Stanley E. Morehead appointed Bryant E. Morehead as his attorney in fact. As of the date of execution of this deed, Bryant E. Morehead has not received actual knowledge or actual notice of the revocation or termination of the power of attorney by death, disability or otherwise, or by notice of any facts indicating the same.

WITNESS the following signature and seal:

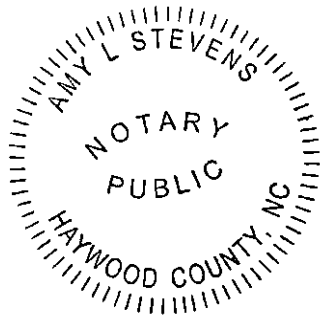
*Stanley E. Morehead*  
*By Bryant E. Morehead AIF* (SEAL)  
STANLEY E. MOREHEAD  
By: Bryant E. Morehead, Attorney-in-Fact

STATE OF NORTH CAROLINA,  
COUNTY OF HAYWOOD, To Wit:

I, AMY L. STEVENS, a Notary Public in and for the State and County aforesaid, do hereby certify that **Bryant E. Morehead, attorney-in-fact for Stanley E. Morehad**, whose name is signed to the forgoing deed, has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 25<sup>th</sup> day of October, 2022.  
My Commission Expires: JULY 25, 2026  
Notary I.D.#: 202120400293

*Amy L. Stevens*  
\_\_\_\_\_  
Notary Public



INSTRUMENT 220000625  
RECORDED IN THE CLERK'S OFFICE OF  
BLAND CIRCUIT COURT ON  
NOVEMBER 3, 2022 AT 12:28 PM  
\$5.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$2.75 LOCAL: \$2.75  
REBECCA I. JOHNSON, CLERK  
RECORDED BY: LCB

*Lesa Beny, Dep*

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