

mailed 8-26-71
Appalachian Power Co.
Phe

BOOK 924 PAGE 237

1039

THIS DEED made this 15th day of July, 1971, between DANIEL WENTWORTH RICHARDS and HELEN COX RICHARDS, his wife, as Grantors, and APPALACHIAN POWER COMPANY, a Virginia corporation, as Grantee;

WITNESSETH THAT:

IN CONSIDERATION OF Ten Dollars (\$10.00) cash in hand paid by the Grantee to the Grantors, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby BARGAIN, SELL, GRANT and CONVEY unto the Grantee with General Warranty and English Covenants of Title, all that certain lot or parcel of land wholly situate in the Salem Magisterial District of Roanoke County, Virginia, described as follows:

BEGINNING at an iron pipe located in the southerly right of way line of old U. S. Highway Route No. 460, said iron pipe marking a corner common to the lands of the Grantors and Lot No. 1, Block 2 of the Broadview Subdivision; thence, leaving said BEGINNING and with a division line between the said lands of the Grantors and lands of said Broadview Subdivision and lands now or formerly owned by Ruth V. Martin:

S. 11° 38' E., 2464 feet, more or less, to a fence post marking a corner common to said lands of the Grantors, said lands now or formerly owned by Ruth V. Martin and lands now or formerly owned by W. M. Wygal;

thence, with the division line between said lands of the Grantors and said lands now or formerly owned by W. M. Wygal the following two (2) courses and distances:

N. 58° 05' E., 268 feet, more or less, to an iron pipe;

S. 42° 28' E., passing at 143 feet a 30 inch marked oak, in all a distance of 195 feet, more or less;

thence, with a new line through the said lands of the Grantors:

N. 11° 38' W. 2520 feet, more or less, to the said southerly right of way line of old U. S. Highway Route No. 460;

thence, running with the said highway right of way line 355 feet, more or less, to the place of BEGINNING, and containing 19.52 acres, more or less, all as shown outlined in red on a print of Appalachian Power Company's Drawing No. G-120, dated June 7, 1971, attached hereto and made a part hereof; and

BEING the westerly 350 feet of that 108.75-acre tract of land conveyed to Daniel Wentworth Richards, subject to a life estate in Katharine W. Richards, by deed dated January 28,

LAW OFFICES
WOODS, ROGERS,
MUSE, WALKER
& THORNTON
ROANOKE, VA.

1953, recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 484, Page 150, the life estate having terminated upon the death of Katharine W. Richards on March 29, 1967.

And for the same consideration as aforesaid, the Grantors do hereby GRANT and CONVEY unto the Grantee a right of way through the remaining lands of the Grantors for the purpose of ingress to and egress from the above described parcel of land on the existing or future roads leading from U. S. Highway Route No. 11.

The Grantors hereby EXCEPT and RESERVE unto themselves, their heirs or assigns, a right of way across the tract of land herein conveyed for a distance of 350 feet, more or less, for the purpose of an extension of the road known as Edgewood Street, as shown on the aforesaid Drawing No. G-120.

WITNESS the following signatures and seals:

Daniel Wentworth Richards (SEAL)
Daniel Wentworth Richards

Helen Cox Richards (SEAL)
Helen Cox Richards

STATE OF VIRGINIA)
COUNTY OF ROANOKE) To-wit:

I, Carl E. Gibson, the undersigned notary

public in and for the State and County aforesaid, do hereby certify that DANIEL WENTWORTH RICHARDS and HELEN COX RICHARDS, his wife, whose names are signed to the foregoing deed dated July 15, 1971, have personally appeared before me in my jurisdiction aforesaid and acknowledged the same.

GIVEN under my hand this 20th day of July, 1971.

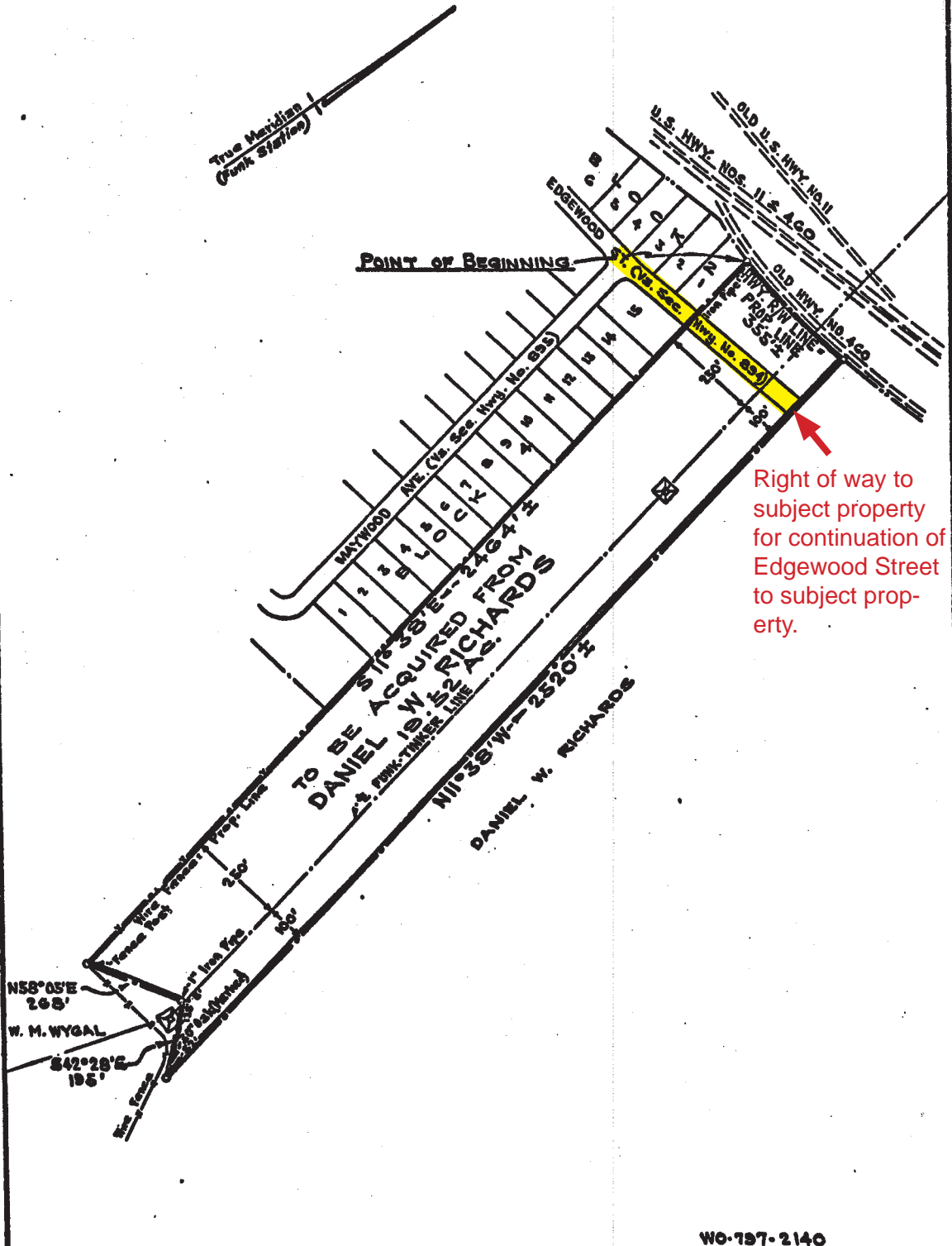
Carl E. Gibson
Notary Public for the State
of Virginia At Large

My commission expires:
July 15, 1974

LAW OFFICES
WOODS, ROGERS,
MUSE, WALKER
& THORNTON
ROANOKE, VA.

State Tax \$ 42.75
County Tax \$ 14.25
Transfer Fee \$ 1.00
Clerk's Fee \$ 8.00
Plats \$ 2.00
120 & 220A \$ 25.50
Total \$ 96.50

- 2 -
In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this instrument was presented, and with the Certificate of acknowledgment thereto annexed, admitted to record at 12 day of August 1971, at 1:20 o'clock P. M. The taxes imposed by car. 58-54 and 58-54.1 of the code have been paid.
Test: Elizabeth N. Stebbins Clerk
By Elizabeth N. Stebbins Dep. Clerk



<p>DATE <u>June 7, 1971</u> SCALE <u>1" = 200'</u> DRAWN BY <u>[Signature]</u> APPROVED BY <u>[Signature]</u></p>	<p>FUNK-TINKER LINES LAND TO BE ACQUIRED FROM DANIEL W. RICHARDS SALEM DISTRICT ROANOKE COUNTY, VA</p>	<p>WO-797-2140 APPALACHIAN POWER COMPANY G. O. R/W & R/E DEPT. ROANOKE, VA DWG. NO. G-120</p>
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