

This certifies that there are no delinquent ad valorem taxes, or other taxes which the Madison County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number 9747-43-6719

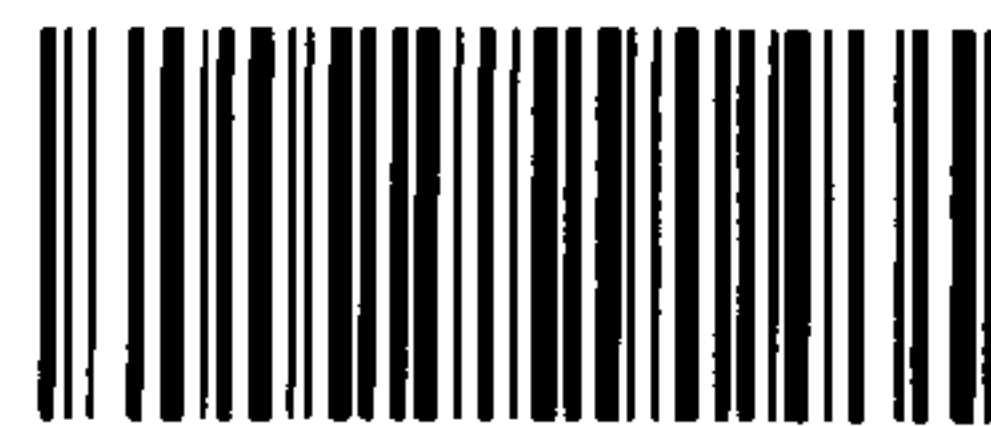
This is not a certification that this Madison County Parcel Identification Number matches this deed description.

Kay Co. de
Tax Collection Staff Signature

7-7-2020
Date

BOOK 693 PAGE 602 (5)

337041



Filed: Madison County, NC
07/07/2020 11:03:16 AM
Susan Rector, Register of Deeds
Excise Tax: \$360.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Beth-Hanan, LLC, R.Wade Shields II, 4710 Middlebrook Pike, Knoxville, Tenn. 37921

This instrument was prepared by: Bruce B. Briggs Attorney, P.O. Box 81, Mars Hill, NC, 28754

Brief description for the Index: _____

THIS DEED made this _____ day of June, 2020, by and between

GRANTOR

**WADE SHIELDS and wife, BONNIE M. Shields;
CASSANDRA W. BUCKNER and husband, BRANDON
N. BUCKNER; MITCHELL K. WILLIS and wife,
ASHLEY M. WILLIS; and DANIEL L. JENKINS
and wife, BRANDY R. JENKINS**

GRANTEE

**BETH-HANAN, LLC, a North Carolina
Limited Liability Company
4710 Middlebrook Pike
Knoxville, Tennessee 37921**

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of _____, Mars Hill No.3 Township, Madison County, North Carolina and more particularly described as follows:

See: ATTACHMENT ONE, which is attached hereto and incorporated herein for a metes and bounds description of the 20.57 acres tract of land conveyed by this deed.

NOTE: No title examination of this property was made by the preparer of this deed.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 682 page 89(4).

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

ATTACHMENT ONE: Deed from WADE SHIELDS and wife, BONNIE M. SHIELDS; CASSANDRA W. BUCKNER and husband, BRANDON N. BUCKNER; MITCHELL K. WILLIS and wife, ASHLEY M. WILLIS; and DANIEL L. JENKINS and wife, BRANDY R. JENKINS to BETH-HANAN, LLC, a Limited Liability Company

Lying and being on the waters of Gabriels Creek, Southeast of the Town of Mars Hill, in Township No.3, Madison County, North Carolina, and being bounded by NC Highway 213 on the Northwest, by property owned now or formerly by Evelyn P. Coates on the East, by Harry H. Ledford on the Southeast, by Oliver Barnette Heirs on the South and Southwest, by Jeter Johnson on the Northwest, and being more particularly described as follows:

BEGINNING on a 36 inch dead white oak tree in the line of Evelyn P. Coates, said point being the place of beginning in a deed dated June 29, 1963, to A.L. Coates, Jr., of record in Deed Book 94 page 117, in the Madison County Registry, and runs thence South 16 degrees 24 minutes 44 seconds East 755.92 feet to a 5/8 inch rebar with ID cap marked "King & Summey" set on the crest of a ridge; thence South 68 degrees 26 minutes 30 seconds West 163.20 feet to a 6 inch oak tree; thence South 75 degrees 24 minutes 30 seconds West 54.52 feet to a 22 inch forked white oak tree located on the crest of the ridge; thence with the crest of the ridge North 55 degrees 36 minutes 57 seconds West 127.27 feet to a 3/4 inch iron pipe with ID cap; North 88 degrees 34 minutes 17 seconds West 352.40 feet to a 3/4 inch iron pipe with ID cap; North 83 degrees 34 minutes 17 seconds West 160.18 feet to a 3/4 inch iron pipe with ID cap; North 73 degrees 30 minutes 20 seconds West 71.85 feet to a 12 inch pine tree stump; and North 64 degrees 16 minutes 56 seconds West 217.17 feet to a 3/4 inch iron pipe with ID cap; thence leaving said ridge and runs North 30 degrees 00 minutes 00 seconds West passing through a 3/4 inch iron pipe with ID cap at 225.75 feet, a total distance of 255.75 to a point in the center of Gabriels Creek; thence down and with the center of said creek South 72 degrees 38 minutes 46 seconds West 34.81 feet to a point in said creek, which represents the place of beginning in a deed dated August 2, 1995, to Jeter Johnson and wife, Ora Johnson, of record in Deed Book 86 page 151, in the Madison County Registry; thence North 44 degrees 25 minutes 35 seconds West passing through a 3/4 inch iron pipe with ID cap at 22.60 feet, a total distance of 40.60 feet to a point in the old channel of a branch; thence North 18 degrees 34 minutes 28 seconds West 43.30 feet to a point in the Southeastern margin of the right of way for NC Highway 213 as described in Deed Book 115 page 334, in the Madison County Registry, said point being located South 68 degrees 22 minutes 42 seconds West 9.67 feet from NC D.O.T. concrete right of way monument; thence North 23 degrees 14 minutes 57 seconds West 35.00 feet to a 3/4 inch iron pipe with ID cap; thence North 03 degrees 31 minutes 57 seconds West 56.00 feet to a 3/4 inch iron pipe with ID cap; thence North 00 degrees 32 minutes 33 seconds East 65.56 feet to a PK nail set in the center of NC Highway 213; thence with the center of said highway the following courses and distances: North 71 degrees 31 minutes 47 seconds East 70.04 feet; North 67 degrees 56 minutes 01 second East 73.49 feet; North 64 degrees 09 minutes 31 seconds East 70.59 feet; North 61 degrees 06 minutes 32 seconds East 119.68 feet to a PK nail set in the center of said highway; and North 58 degrees 48 minutes 03 seconds East 690.70 feet to a PK nail set in the center of said highway, said point being located South 29 degrees 51 minutes 55 seconds East 16.00 from the Northernmost corner of the property described in a deed dated October 24, 1990, to John Owen Tilson, of record in Deed Book 189 page 228, in the Madison County Registry; thence leaving said highway and runs South 29 degrees 51 minutes 55 seconds East passing through a 5/8 inch rebar with ID cap marked "King & Summey" at 80.86 feet, said rebar being located North 60 degrees 20 minutes 53 seconds East 4.75 feet from a NC D.O.T. concrete right of way monument set in the Southern margin of the right of way from NC Highway 213, passing through a point in the center of Gabriels Creek at 83.08 feet for a total of 163.94 feet, a total distance of 398.23 feet to the point and place of BEGINNING.

(....continued on PAGE TWO)

PAGE TWO

CONTAINING 20.57 acres more or less, which contains 2.36 acres more or less, that is located within the right of way for NC Highway 213, according to a plat of a survey dated February 14, 1995, made and prepared for Mars Hill College by McMahan & Associates, PA, Bobby C. McMahan, Registered Land Surveyor, Job No.94-2172.

This conveyance is made subject to that portion of the right of way for NC Highway 213, that lies within the above described tract of land, which is described in Deed Book 115 page 334, recorded in the Office of the Madison County Registry; and also to the free and uninterrupted flow of Gabriels Creek.

Further, this conveyance is made subject to perpetual easements for electric distribution and telephone lines which traverse the above described premises.

This is the exact same property described in a deed dated December, 2019, from 4710 Holdings, LLC, a North Carolina Limited Liability Company to Wade Shields, Cassandra W. Buckner, Mitchell K. Willis, and Daniel L. Jenkins, all as tenants in common, which is recorded in Book 682 page 89(4); and also the same property as described in a deed dated March 17, 2017, by and between Mitchell Kory Willis and wife, Melanie Ashley Willis and 4710 Holdings, LLC, recorded in Book 628 page 748(4), both recorded in the Office of the Madison County Registry.

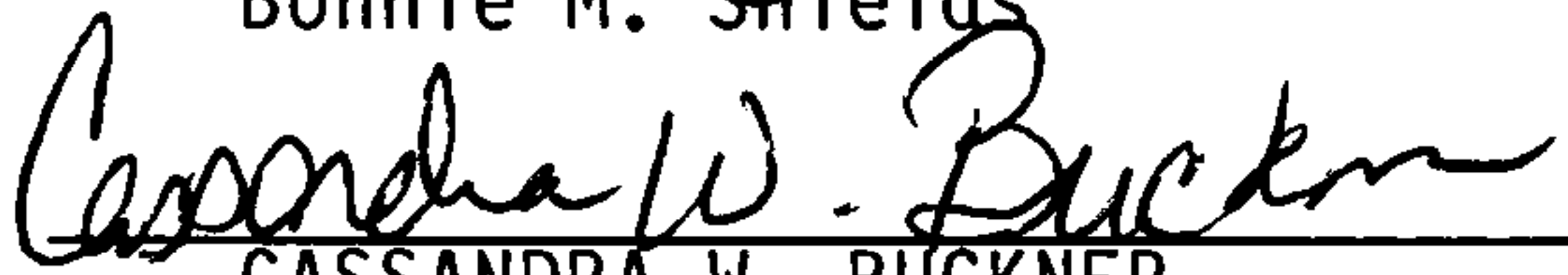
Also, see a deed from Madison Properties, Inc. a North Carolina Corporation to Mitchell Kory Willis, recorded October 27, 2014, in Deed Book 579 page 663, in said Madison County Registry.


Bonnie M. Shields

(SEAL)


Wade Shields

(SEAL)


CASSANDRA W. BUCKNER

(SEAL)


BRANDON N. BUCKNER

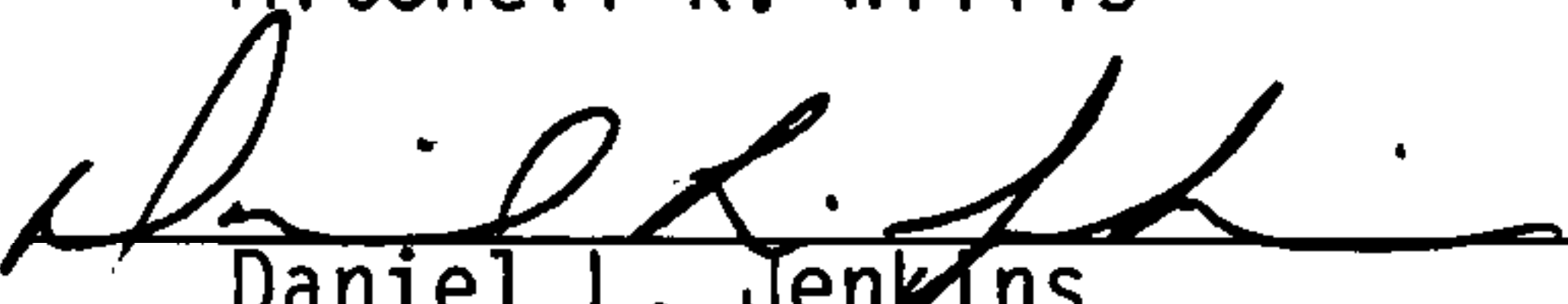
(SEAL)


Mitchell K. Willis

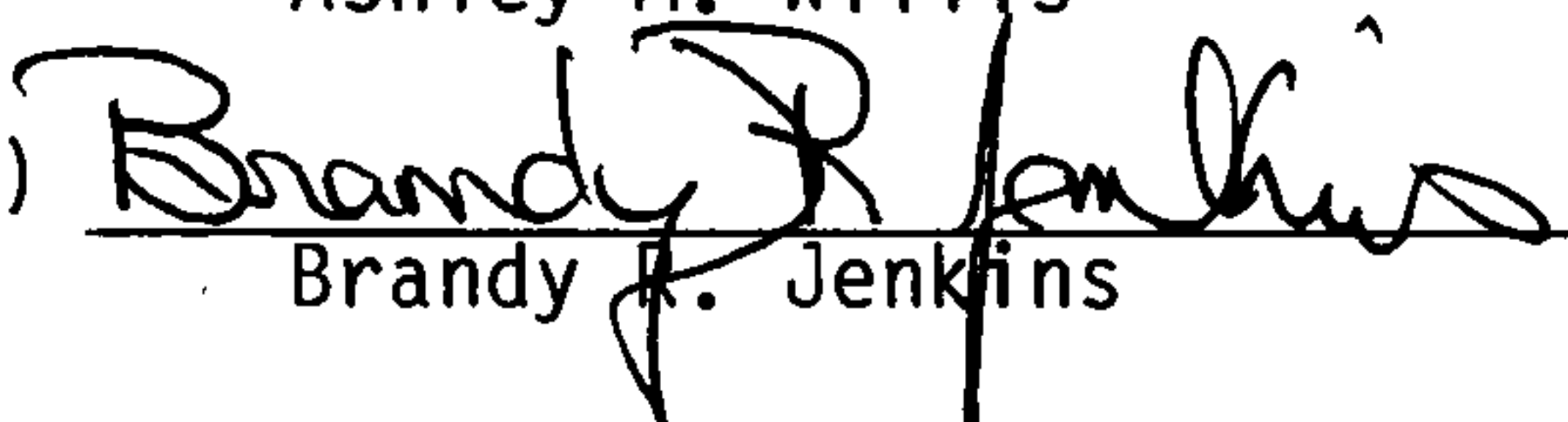
(SEAL)


Ashley M. Willis

(SEAL)


Daniel L. Jenkins

(SEAL)


Brandy R. Jenkins

(SEAL)

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, other than the following exceptions:

Utility easements, rights of way referred to herein, any reservations or restrictions. all as may appear of record in the public records of Madison County, North Carolina.

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

(Entity Name)

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

By: _____

Print/Type Name & Title: _____

Wade Shields (SEAL)

Print/Type Name: Wade Shields

Bonnie M. Shields (SEAL)

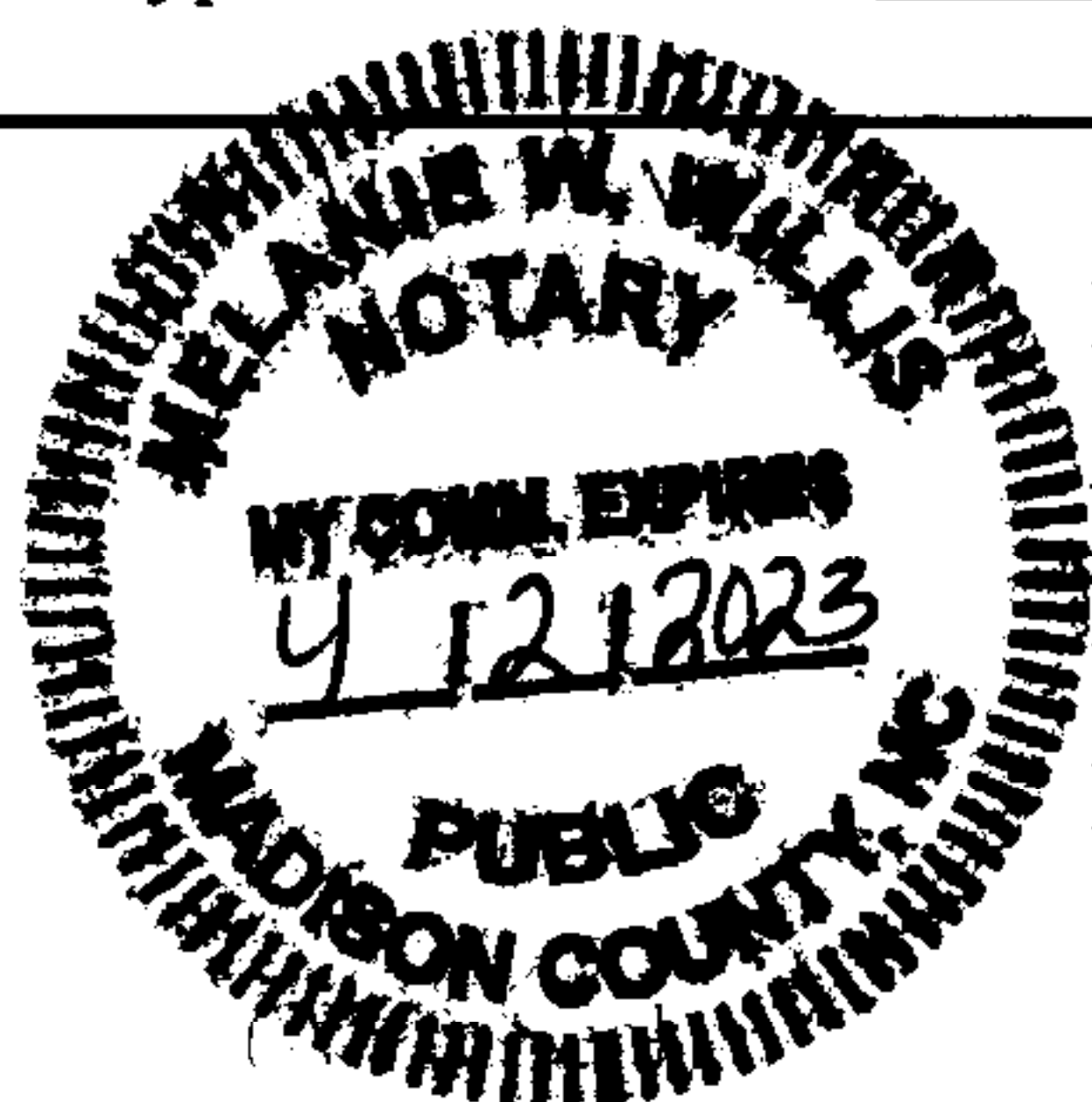
Print/Type Name: Bonnie M. Shields

Cassandra W. Buckner (SEAL)

Print/Type Name: Cassandra W. Buckner

Brandon N. Buckner (SEAL)

Print/Type Name: Brandon N. Buckner



State of North Carolina - County or City of Madison

I, the undersigned Notary Public of the County or City and State aforesaid, certify that WADE SHIELDS and wife, BONNIE M. SHIELDS - personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

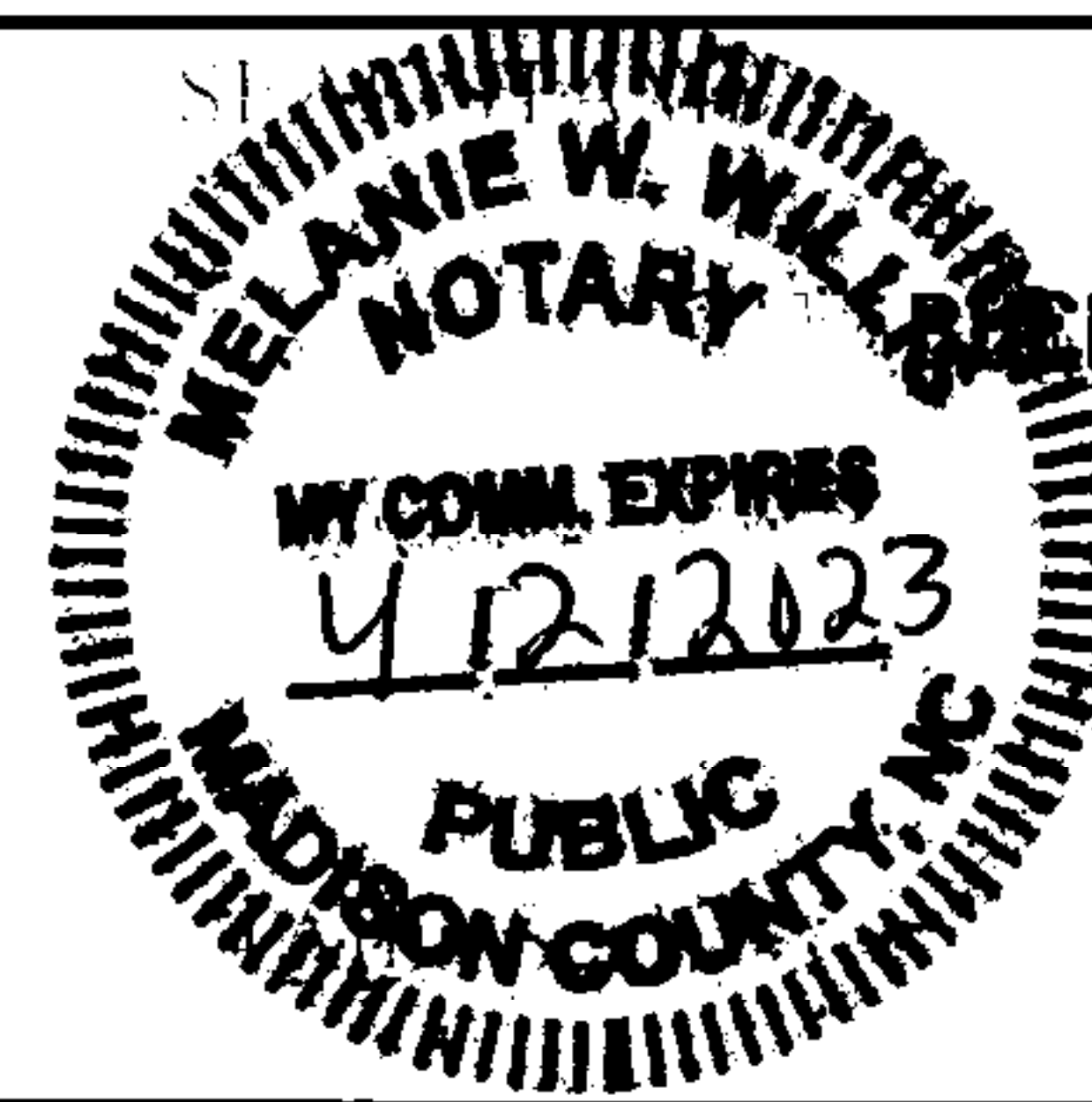
Witness my hand and Notarial stamp or seal this 26th day of June, 2020.

My Commission Expires: 4-2-2023

Melanie W. Willis

Melanie W. Willis Notary Public

Notary's Printed or Typed Name



State of North Carolina - County or City of Madison

I, the undersigned Notary Public of the County or City and State aforesaid, certify that CASSANDRA W. BUCKNER and husband, BRANDON N. BUCKNER - personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24th day of June, 2020.

My Commission Expires: 4-2-2023

Melanie W. Willis

Melanie W. Willis Notary Public

Notary's Printed or Typed Name

SEAL-STAMP

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____

_____ - personally appeared before me this day and

acknowledged that he is the _____ 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

the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

Notary's Printed or Typed Name

(Affix Seal)

(....continued on Page Four)

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

By: _____
(Entity Name)

Mitchell K. Willis (SEAL)
Print/Type Name: Mitchell K. Willis

Print/Type Name & Title: _____

Ashley M. Willis (SEAL)
Print/Type Name: Ashley M. Willis

By: _____

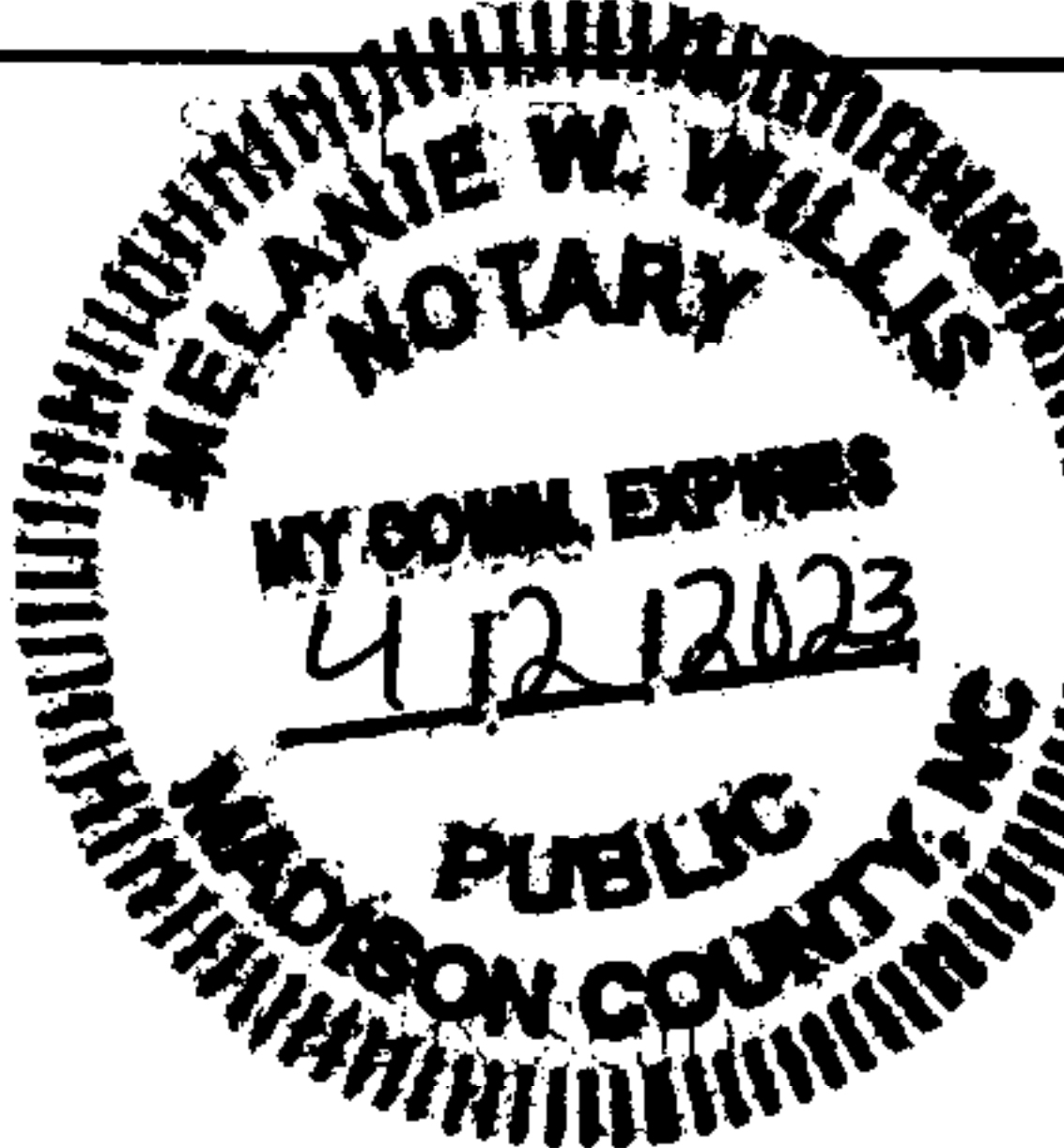
Print/Type Name & Title: _____

Daniel L. Jenkins (SEAL)
Print/Type Name: Daniel L. Jenkins

By: _____

Print/Type Name & Title: _____

Brandy R. Jenkins (SEAL)
Print/Type Name: Brandy R. Jenkins



State of North Carolina - County or City of Madison

I, the undersigned Notary Public of the County or City and State aforesaid, certify that MITCHELL K. WILLIS and wife, ASHLEY M. WILLIS - personally appeared before me this day and

acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24th day of June, 2020.

My Commission Expires: 4-2-2023

Melanie W. Willis

Melanie W. Willis

Notary Public

Notary's Printed or Typed Name



State of North Carolina - County or City of Madison

I, the undersigned Notary Public of the County or City and State aforesaid, certify that DANIEL L. JENKINS and wife, BRANDY R. JENKINS - personally appeared before me this day and

acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 24th day of June, 2020.

My Commission Expires: 4-2-2023

Melanie W. Willis

Melanie W. Willis

Notary Public

Notary's Printed or Typed Name

SEAL-STAMP

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____

_____ - personally appeared before me this day and

acknowledged that he is the _____ 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 the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

Notary's Printed or Typed Name

(Affix Seal)