

BEGINNING at a point standing in the center line of U.S. Highway 64 West, said beginning point marking the northeasternmost corner of a tract of land conveyed to Duane M. McKibbin by deed recorded in Deed Book 916 at Page 103 of the Henderson County Registry and running **THENCE FROM SAID BEGINNING POINT** with the center line of U.S. Highway 64 West the following courses and distances: South 57

degrees 39 minutes 10 seconds East 177.21 feet to a point; thence South 57 degrees 38 minutes 31 seconds East 127.08 feet to a point; thence South 57 degrees 48 minutes 31 seconds East 106.24 feet to a point; South 57 degrees 38 minutes 43 seconds East 166.59 feet to a point located in the boundary of the Broadway-Hughes Associates tract as described in deed recorded in Deed Book 704 at Page 417, Henderson County Registry, thence leaving the right of way of U.S. Highway 64 West and running with the western boundary of the afore-referenced Broadway tract South 32 degrees 10 minutes 22 seconds West 255.76 feet (passing iron pins at 30.00 feet and at 195.42 feet) to an existing iron pin located in the boundary of the Charles G. Wise property as described in deed recorded in Deed Book 984 at Page 573, Henderson County Registry, thence with the boundary of same North 57 degrees 26 minutes 52 seconds West 598.83 feet to a point located in the eastern boundary of the Wastewater Services, Inc. tract as described in deed recorded in Deed Book 756 at Page 789, Henderson County Registry, thence with the eastern boundary of same North 7 degrees 15 minutes 29 seconds East 54.85 feet to a point, thence North 66 degrees 12 minutes 31 seconds West 55.82 feet to a point; thence North 55 degrees 04 minutes 05 seconds West 153.50 feet to a point in the center line of Shaw's Creek; thence leaving the center line of Shaw's Creek and running with the southern and eastern boundary line of the Duane M. McKibbin tract, referred to above, the following courses and distances: South 59 degrees 00 minutes 22 seconds East 159 feet to an existing iron pin, thence South 66 degrees 00 minutes 22 seconds East 46 feet to a point; thence North 15 degrees 59 minutes 38 seconds East 39.00 feet to a point; thence South 80 degrees 00 minutes 22 seconds East 106.00 feet to a point, and North 13 degrees 59 minutes 38 seconds East 123.17 feet to a point in the center of U.S. Highway 64 West, THE POINT AND PLACE OF THE BEGINNING and being 3.45 acres more or less, as shown on the survey prepared by Donald Jeffrey Austin, PLS, entitled Map of Survey made for Dan L. Ducote and Deborah W. Ducote, dated 8/6/01 and being Job no. 01-206, reference to which is hereby made and incorporated herein.

Less and excepting therefrom that property described as follows:

BEGINNING at a point located South 13 degrees 59 minutes 38 seconds West 68.56 feet from a point located at the northernmost corner of the Horse Shoe Plaza tract as described in deed recorded in Deed Book 1078, at Page 663, Henderson County Registry, THENCE FROM SAID BEGINNING POINT, North 13 deg 59 min 38 sec East 68.56 feet to the centerline of US Highway 64, thence with said centerline South 57 deg 39 min 10 sec East 48.19 feet, thence South 54 deg 35 min 17 sec West 70.30 feet to the point and place of BEGINNING consisting of 0.03 acres more or less, according to a survey dated 8/30/01 by Laughter Austin and Associates Job Number 01-206. Being that portion conveyed to Duane and Margaret McKibbin Family Limited Partnership.

FURTHER, less and excepting that 0.03 acre tract consisting of 1329 square feet which is depicted on Plat Slide 8012, Henderson County Registry, previously conveyed to Duane and Margaret McKibbin Family Limited Partnership.

THE ABOVE DESCRIBED PROPERTY is conveyed subject to the right of way of U.S. Highway 64 West.

AND BEING a portion of that property described in deed recorded in Deed Book 696 at Page 737, Henderson County Registry.

TRACT 2

BEGINNING at a point located South 13 degrees 59 minutes 38 seconds West 68.56 feet from a point located at the northernmost corner of the Horse Shoe Plaza tract as described in deed recorded in Deed Book 1078, at Page 663, Henderson County Registry, THENCE FROM SAID BEGINNING POINT, South 13 degrees 59 minutes 38 seconds West 54.61 ft. to a point, thence North 80 degrees 00 minutes 22 seconds West 49.90 feet to an iron pin set, thence a new line, North 54 degrees 35 minutes 17 seconds East 76.51 feet TO THE POINT AND PLACE OF THE BEGINNING and being 0.03 acres, more or less, as shown on the survey prepared by Laughter, Austin and Associates, P.A., dated August 30, 2001, and entitled "Map of Survey made for Dan L. Ducote and

wife, Deborah W. Ducote” and being job number 01-206, reference to which is hereby made and incorporated herein.

AND BEING a portion of the McKibbin tract as described in deed recorded in Deed Book 916 at Page 103, Henderson County Registry.

TRACT 3

BEING all of that property identified as 0.04 acres (2119 sq. ft.) as shown on that plat entitled “Map of Survey made for owner Horse Shoe Plaza, Inc. “ prepared by Donald Jeffrey Austin, PLS, recorded in Plat Slide 8012, Henderson County Registry, reference to which is hereby made and incorporated herein for greater certainty of description.

AND BEING a portion of that property described in deed recorded in Deed Book 916 at Page 103, Henderson County Registry.

AND BEING that same portion of property as described in Deed Book 1423 at Page 681, Henderson County Registry.

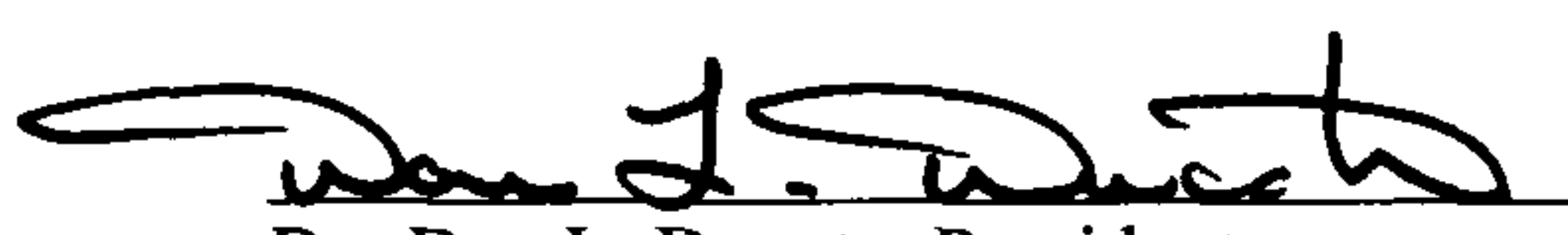
TO HAVE AND TO HOLD the above described premises, with all privileges and appurtenances thereunto appertaining unto Grantee, their heirs and/or successors and assigns, in fee simple.

Grantor covenants with 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 herein stated.

Subject to restrictions, easements, rights of way of record and for *ad valorem* taxes for the current year.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

Horse Shoe Plaza, Inc.

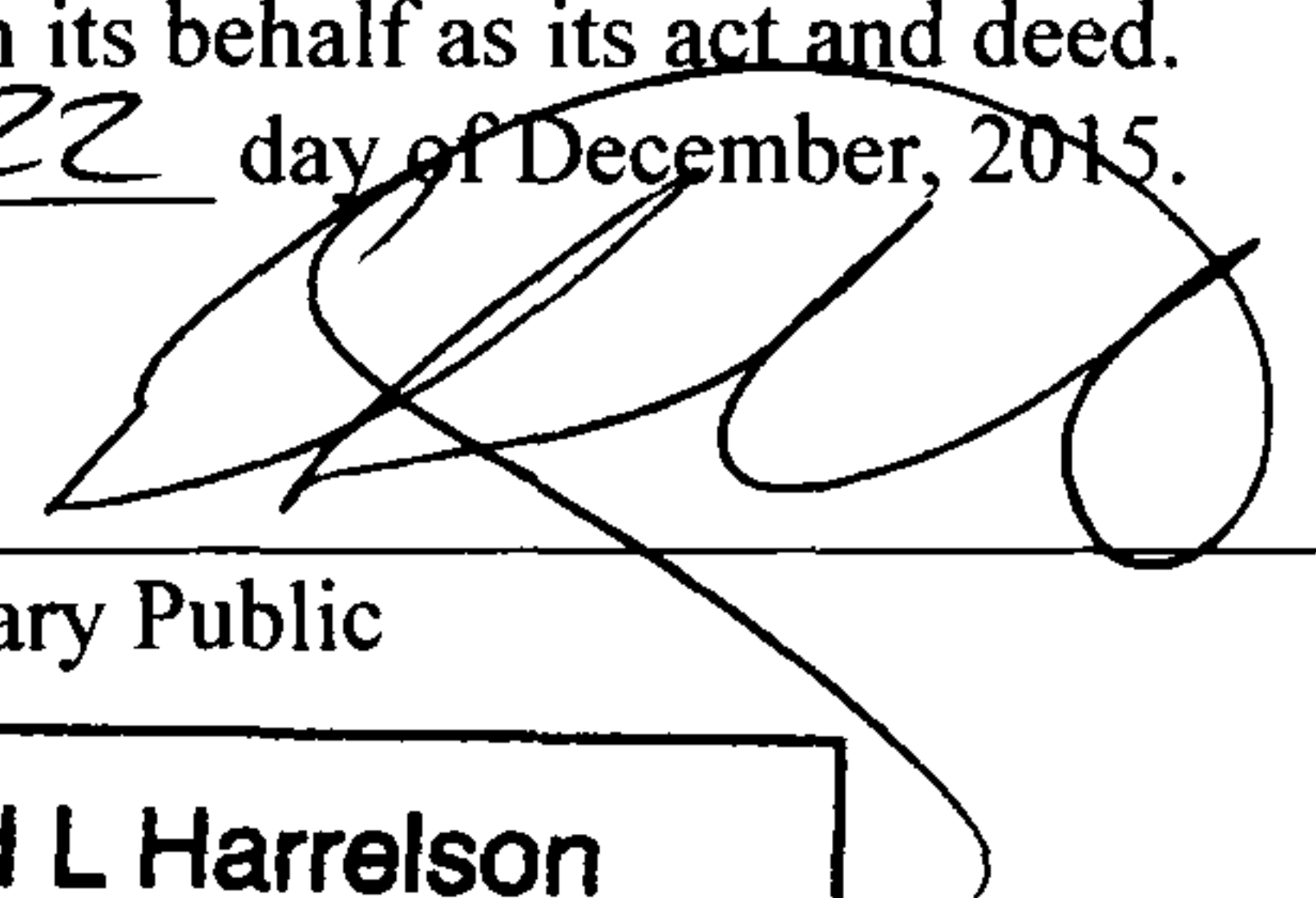
 (Seal)
By: Dan L. Ducote, President

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

I, the undersigned Notary Public of the County and State aforesaid, certify that Dan L. Ducote personally came before me this day and acknowledged that he is the President of Horse Shoe Plaza, Inc., a North Carolina corporation, 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 22 day of December, 2015.

My commission expires: Jan 17, 2020


Notary Public

Edward L Harrelson
NOTARY PUBLIC
Polk County, NC