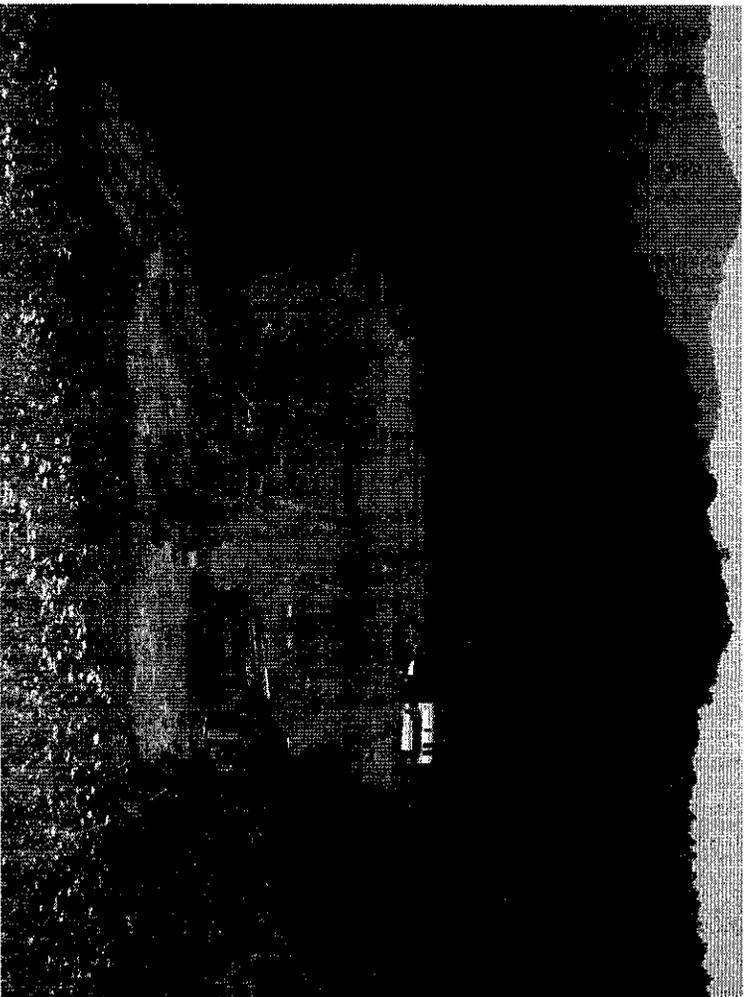


Baseline Documentation Report
Historic Worth Farm CE
'Judy Hunter Property'

November 2008



Prepared By:

Eric Hiegl, Land Protection Director for High Country Conservancy

Anna Chilton, AmeriCorps Land Protection Assistant for High Country Conservancy

Completed November 2008

Conservation Easement Property Certification

Historic Worth Farm CE
Judy Hunter Property
Ashe County, North Carolina
Parcel Identification # 03084-112

This is to certify that the undersigned Julia Joe Robinson Hunter and Anthony Hunter, the Conservation Easement Grantor, and Carol Coulter of High Country Conservancy, Holder of the Conservation Easement executed on _____, 2008 and recorded at the County Registry of Deeds on _____, 2008 do accept and acknowledge with respect to the land subject to said Conservation Easement (hereinafter referred to as the Conservation Area) that:

This Baseline Documentation Report, including maps and photographs, is an accurate description of the Conservation Area as of the date of the grant of said Conservation Easement.

This certification is subject to the rights of the Grantor and all other terms and conditions contained in the Conservation Easement.

Signed and sworn to this _____ day of _____, 2008

Grantor

By: _____
Julia Joe Robinson Hunter

Anthony Hunter

Grantee

Signed and sworn to this _____ day of _____, 2008

High Country Conservancy

By: _____
Carol Coulter
Executive Director

Owner Contact Information

Judy Robinson Hunter and Anthony Hunter
1731 Beech Mountain Road
Elk Park, NC 28622
Phone: 828-733-3320

Purpose of Acquisition

The 57 acre Historic Worth Farm Conservation Easement – Hunter Property is located in Ashe County, North Carolina. High Country Conservancy worked with landowner Judy Robinson Hunter to place a conservation easement on her land in Ashe County to protect it in perpetuity. The property is mostly comprised of working farmland, the lower portion being used for cattle grazing, with only sections of the upper portion being wooded. There are two prime soil types on the property, Colvard fine sandy loam and Tusquitee loam. There is an unnamed tributary which flows through the property to Three Top Creek. The western property boundary borders Three Top Creek a designated Trout Waters by the Division of Water Quality. Three Top Creek is a tributary to the North Fork New River. This report documents the Conservation Area's natural resources and "conservation values", or those features that give us reason to protect the property. Prepared by High Country Conservancy, this report establishes a "baseline" from which to evaluate the condition of the property in the future.

The purposes of this conservation easement are to protect the below "Conservation Values" of the property:

- The Conservation Area qualifies in its present condition as "... open space (including farmland and forest land)," as that phrase is used in P.L. 96-541, 26 USC 170(h)(4)(A)(iii)(D), as amended, and in regulations promulgated there under; and
- Preservation of approximately 1,430 linear feet of the buffer of Three Top Creek, a designated Trout Water by the North Carolina Division of Water Quality; and
- Preservation of springs and bogs and an unnamed tributary of Three Top Creek; and
- Preservation of the bottomlands and fields containing Prime Agricultural Soils along Three Top Creek for agricultural purposes; and
- Preservation of (Co) Colvard fine sandy loam and (TsD) Tusquitee loam defined as Prime Farmland by the United States Department of Agriculture, Natural Resources Conservation Service; and
- Preservation of the native hardwood forest for wildlife habitat and forestry uses; and
- Preservation of the Conservation Area as agricultural farmland and forest land where such preservation is for the scenic enjoyment of the general public and will yield a significant public benefit; and

Elevations on the property range from 2,850 – 3,150 feet. The property lies along the Three Top Creek in Creston with views of The Peak and Three Top Mountain. The land slopes from the high points in the South to the low points to the North.

Located in Creston, the property has frontage along Three Top Creek and contains two types of prime agricultural soils. The property was settled by David Worth in the late 1800's and purchased by the Robinson Family in 1953 and subsequently used to raise pole beans, tobacco and cattle. The Conservation Area can be accessed from Three Top Road near its Junction of Highway 88. (See Appendix A.)

The Conservation Area includes an existing barn, shed, and a dilapidated cabin. The house located on the property is owned by Judy Hunter. This house and structures near it are not in the Conservation Area. All structures are located in the cleared sections of the property. See the recorded survey in Appendix C which delineates the Conservation Area.

The history of the land, its current use, and the conservation values that make up the Conservation Area are described in detail in the following pages.

The property is identified in the Ashe County deed records as Parcel #03084-112. The deed can be found in Deed Book 359, Page 904. Copies of the deed and the legal description of the property are contained in Appendix H.

Access

Vehicular access is good, found at the driveway connecting to Three Top Road. A good portion of the cleared land is drivable as well via farm equipment access 'roads'.

Driving Directions: Located along the Three Top Creek where Peak Road meets Three Top Road. From Boone, take 421 toward Tennessee approximately 13 miles. Take a Right onto TN 67 and follow toward Creston. TN 67 turns into Highway 88. Continue on Highway 88 for approximately 9 miles. Take a Right onto Muddy Branch Road, this becomes Peak Rd and follow until it intersects with Three Top Road. This intersection marks the Northeast corner of the property to the right hand side of the road. **ALTERNATE:** Follow Highway 88 until it intersects with Three Top Road. Follow Three Top Road to intersection with Peak Road.

Wildlife

No wildlife surveys of the property were conducted as part of this Baseline Report.

Botanical List

Visual Analysis

The property is visible from Three Top Road and can be seen from Three Top Mountain Game Lands and The Peak portion of Elk Knob State Park.

Stewardship Issues

Due to its location and Western boundary with Three Top Creek, the risk of stewardship issues will be low. However, listed below are a few potential issues that could arise:

1. Possible encroachment on the Southern boundary, mainly from Christmas tree farmers,
2. Other boundary encroachment from Christmas tree farmers
3. The establishment riparian habitat conservation zone. When the Robinson family is able to fence the rest of the stream the project must be monitored to make sure the riparian buffer is honored as described in the CE.

Conservation Easement

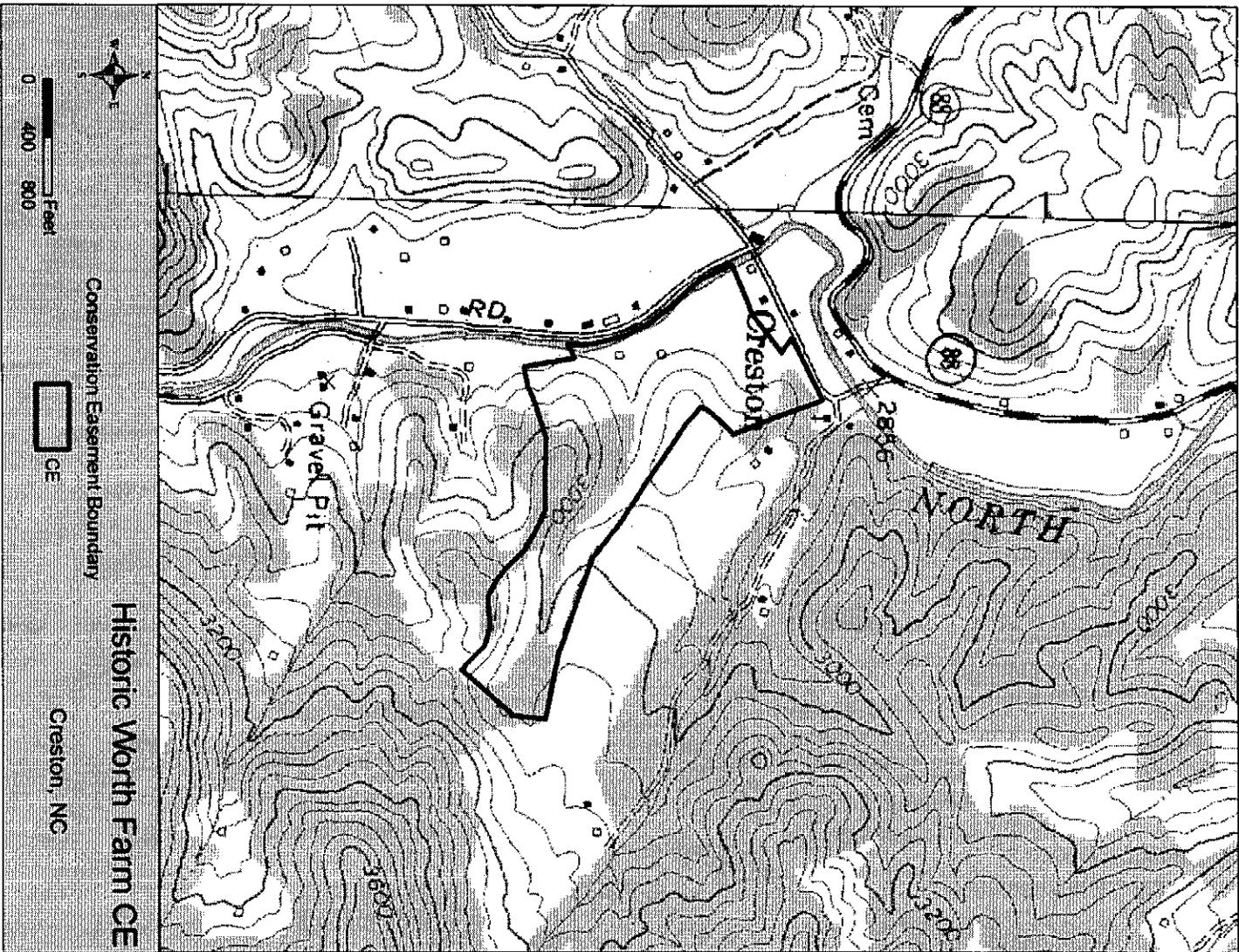
A copy of the Conservation Easement signed by Julia Joe Robinson Hunter on _____ is attached as Appendix I.

Photographic Record of Property

HCC completed the Baseline Documentation Report in November 2008. Eric Hiegl, Land Protection Director, visited the site multiple times. During these visits he photographed various locations on the property to obtain a record of existing conditions. The photographs are attached as Appendix I. Since visiting the property in October 2008 and the completion of this report in _____, no changes have occurred on the property. The photographs accurately represent the current state of the property at the time the conservation easement was signed.

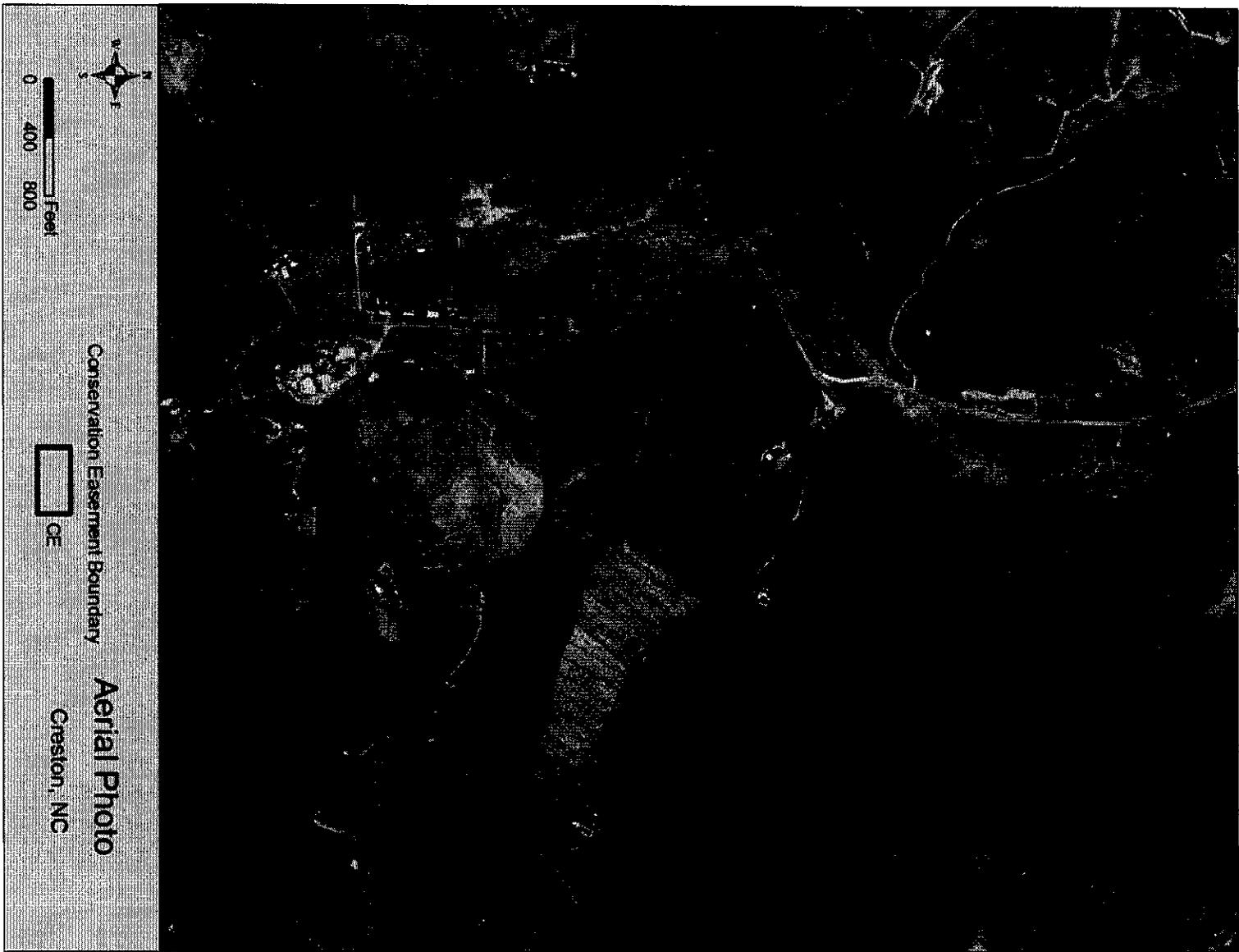
APPENDIX B

USGS Quadrangle Map



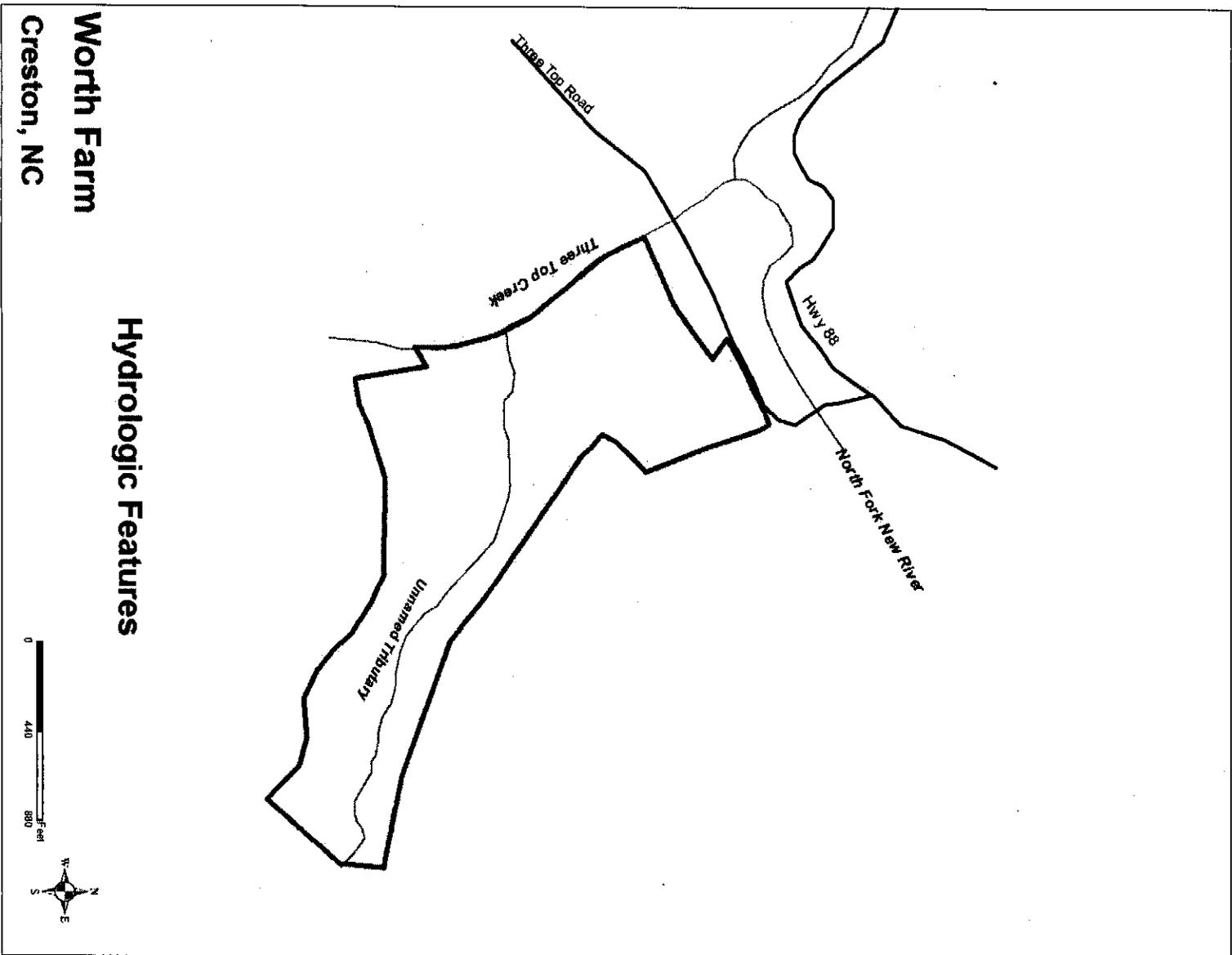
APPENDIX D

2005 Aerial Photo of Conservation Area



APPENDIX F

Hydrologic Features



APPENDIX H

Property Deed

8359
8994



BK: 00369 PG: 0904

FILED
ASHE COUNTY
SHIRLEY B. WALLACE
REGISTER OF DEEDS

FILED Jan 10, 2007
AT 11:32:38 am
BOOK 00369
START PAGE 0904
END PAGE 0908
INSTRUMENT # 00245

Excise Tax: \$ 0.00

Recording Time, Book and Page

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, THE PREPARER OF THIS DOCUMENT IS NOT THE CLOSING AGENT AND THEREFORE IS NOT REQUIRED TO FILE IRS FORM 1099-S.

Mail after recording to Grantee: 1731 Beach Mountain Road, Elk Park, NC 28622

This instrument was prepared by: Dustin N. Stacy, PLLC, Attorney, P.O. Box 569, Boone, NC 28607

Mattantip Beeth

NORTH CAROLINA
WATAUGA COUNTY

THIS DEED made this 15th day of December, 2006, by and between

JOSEPH B. ROBINSON, JR. and wife, REBECCA B. ROBINSON

hereinafter called GRANTORS (whether one or more person, firm or corporation); and

JULIA JOE ROBINSON HUNTER

hereinafter called GRANTEE (whether one or more person, firm or corporation);

WITNESSETH:

That the said Grantors, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to them paid by Grantee, the receipt of all of which is hereby acknowledged, have subject to any exceptions, conditions, provisions, restrictions or reservations herein contained, conveyed and sold, and by these persons do grant, bargain, sell and convey unto the said Grantee, their heirs, successors and assigns, all that certain lot or parcel of land situated in Cresson Township, Ashe County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE**

BK: 00359 Pg: 0906

EXHIBIT "A"

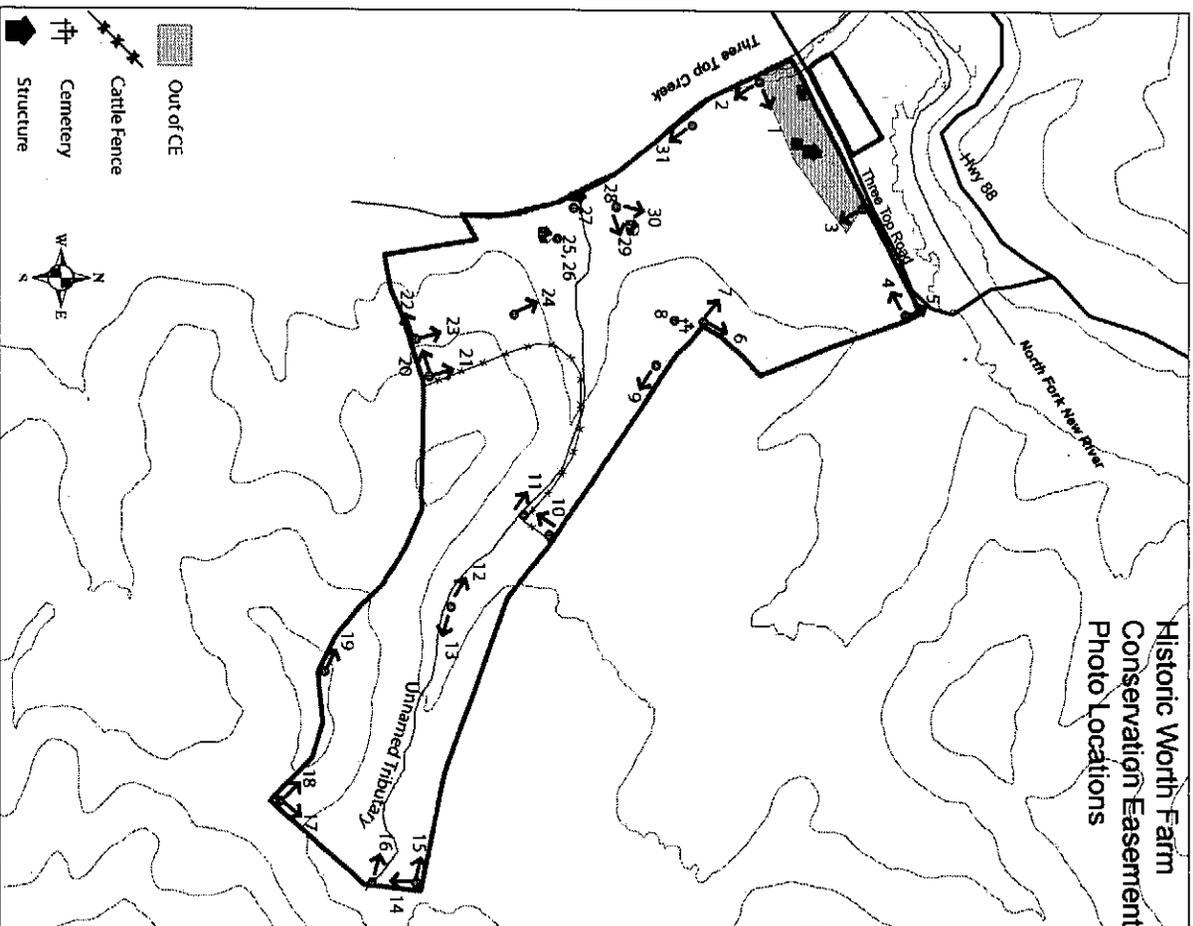
BEGINNING on a sugar tree on a hill and running North 42° East 18 ½ poles to some chestnut stumps; North 20° West 42 poles to corner of church lot at road; South 63° West 28 poles to a stake at road; South 62 ½ ° West 12 poles; then crossing road North 28 ½ West 8-4/5 poles to a sugar, Dr. Robinson's corner; then with said line South 60° West 23 poles to a stake at ford of Three Top Creek; then up and with creek South 27 ½ ° East 32 poles; South 40° East 36 poles; South 12° East 24 poles to the rock cliff at creek; then leaving creek, South 7° East 11 ½ poles to a double burrbeam by a rock; then with a ditch South 13 ½ East 10 poles; South 27 ½ East 8 poles; South 12° East 2 poles to a stake at ditch; then leaving ditch near a bunch of water oaks North 73 East 24-2/5 poles to a beech at fence; North 69° East 5-3/5 poles to a beech; North 84° East 10 ½ poles to a dogwood; South 72 ½ East 6-2/5 poles to a stake below a small oak; South 66° East 6 ½ poles to a beech; North 89 East 10 poles less one link to a bunch of witch hazels; South 65 East 10-4/5 poles to a beech; South 52 East 11-3/5 poles to a small white oak; South 50 East 12-2/5 poles to a double beech; South 61 East 10-2/5 poles to a stake at some chestnut stumps; North 85 East 12 ½ poles to a maple; South 75 East 8 poles; South 46 East 17 poles less three links to the old buckeye corner, the Pless corner; North 41 East 28 ½ poles to a stake in the old line; North 9 East 15-3/5 poles to a rock fence; North 79 West 30-2/5 poles to a mulberry; North 69 ½ West 41 poles to a stake; then North 55 West 78 poles to the beginning, containing 68.3 acres, more or less.

And being the same land described in deed from V. C. Lillard and wife, Annie H. Lillard to Joe B. Robinson, dated June 5, 1952, and of record in the office of Registrar of Deeds for Ashe County in Book Q-3, Page 107.

Appendix J

Photographic Record of Property

Following is a photographic record of the Conservation Area beginning with a map indicating the approximate location and direction of the photograph. The numbers on the map correspond with the numbers given to each photograph. The photographs were taken by Anna Chilton on October 31, 2008. From October 31, 2008 when the photographs were taken and the completion of this report in _____, no changes have occurred on the property. The photographs accurately represent the current state of the property at the time the conservation easement was signed.



Appendix L

Environmental Hazards