

Figure 1. The River Highlands Owner’s Association property, as outlined and described by the Madison County Tax Dept., March 2018 (cyan). The tract lies along the Madison-Buncombe County lines just west of Bear Creek Road in the South Marshall township. The barn-of-interest, the Gudger barn, indicated, is located at the extreme eastern edge of the tract. The historic Gudger home is located across Highland Creek Drive, just northeast of the barn. Sandy Mush Creek, which defines the county line in this area, is indicated by a dark blue dashed line. The location of the property, within Madison County, is shown by the index map to the lower right.

Figure 2A. Ownership history of the Gudger barn tract, currently located on the River Highlands OA property.

**1795 to 1843**  
Original land grant and subsequent purchase of 50,000 acre tract, in two transactions, by J.J. Gudger

Date: April 15, 1795  
Grantor: State of North Carolina  
Grantee: Mark Mitchell and Thomas Davidson  
Descrip.: Large tract west of French Broad, starting at Jenkins Branch  
Ac: 50,000 (1795 est.) Price: 30 shillings/100 ac  
Source: Buncombe Co DB2 P199

Date: January 25, 1840  
Grantor: Clayton Davidson, et al (heirs of Thomas Davidson)  
Grantee: Henry Penland  
Descrip.: Large tract west of French Broad, starting at Jenkins Branch  
Ac: 50,000 (1840 est.) Price: \$25  
Source: Buncombe Co DB22 P346

Date: March 31, 1843  
Grantor: Henry Penland  
Grantee: J.J. Gudger  
Descrip.: Large tract west of French Broad, starting at Jenkins Branch  
Ac: 50,000 Price: \$100  
Source: Buncombe Co DB22 P483

Date: March 1, 1843  
Grantor: Wiley Jones, Sheriff of Buncombe County (tax default of Mark Mitchell)  
Grantee: J.J. Gudger  
Descrip.: Large tract west of French Broad, starting at Jenkins Branch  
Ac: 49,700 Price: \$25  
Source: Buncombe Co DB22 P490

Date: May 18, 1890  
Grantor: J.J. Gudger  
Grantee: Heirs of J.J. Gudger (4 surviving children)  
Descrip.: Tract along Sandy Mush Creek along County Line  
Ac: 500 approx. Price: \$0  
Source: Inferred based on following deeds

Date: November 4, 1903  
Grantor: Hezekiah A. Gudger  
Grantee: J.M. Gudger, Jr.  
Descrip.: 1/4 undivided interest, Tract along Sandy Mush Creek  
Ac: 500 approx. Price: \$225  
Source: Buncombe Co DB135 P581

Date: April 14, 1903  
Grantor: W.E. Rollins, T.S. and Ida Rollins, et al  
Grantee: Robert S. Ramsey.  
Descrip.: 5/28 undivided interest, Tract along Sandy Mush Creek  
Ac: 500 approx. Price: \$482  
Source: Buncombe Co DB297 P299

Date: July, 1903  
Grantor: T.S. Rollins for Sadie Mae and Myrtle Rollins  
Grantee: Robert S. Ramsey.  
Descrip.: 2/28 undivided interest, Tract along Sandy Mush Creek  
Ac: 500 approx. Price: \$675  
Source: Buncombe Co DB300 P453

Date: July 15, 1908  
Grantor: J.M. Gudger, Jr.  
Grantee: Robert S. Ramsey.  
Descrip.: 1/2 undivided interest, Tract south of Sandy Mush Creek  
Ac: 225 approx. Price: \$1100  
Source: Buncombe Co DB159 P237

Date: March 1, 1907  
Grantor: W.J. and Anna Weaver  
Grantee: Robert S. Ramsey.  
Descrip.: 1/4 undivided interest, Tract along Sandy Mush Creek  
Ac: 500 approx. Price: \$1250  
Source: Buncombe Co DB300 P465

**1890 to 1908**  
Upon his death in 1890, J.J. Gudger leaves a 500-acre tract along Sandy Mush Creek to his 4 surviving children. From 1903 until 1908 R.S. Ramsey purchases the various undivided interests in this tract. Note that all of the deeds accounting for 100% of the interest to Ramsey were not identified.

See Figure 2B

From Figure 2A

Date: July 28, 1958  
Grantor: Maude English Ramsey (widow)  
Grantee: Pauline Ramsey Ditmore  
Descrip.: Tract along Sandy Mush Creek along County Line  
Ac: 419 Price: \$0  
Source: Buncombe Co DB802 P314  
Madison Co DB90 P7

Date: November 7, 1998  
Grantor: Alan Ditmore Younie, Stephen Ditmore, Diana Ditmore  
Grantee: John and Kathryn Ditmore  
Descrip.: N/2 of previous 419-acre tract  
Ac: 208 Price: \$0  
Source: DB253 P634

Date: September 9, 2005  
Grantor: John and Kathryn Ditmore  
Grantee: Charles and Troylyn Ball  
Descrip.: Tract straddling Sandy Mush Creek/County line  
Ac: 208 Price: \$1.37M  
Source: DB367 P414

Date: July 17, 2007  
Grantor: Charles and Troylyn Ball  
Grantee: Mid-Atlantic Land Partners  
Descrip.: Tract straddling Sandy Mush Creek/County line  
Ac: 208 Price: \$4.05M  
Source: DB434 P682

Date: September 23, 2016  
Grantor: WFG NC I, LLC  
Grantee: River Highlands Owners Association  
Descrip.: Common area in River Highlands subdivision  
Ac: 12.5 Price: \$0  
Source: DB619 P546

**1958 to present**  
The 208-acre tract remained in the Ramsey/Ditmore family from 1908 until 2005, when it was purchased by the Ball family and, in turn, by Mid-Atlantic Land Partners in 2007. The tract containing the barn was turned over to the River Highland Owners Association in 2016.

Figure 2B. Ownership history of the Gudger barn tract, currently located on the River Highlands OA property.

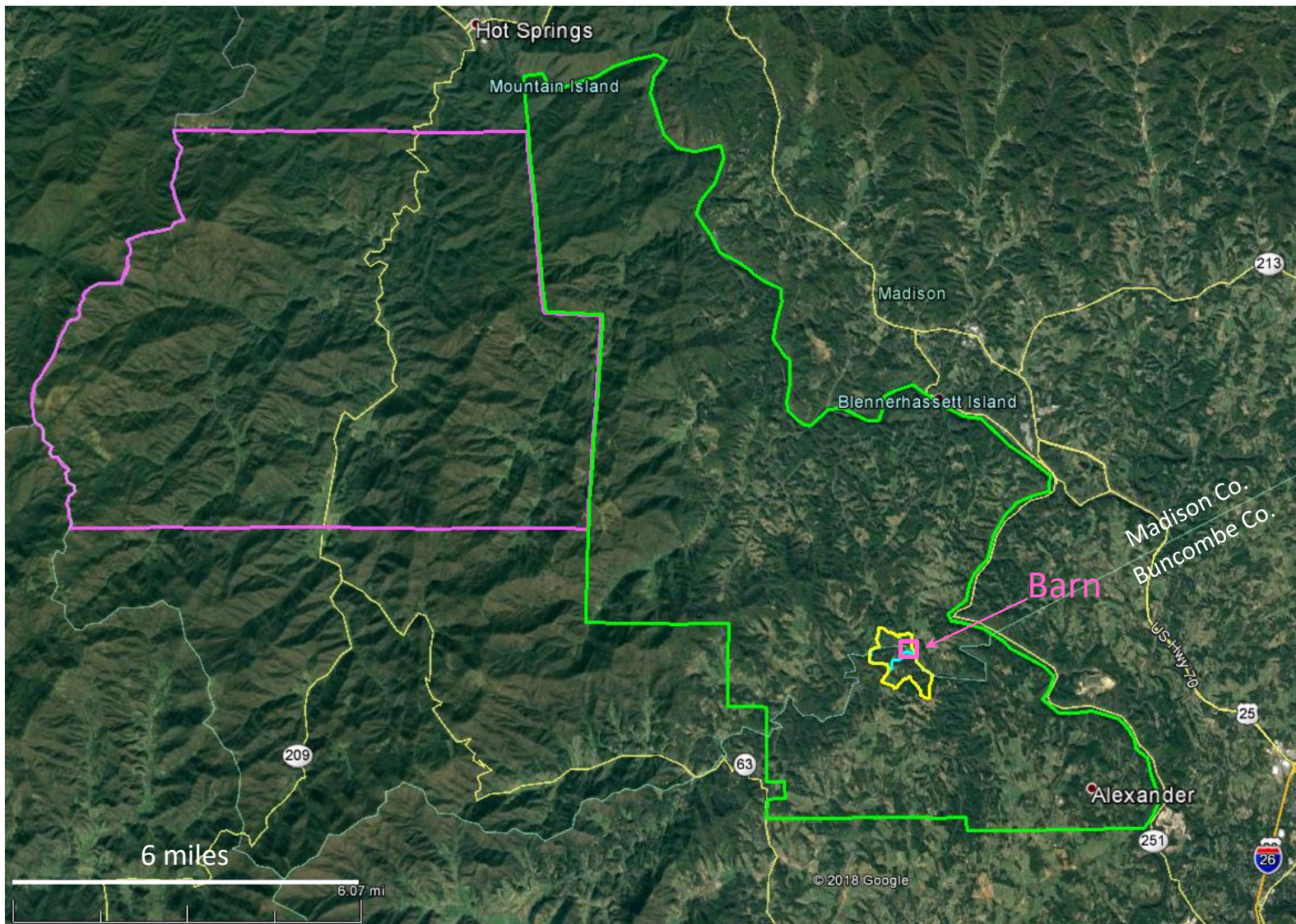


Figure 3. Google Earth image showing two of J.J. Gudger's huge land acquisitions in the middle part of the 19<sup>th</sup> century. The green outline shows his 1843 purchase of 50,000 acres straddling the Madison/Buncombe County line (all in Buncombe County at the time). The magenta outline is a later (1862) purchase in eastern Madison County. Both tracts were originally land grants issued around 1795. The location of the Gudger barn, built around 1900, is indicated. The smaller, yellow outline is described in Figure 5.

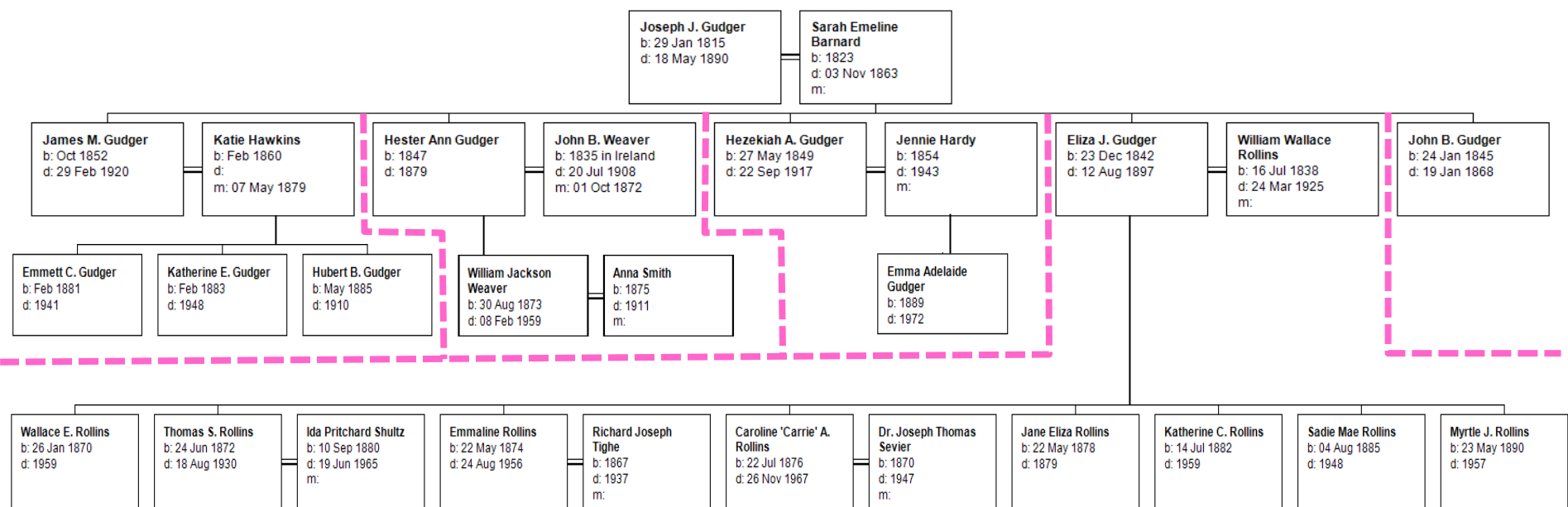


Figure 4. Descendant chart of Joseph J. Gudger, showing the three generations that were important in the ownership history of the Gudger barn property. J.J. Gudger and his wife, Sarah, had five children. Upon his death in 1890, he left the 500-acre tract shown in Figure 5, to his four surviving children (his wife and eldest son, John, preceding him in death). Each child received  $\frac{1}{4}$  undivided interest in the property, further subdivided to their respective children. The pink dashed lines separate the families of J.J.'s children. Eliza's children are shown in a separate line, below their cousins, to maintain readability of the chart.

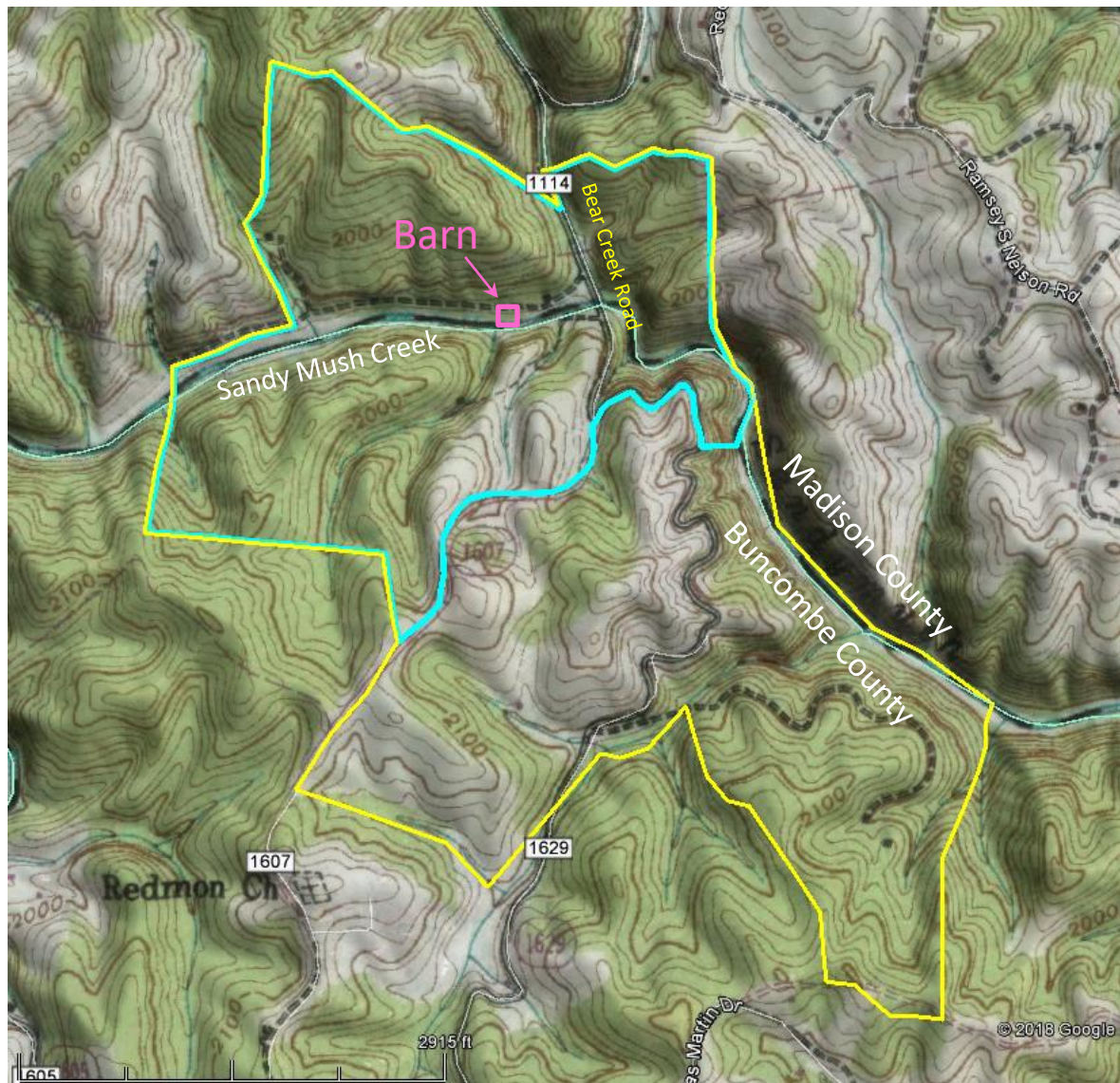


Figure 5. Two of the later property outlines in the ownership history of the Gudger barn. The yellow outline defines the roughly 500-acre tract that J.J. Gudger passed onto his children at the time of his death in 1890. In the early 1900's this tract was sold by the Gudger heirs to R.S. Ramsey and was maintained until 1998 when the northern half, outlined in cyan, was passed on to John and Kathryn Ditmore. John was the great grandson of R.S. Ramsey. That tract, about 208 acres, was eventually sold to Mid-Atlantic Land Partners in 2007, later developing the River Highlands subdivision north of Sandy Mush Creek (see Figure 1).

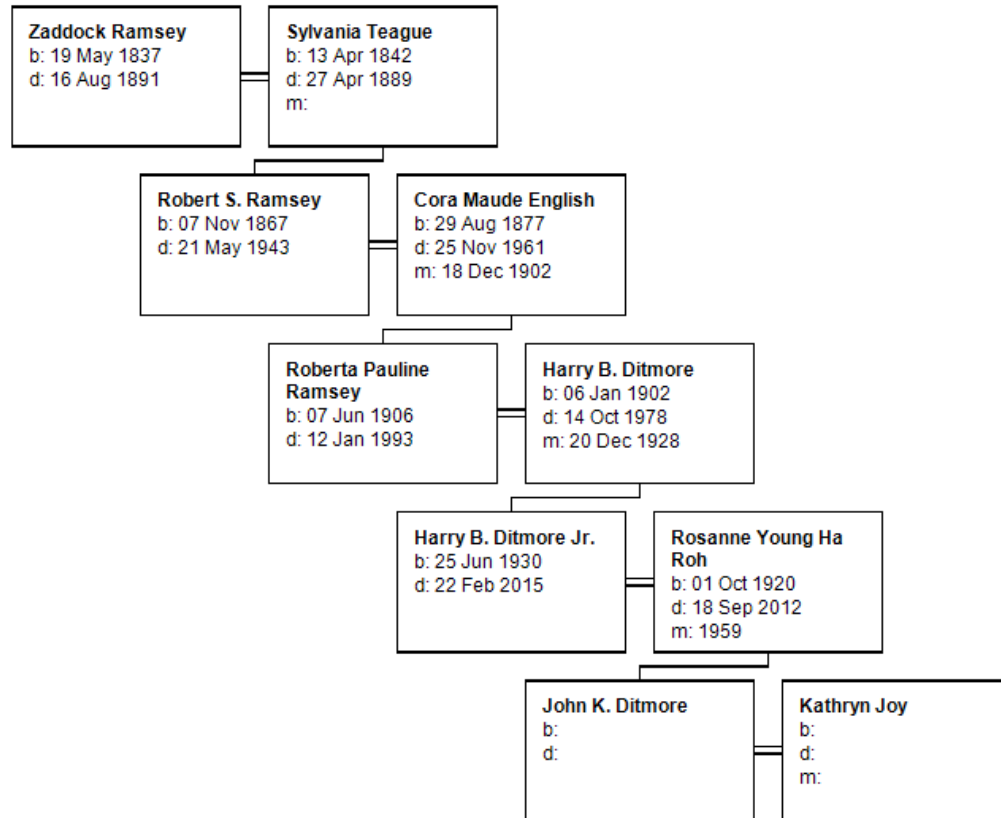


Figure 6. Selected descendant chart of Zaddock Ramsey, showing the relationships that are instrumental in understanding the ownership history of the Gudger barn tract from the turn of the 20<sup>th</sup> Century until 2005. The property was acquired by Robert Ramsey via several purchases (see Figure 2), though his parents are shown since the property was described in the 1903 deeds as “including the Edith Teague place”. Since Robert’s mother’s maiden name is Teague, it was assumed Edith was a relative, though a quick genealogical search did not reveal an obvious direct relationship.