

TN Deed

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This Deed Was Prepared By Rhea & Rhea Law Offices  
in Sneedville, Tennessee

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WARRANTY DEED

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THIS DEED, made this 17th day of December, 2005, by and between, GENE E. SURGENER of 21830 Santaquin Drive, Diamond Bar, California 91765, and RONALD SURGENER of 1406 North Chester Avenue, Bakersfield, California 93308, hereinafter called the Parties of the First Part; and KEITH D. LAMB of 5227 Lakeshore Drive, Bean Station, Tennessee 37708, hereinafter called the Party of the Second Part.

WITNESSETH:

WHEREAS, MAUDE MAE SURGENER, died testate on October 27, 1958, a citizen and resident of Kern County, California, seized and possessed of an undivided interest in the following described real property, leaving as her sole devisees her children, to-wit: LESTER SURGENER, son; SIBYL SURGENER PERKINS, daughter; GENEVA SURGENER HUDSON, daughter; ELVA SURGENER ANTOON, daughter; LEAONA SURGENER McKINLEY, daughter; WILLARD E. SURGENER, son; and CECIL C. SURGENER, son; The Last Will & Testament of the late MAUDE MAE SURGENER is of record in Misc. Book 11, Page 225, in the Probate Court Clerk's Office for Hancock County, Tennessee; and

WHEREAS, LESTER SURGENER died intestate on June 25, 1997, a citizen and resident of Kern County, California, seized and possessed of a one-seventh (1/7th) undivided interest in and to the following described real property, leaving as his sole heir his son: RONALD SURGENER; and

WHEREAS, WILLARD E. SURGENER, died intestate on October 25, 2003, a citizen and resident of Kern County, California, seized and possessed of a six-seventh (6/7th) undivided interest in and to the following described real property, leaving as his sole heir his son: GENE E. SURGENER; and

WHEREAS, RONALD SURGENER and GENE E. SURGENER, as tenants in common of said real property, have the perfect legal right to enter into this conveyance.

NOW THEREFORE, that the said Parties of the First Part, for and in consideration of the sum of THIRTY SEVEN THOUSAND SEVEN HUNDRED FORTY EIGHT DOLLARS (\$37,748.00), cash in hand paid by the Party of the Second Part, and other good and valuable consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold, transferred, and conveyed, and BY THESE PRESENTS do hereby grant, bargain, sell, transfer, and convey unto the said Party of the Second Part, the following described premises situated in the Fourth (4th) Civil District of Hancock County, Tennessee, and more particularly described as follows:

BEGINNING at a chestnut stump in the Tennessee-Virginia State line, corner to Kinsler; thence S 77° 15' W, 2083.34 feet to a post; thence S 16° 09' E, 267.33 feet to a stump; thence N 58° 33' W, 632.47 feet to a hickory; thence N 63° 55' W, 200.53 feet to a walnut; thence N 83° 25' W, 2637.77 feet to an oak; thence N 16° 47' E, approximately 480 feet to the Tennessee-Virginia State line; thence with the State line approximately 5245 feet to the point of BEGINNING. Containing 35.82 acres, more or less, according to survey plat of Murrell Weems, a copy of which is recorded herewith.

Also described as: BEGINNING on two chestnuts on the Virginia and Tennessee State Line, William Green, Testerman corner; thence westwardly with a conditional line made by Josiah Nichols, David L. Green to William Courtney line two dogwoods; thence on the west by James Johnson line and others to the State Line of Virginia and Tennessee; thence east with the State Line to the BEGINNING corner. Containing fifty (50) acres, more or less.

Also conveyed is a right-of-way to the public road. See Volume Book 14, Page 546, in the Register's Office for Hancock County, Tennessee.

Being the same premises conveyed to Willard E. Surgener, by deed of Geneva Surgener Hudson et al, dated March 23, 1984, and of record in Volume Book 7, Page 181, in the Register's Office for Hancock County, Tennessee. For Affidavit of Heirship, see Volume Book 7, Page 179, in the Register's Office for Hancock County, Tennessee.

Being Map Number 10, Parcel Number 3, in the Tax Assessor's Office for Hancock County, Tennessee.

The preparer of this deed makes no representation as to the status of the title to the property herein described. This deed has been prepared solely from information furnished to the preparer.

The 2005 real estate taxes will be paid by the Party of the First Part. The 2006 real estate taxes will be paid by the Party of the Second Part.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein. To have and to hold the said premises to the said Party of the Second Part, his heirs and assigns

forever.

And the said Parties of the First Part, for them and their heirs and representatives, do hereby covenant with the said Party of the Second Part, his heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed, and that they have full power, authority, and right to convey the same; that the premises are free from all encumbrances, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hand the day and year first above written.

Gene E. Surgener  
GENE E. SURGENER

Ronald Surgener  
Gene E. Surgener  
RONALD SURGENER

By: GENE E. SURGENER  
as Attorney-in-Fact, of record in  
Vol. Book 16, Page 704,  
in the Register's Office for  
Hancock County, Tennessee

STATE OF TENNESSEE, HANCOCK COUNTY

I, or we have hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is \$37,748.00 which amount is equal to or greater than the amount which the property of interest in property transferred would command at a fair voluntary sale.

Affiant: Captain R. R. Bell

Subscribed and sworn to before me this the 30th

day of January 2006 Missy Bell, Registrar

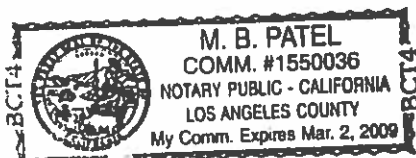
STATE OF CALIFORNIA §

COUNTY OF Los Angeles §

Personally appeared before me, M. B. PATEL, a  
(NOTARY PUBLIC)  
Notary Public, in and for said County and State, the within named bargainor,  
GENE SURGENER, with whom I am personally acquainted and who  
acknowledged that he executed the foregoing instrument for the purposes and  
things therein contained and expressed.

WITNESS my hand and official seal at office, this 17<sup>th</sup> day of  
DECEMBER, 2005.

Commission Expires: MAR 2, 2009 [Signature] NOTARY PUBLIC



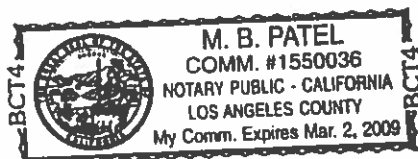
STATE OF CALIFORNIA §

COUNTY OF Los Angeles §

Personally appeared before me, M. B. PATEL, a  
(NOTARY PUBLIC)  
Notary Public, in and for said County and State, the within named, GENE E.  
SURGENER, Attorney-in-Fact for RONALD SURGENER, pursuant to a Power of  
Attorney of record in Volume Book 16, Page 704, in the Register's Office for  
Hancock County, Tennessee, with whom I am personally acquainted and who  
acknowledged that he executed the foregoing instrument on behalf of RONALD  
SURGENER, for the purposes and things therein contained and expressed.

WITNESS my hand and official seal at office, this 17<sup>th</sup> day of  
DECEMBER, 2005.

My Commission expires: MAR 2, 2009 [Signature] NOTARY PUBLIC



Rec'd: 25.00  
State: 139.49  
Clerk: 1.00  
Exp: 2.00  
Total: 167.49  
Missy Bell, Registrar  
Hancock County Tennessee

Instrument # 4602  
Recorded  
1/30/2006 at 3:42 PM  
in Volume Book  
17  
Pgs 178-182

This Instrument Was Prepared By Rhea & Rhea Law Offices  
In Sneedville, Tennessee

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RIGHT-OF-WAY DEED

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THIS DEED, made this 26th day of August, 2005, by and between, OLLIE JOHNSON of 398 Johnson Road, Sneedville, Tennessee 37869, and RALPH J. KINSLER et ux, MAGGIE KINSLER of 2807 Panther Creek Road, Sneedville, Tennessee 37869, hereinafter called the Parties of the First Part; and GENE SURGENER of 21830 Santaquin Drive, Diamond Bar, California 91765 hereinafter called the Party of the Second Part.

WITNESSETH:

WHEREAS, WILLIE H. JOHNSON, a citizen and resident of Hancock County, Tennessee, died intestate in July, 1969, leaving OLLIE JOHNSON as his widow, and surviving tenant by the entirety in and to the herein described real property; and

WHEREAS, OLLIE JOHNSON, as the sole owner of said real property, has the perfect legal right to enter into this conveyance.

WHEREAS, said Parties of the First Part own certain tracts of land, respectively, located in the Fourth Civil District of Hancock County, Tennessee, and described as follows:

BEGINNING on a rock corner in the Pridemore line where it crosses the Polly Branch north by C.J. Baker's line southwardly with said Branch to a sycamore sprout; thence northwardly about 5 poles to a white oak bush which is marked and in fence; thence southwardly with said fence to a marked black oak; thence continuing on in same direction to a marked white oak on to a marked pine; thence same direction to a marked sassafras; thence eastwardly a straight line to a rock on the public road; thence east along the public road to the Belcher line; thence northwardly with the Belcher line to the Johnson line; thence with the Johnson line to the BEGINNING. This is known as the W.M. Goodman Tract of land, containing fifty (50) acres, more or less.

Being the same premises conveyed to Willie Johnson, Joe Johnson, and Ollie Johnson, by deed of Charlie Kinsler et ux, Virgie Kinsler, dated March 19, 1948, and of record in Deed Book 17, Page 516; also see Deed Book 17, Page 577; both of record in the Register's Office for Hancock County, Tennessee.

Being Map Number 10, Parcel Number 17, in the Tax Assessor's Office for Hancock County, Tennessee.

STATE OF TENNESSEE, HANCOCK COUNTY  
I, or we have hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is \$100.00 which amount is equal to or greater than the amount which the property of interest in property transferred would command at a fair voluntary sale.

Affiant: Alice Ann  
Subscribed and sworn to before me this the 26th day of Aug. 2005. Maggie Bell

AND

BEGINNING on Willie Johnson (now Ollie Johnson) and Ralph Kinsler corner and line of the above-described property at the branch; thence northeastwardly up the hill to a 7" marked pine at the road right-of-way; thence on or in the same direction to a 10" marked pine at the old logging road; thence northwardly and with the west side of the logging road to the Surgenor line; thence eastwardly with the Surgenor line to the corner of Frank Belcher; thence southwestwardly with Belcher line to the road right-of-way; thence westwardly with Willie Johnson (now Ollie Johnson) line to the branch; thence northwardly up the branch to the BEGINNING. Containing ten (10) acres, more or less.

Being the same premises retained by Ralph Kinsler et ux, Maggie Kinsler in deed of record in Deed Book 65, Page 228, in the Register's Office for Hancock County, Tennessee.

Being Map No. 10, Parcel No. 2.01, pursuant to the Tax Assessor's Office for Hancock County, Tennessee.

WHEREAS, the Party of the Second Part owns property adjoining the said lands of said Parties of the First Part; and is located in the Fourth Civil District of Hancock County, Tennessee, and described as follows:

BEGINNING on two chestnuts on the Virginia and Tennessee State Line, William Green, Testerman corner; thence westwardly with a conditional line made by Josiah Nichols, David L. Green to William Courtney line two dogwoods; thence on the west by James Johnson line and others to the State Line of Virginia and Tennessee; thence east with the State Line to the BEGINNING corner. Containing fifty (50) acres, more or less.

Being the same premises conveyed to Willard E. Surgener, by deed of Sibyl Surgener Perkins, dated May 6, 1997, and of record in Deed Book 90, Page 82; also see Deed Book 83, Page 127; both of record in the Register's Office for Hancock County, Tennessee.

Being Map No. 10, Parcel No. 3.00, pursuant to the Tax Assessor's Office for Hancock County, Tennessee.

WHEREAS, the Party of the Second Part desires to obtain a right-of-way over and across the real property of the Parties of the First Part described herein, and;

WHEREAS, the said Parties of the First Part agree to grant a right-of-way to the Party of the Second Part for the purpose of ingress, egress and regress to his property.

NOW THEREFORE, said Parties of the First Part for and in consideration of the sum of ONE HUNDRED DOLLARS (\$100.00), to them in hand paid, and

other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby give, grant and convey unto the said Party of the Second Part, a right-of-way over and across the existing roadway, running northwardly from Panther Creek Road and Johnson Road, being eighteen feet (18') in width and known as the logging road, and running to the real estate of the Party of the Second Part.

To have and to hold said right and easement to him the said Party of the Second Part and his heirs, successors and assigns forever; it being agreed that the right and easement hereby granted is appurtenant to and runs with the land now occupied by the said Party of the Second Part as herein above referred to, and that the Party of the Second Part and his heirs, successors and assigns, have the right to convey said right-of-way to each multiple future owner in the event the Party of the Second Part's real estate is subdivided.

IN WITNESS WHEREOF, the said Parties herein named have hereunto set their hands the day and year first above written.

Ollie Johnson  
OLLIE JOHNSON

Ralph J. Kinsler  
RALPH J. KINSLER

Gene Surgener  
GENE SURGENER

Maggie Kinsler  
MAGGIE KINSLER

STATE OF TENNESSEE §

COUNTY OF HANCOCK §

Personally appeared before me, FLOYD W. RHEA, a Notary Public, in and for said County and State, the within named bargainors, OLLIE JOHNSON, RALPH J. KINSLER et ux, MAGGIE KINSLER, and GENE SURGENER, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes and things therein contained and expressed.

WITNESS my hand and official seal at office, this 26th day of August, 2005.

Floyd W. Rhea  
NOTARY PUBLIC

My Commission expires: 02-04-06



Rec'd: 15.00  
State: 0.37  
Clerk: 1.00  
EDP: 2.00  
Total: 18.37  
Miss Bell, Registrar  
Hancock County Tennessee  
Instrument #: 3947  
Recorded  
8/26/2005 at 3:11 PM  
in Volume Book  
14  
Page 546-548