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State of North Carolina,
County of Buncombe,

This Indenture, made this 24th day of April, 1964 by and between
EUGENE C. WARD and wife, ALICE HAZZARD WARD, and
T. B. SUMNER and wife, LOVIE WINN SUMNER
hereinafter called Grantors, and WESLEY RICE and wife, BERNICE RICE,
1216-8 - 813-1 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 acknowl-
edged, 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, the following particularly described real
estate, located in Buncombe County, North Carolina, to-wit: In Swannanoa Township, near Grovemont.

BEGINNING at a stake at the Northeast corner of a tract heretofore conveyed
by Grantors to Grantees, by deed dated April 9, 1956, and runs thence North
64° 02' East 732 feet, more or less, to a stake on top of a ridge where two
fences converge just South of an old mica pit, this point also being in the
old Hodges line, now Sumner, and runs thence with the Hodges or Sumner line,
South 0° 15' West 845.3 feet to a stake at the Northeast corner of a tract
heretofore conveyed by Grantors herein to John Coleman, by deed dated April
7, 1951; thence with the North line of the Coleman tract, South 64° 02' West
362 feet, more or less, to a stake at the Southeast corner of the said tract
so conveyed by Grantors to Grantees above referred to; thence with the East
line of said last mentioned tract, North 25° 58' West 696.96 feet to the
BEGINNING, containing 8.2 acres, more or less, and being a portion of the
property conveyed to Grantors herein by Francis C. Reed and wife by deed
dated April 1, 1953, registered in deed book 744, page 560, Records of
Buncombe County, reference to which is made.

This property is further described as Lot 19, as shown on Sheet 46 of the
Buncombe County Tax Map for Swannanoa Township.

This conveyance is made subject to 1964 taxes, which are to be pro-rated.



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 seized 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.

10-7 Eugene C. Ward (SEAL) 755-1 T.B. Sumner (SEAL)
10-7 Alice Hazzard Ward (SEAL) 754-8 Lovie Winn Sumner (SEAL)

State of North Carolina, County of Buncombe

Lula W. Zibelin, a Notary Public of said State and County, do hereby certify that
Eugene C. Ward and wife, Alice Hazzard Ward
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this 27th day of April, 1964

My commission expires: July 22, 1964

Lula W. Zibelin, Notary Public.

State of NORTH CAROLINA, County of BUNCOMBE

Lula W. Zibelin, a Notary Public of said State and County, do hereby certify that
T. B. Sumner and wife, Lovie Winn Sumner
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial Seal, this 27th day of April, 1964

My commission expires: July 22, 1964

Lula W. Zibelin, Notary Public.

State of North Carolina, County of Buncombe

Each of the foregoing certificates, namely of Lula W. Zibelin,
a Notary or Notaries Public of the State and County designated, is adjudged to be correct. Let the instrument and the certificates be
registered.

This 27th day of April, 1964

J. B. James, Deputy Clerk Superior Court, Buncombe County, N. C.

Filed for registration on the 27th day of April, 1964, at 2:39 P.M.

William E. Hogg, Register of Deeds.
New L. Parker, dep.

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THIS DEED PREPARED BY