



FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

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- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

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- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

Countersigned:

Fidelity National Title Insurance Company

By:

(Signature of DeAnn K. Murphy)

ATTEST

President

(Signature of Secretary)

Secretary

(Signature of DeAnn K. Murphy)

DeAnn K Murphy
Acquisition Title - Lake
12925 Booker T Washington Highway
103
Hardy, VA 24101

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Transaction Identification Data for reference only:

Issuing Agent: Acquisition Title - Lake
Issuing Office: 12925 Booker T Washington Highway, 103, Hardy, VA 24101
ALTA® Universal ID: 1069515
Loan ID Number:
Issuing Office File Number: 18-32110R
Commitment Number: ATS-140-18
Revision Number:
Property Address: Route 602 Callaway Rd., Callaway, VA 24067

SCHEDULE A

1. Commitment Date: 07/23/2018 at 8:00 AM
2. Policy or Policies to be issued:
 - a) ALTA Owner's Policy Policy Amount: \$95,000.00
- PROPOSED INSURED: **Wilson Family Properties, LLC**
3. The estate or interest in the Land described or referred to in this Commitment and covered herein is: fee simple
4. Title to the fee simple estate or interest in said Land is at the effective date hereof vested in:
Leonard L. Hodges
5. The Land referred to in this Commitment is described as follows:
The land is described as set forth in Exhibit A attached hereto and made a part hereof.

Countersigned:

DeAnn K Murphy / Authorized Signatory

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SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly authorized and executed Deed from Leonard L. Hodges, to Wilson Family Properties, LLC, a Limited Liability Company, to be executed and recorded at closing.

5. Receipt of properly executed Owner's Affidavit and Agreement regarding mechanics' liens, possession and other matters.
6. Certification that there are no federal judgment liens docketed against Wilson Family Properties, LLC
7. Receipt of fully executed No Financing Affidavit from Leonard L. Hodges
8. The Company must be provided with the following for Wilson Family Properties, LLC:
 - a. Articles of Organization and any amendments thereto;
 - b. Operating Agreement, if any, and any amendments thereto;
 - c. Certificate of Organization from the state where the limited liability company is in good standing
 - d. a Certificate of Fact from the state of origin as evidence that the limited liability company is in good standing at the time of execution and delivery of the document(s) to be insured

NOTE: All members of the limited liability company, or the managing member(s) designated in the Operating Agreement, must join in the execution of any instrument(s) required herein. In lieu thereof, such instrument(s) must be executed by the member(s) designated and authorized to act on behalf of the limited liability company as set forth in a satisfactory resolution signed by all members; the resolution shall be provided to the Company prior to closing.

9. Payment of any taxes that may be assessed as a result of insured premises being currently assessed under the land use program.

The Owner Affidavit will be used to eliminate or amend item(s) _____ as shown on Schedule B, Section 2 hereof, as to the Mortgage Policy only.

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SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Those taxes and special assessments which become due and payable subsequent to Date of Policy
3. Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations contained in instrument recorded in Deed Book 552 page 1570 and Deed Book 1077, page 808, and amendments set out in Instrument _____ but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
4. Subject to the Easement of Leonard L. Hodges and Laura J. Hodges, recorded in Book 552, Page 1566 in the official records of Franklin County Clerk of Circuit Court.
5. Subject to the Easement of James M. Wilson and Frank M. Lacey, Jr, recorded in Book 586, Page 1143 in the official records of Franklin County Clerk of Circuit Court.
6. Subject to the Easement of Central Telephone Company of Virginia, recorded in Book 645, Page 1299 in the official records of Franklin County Clerk of Circuit Court.
7. Rights of others thereto entitled, in and to the continued, uninterrupted flow of Greens Creek/Blackwater River located crossing the eastern portion of insured premises, as shown on the recorded plat of subdivision.
8. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
9. Matters as shown on plat of survey recorded in deed Book 552, page 1578:
 - a. 50 foot utility easement crosses central part of said land (to be released)
 - b. Overhead utility lines
 - c. Sewer and septic drainfield easements located on southeastern part of said land.

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10. Terms and conditions set out in deed from Leonard L. Hodges to Wilson Family Properties, LLC dated August 9, 2018 and recorded as Instrument Number _____

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EXHIBIT A Property Description

Issuing Office File No.: 18-32110R

All that certain tract or parcel of land, lying and being on the western side of Virginia State Route 602, containing 21.733 acres, more or less, according to plat of survey prepared by Philip E. Mundy, L.S., dated June 7, 1994, and revised July 25, 1994, which plat of survey is recorded in the Clerk's Office of the Circuit Court for the County of Franklin in Deed book 552, page 1578.

Tax Parcel Identification Number: 0390000601B

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TITLE SEARCH REPORT

This Title Search Report is issued for the use of the agent to whom it is addressed. This Report is to be used only by the agent to determine the insurability of title to the property described herein in conjunction with issuance of commitments, policies and endorsements by the above named title insurers ("the Company"). The agent reviewing this Title Search Report must follow all underwriting guidelines set forth in the underwriting Manual and Bulletins issued by the Company. This is a report of matters appearing in the official land records of the county or city wherein the property is located. No search has been made for any matters recorded in the Federal District Courts. Not included in this Report are matters, such as mortgages, judgments and other liens, for which the Company has found recorded satisfactions or releases, and possible other matters which, according to custom and practice, would not appear in a title search. The amount shown in this Report for any deeds of trust, judgments and/or taxes is for informational purposes only. The recipient is responsible for confirming amounts for payoff and/or proration purposes. Use of this Title Search Report for any reason other than the issuance of a Company commitment, policy or endorsement is not authorized. The liability under this Title Search Report is limited to the liability under the policy or policies issued pursuant to this Title Search Report. This Title Search Report is not an opinion, warranty or guarantee of title. The liability under this Title Search Report shall cease and terminate six months after the ending date set forth in the Period of the Search, unless extended in writing by the Company.

RECIPIENT: AT+S

CASE NO: 7137942

RECIPIENT'S CASE NO: 18-321012

TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN:

Leonard L Hodges

☐ t/s w/s ☐ j/t w/s ☐ t/c ☐ no tenancy ☐ prtshp ☐ corp ☐ lic

☒ UNDER THE FOLLOWING DEED:

Grantor(s): Clifton M Holmquist + wife Barbara A Holmquist

Dated: 9-3-94 Recorded: 11-3-94 Deed Book & Pg./Inst. No: 552-1566

☒ Current owner is surviving tenant of survivorship tenancy created in the above deed.

Deceased tenant died 3-10-11 pursuant to information at /in DB 1077-810

☐ UNDER THE WILL OF:

Date of Death: _____ Date of Probate: _____

Will Book & Pg./Inst. No: _____

☐ BY INHERITANCE FROM:

Date of Death: _____

Heirs determined by: _____

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE:

Decedent Acquired The Property By: _____

THE PROPERTY LIES IN THE County of Franklin, VIRGINIA. Recordation references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.

BRIEF LEGAL DESCRIPTION:

21.733 acq on W/S R+ 602 Plot
+ app't easements DB 552-1570

☐ Use description on attached page(s) marked "description" in brackets "[]"

☒ Use description in Deed recorded in/as DB 552-1566

DEEDS OF TRUST: NONE

1. Grantor(s): _____

Trustee(s): _____

Dated: _____ Deed Book & Pg./Inst. No: _____

Recorded: _____ Amount: \$ _____

Named Beneficiary: _____

Assignments, Subordination Agmts, etc.: _____

2. Grantor(s): _____
Trustee(s): _____
Dated: _____ Deed Book & Pg./Inst. No: _____
Recorded: _____ Amount: \$ _____
Named Beneficiary: _____
Assignments, Subordination Agmts, etc.: _____

3. Grantor(s): _____
Trustee(s): _____
Dated: _____ Deed Book & Pg./Inst. No: _____
Recorded: _____ Amount: \$ _____
Named Beneficiary: _____
Assignments, Subordination Agmts, etc.: _____

JUDGMENTS: ☒ NONE
Dated _____ docketed _____ In/as _____
rendered in favor of _____ against _____
Dated _____ docketed _____ In/as _____
rendered in favor of _____ against _____
☐ See additional judgments attached

LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):
Wilson Family Properties LLC LIENS FOUND: NONE

FINANCING STATEMENTS: ☒ NONE
Filed _____ as Financing Statement No. _____
Debtor: _____
Record Owner: _____
Secured Party: _____
☐ See additional Financing Statements attached

INFO HERE IS NOT WARRANTED - CONTACT TREASURER TO CONFIRM
TAX & ASSESSMENT INFORMATION:

Assessed Owner: Leonard L. Hodges R4002
Assessed Description: Tract 3-21.737 acres - Algoma Valley - Callaway Road
Tax Map/ID# 39-6.1.13 Bill # _____ GPIN# _____
Land \$ 43,100/9,700 Improvements \$ — Total \$ 43,100/9,700
Annual Amt \$ 53.35 Taxes Payable on: 125 LAND USE
Taxes Paid Thru: 2017 Delinquent Taxes: NONE
Taxes & Lien, Not Yet Due: 2018
Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc: subject parcel is currently assessed under the land use program + is therefore
Property Address (not warranted): Subject to rollback taxes, if any

RESTRICTIONS AND/OR DECLARATIONS ☐ NONE 1076-1580 +
Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: 1077-503 (reloc)
Amendments at: _____
Contain Reverter: ☐ Yes ☒ No
Contain Easements (not shown on subd. plat): ☐ Yes ☒ No
Contain Minimum Building Line not shown on subd. plat: ☐ Yes ☒ No
Contain Assessments: ☐ Yes ☒ No

DEEDED EASEMENTS: ☐ NONE

Reserved
in deed

From: Clifton M Holmquist & wife Barbara A Holmquist
 To: Leonard L Hodges & wife Laura J Hodges
 Dated: 9-3-94 Recorded: _____ Deed Book & Pg./Inst. No: 552-1566
 From: Leonard L Hodges & wife Laura J Hodges
 To: James M Wilson & Frank M Lacey, Jr
 Dated: 6-26-96 Recorded: _____ Deed Book & Pg./Inst. No: 586-1143
 From: L L Hodges & Laura J Hodges
 To: Central Telephone Company of Virginia
 Dated: 11-16-98 Recorded: _____ Deed Book & Pg./Inst. No: 645-1299

From: _____
 To: _____
 Dated: _____ Recorded: _____ Deed Book & Pg./Inst. No: _____

☐ See additional easements attached

ITEMS SHOWN ON PLAT OF SUBDIVISION recorded in/as DB 552-1570; DB 1077-808:

1. Greens Creek Blackwater River crosses SE part of said land
2. 50' utility easement crosses central part of said land
3. sewer & optic drain field easements located on SE part of said land
4. _____

SHOWN ON OTHER PLATS OF RECORD as follows: ☒ NONE

1. _____
2. _____

ACCESS

☒ Public street(s) named: Rt 602 / Callaway Road
☒ Appurtenant easement created by Deed Book & Pg./Inst. No.: 552-1566
☐ Road Maintenance Agreement in Deed Book & Pg./Inst. No.: _____

OTHER MATTERS:

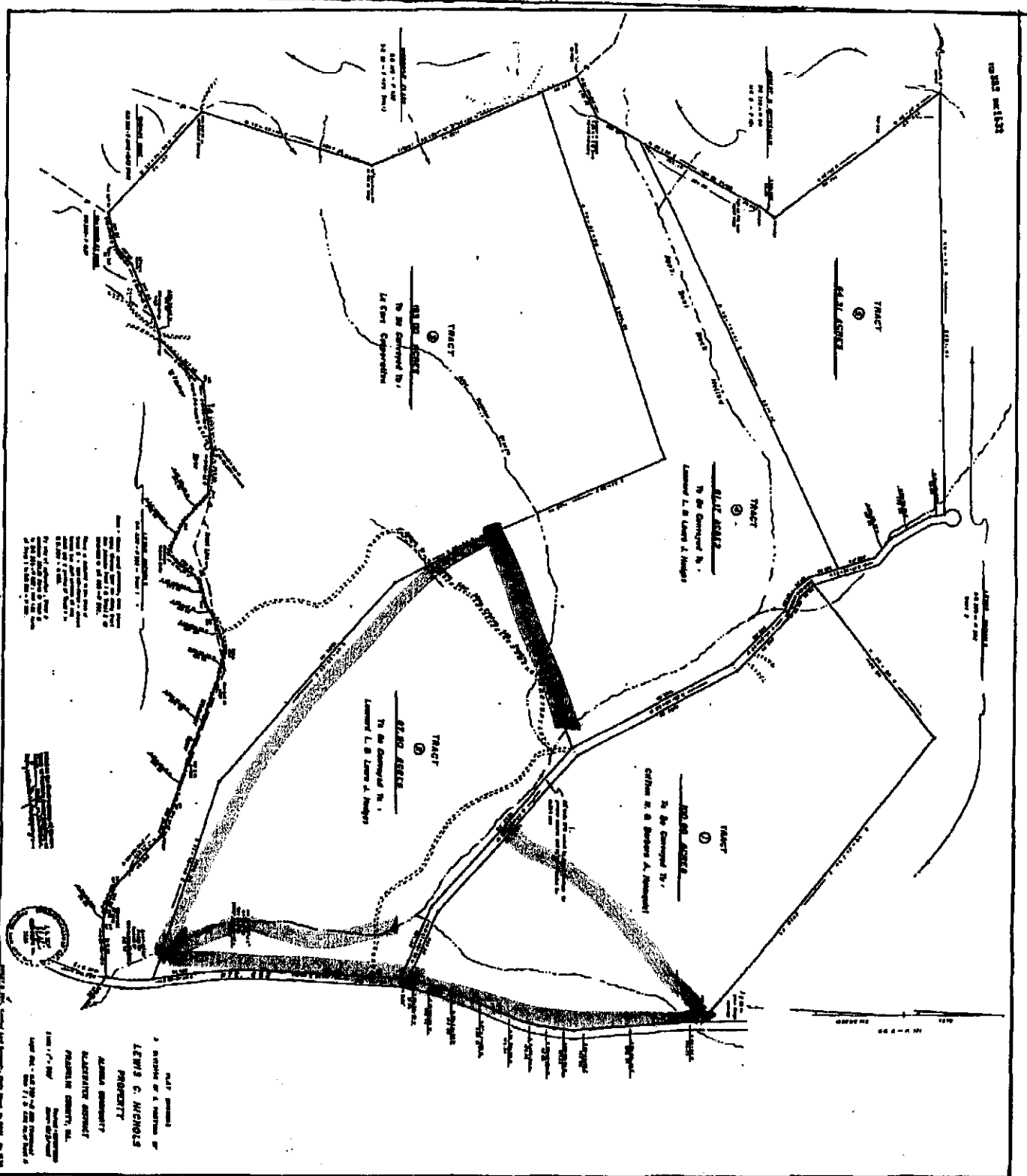
Rights of others in & to the use of the appurtenant
easements as set forth in the description

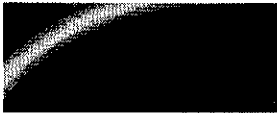
BACK TITLE INFO: ☐ Exact ☐ Full ☒ Limited ☐ None Policy/Case # ST 94-792
 EFFECTIVE DATE: 23 July 2018 @ 8:00 A.M.

by Frank A Baurin
 Title: examiner

Copies ordered: ☐ Yes ☐ No Cost \$ _____ Hours: _____

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Circuit Court Deed Calculation

This is the deed calculation system for circuit courts in Virginia.

Limited instructions on how to calculate fees and taxes for deeds and contracts can be found below:

Circuit Courts: Franklin Circuit To create/print a Cover Sheet click [VLRCs link](#). [VLRCs Tutorial](#)

Court does not require a cover sheet. Add the number of cover sheet pages to the page count below before calculating the instrument.

| Deed Type | Grantor Exempt Y/N | Grantee Exempt Y/N | Consideration | Assume/Value | Locality Percent | Time Share | Pages | O/P # | Multi-Page O/P | Total Fees/Taxes | Show Calc Details |
|--------------------------|--------------------|--------------------|---------------|--------------|------------------|--------------------------|-------|-------|--------------------------|------------------|----------------------|
| DE | N | N | \$0.00 | \$0.00 | 100.00% | <input type="checkbox"/> | 6 | 0 | <input type="checkbox"/> | \$ 22.00 | View |
| AMEND | N | N | \$0.00 | \$0.00 | 100.00% | <input type="checkbox"/> | 6 | 0 | <input type="checkbox"/> | \$ 22.00 | View |
| Select Type | N | N | \$0.00 | \$0.00 | 100.00% | <input type="checkbox"/> | 1 | 0 | <input type="checkbox"/> | \$ 0.00 | |
| Select Type | N | N | \$0.00 | \$0.00 | 100.00% | <input type="checkbox"/> | 1 | 0 | <input type="checkbox"/> | \$ 0.00 | |
| Grand Total: | | | | | | | | | | \$ 44.00 | |

Description of Deed Type Codes Change Court/Reset CALCULATE

[View or Print Circuit Deed Fee Schedule \(Quick Reference Guide\)](#)

How to Calculate Fees and Taxes on a Deed

IMPORTANT! Need more help on how to calculate a deed? Please call your local circuit court. Please call your local [circuit court](#) and ask to speak with someone in the record room or deed section. They will be able to assist you with the proper standards of recording deed and contract instruments.

| Fees and Taxes for Deed Calculation HELP | |
|--|---|
| Enter Deed Type Code | Use the arrow to scroll down the drop down list and cursor select the code. If you don't know the type, use the Description of Deed Type Codes to find the code that shows what type of instrument you are calculating. Use the arrow key to scroll down to find the type code. |
| Enter a Grantor Exempt indicator. | This shows if the grantor is exempt from state and local taxes under statute. The default indicator is N for no. If a grantor is exempt enter a Y in this field. |
| Enter a Grantee Exempt indicator. | This shows if the grantee is exempt from state and local taxes under statute. The default indicator is N for no. If a grantee is exempt enter a Y in this field. |
| Enter the deed's Consideration amount. | The default is \$0.00. Leave blank if there is no real property value or interest to consider. This amount is used to calculate grantor and grantee taxes based on one value for such deed types as Deed of Bargain and Sale (DBS) and Deed of Trust (DOT). The default is \$0.00. Leave blank if there is no real property value or interest to consider. This amount is used to calculate grantor and grantee taxes based on one value for such deed types as Deed of Bargain and Sale (DBS) and Deed of Trust (DOT). NOTE 1: For Deeds, under Virginia law, every deed admitted to record, except a deed exempt from taxation by law, is subject to a state recordation tax based on the consideration of the deed or the actual value of the property conveyed, whichever is greater. NOTE 2: For Deeds of Trust and Mortgages, under Virginia law, a state recordation tax is imposed on the amount of bonds or other obligations secured thereby. |
| Enter the deed's Assume/Value amount. | The default is \$0.00. Leave blank if there is no second real property value or interest to consider. This amount is used to calculate separate grantor and grantee taxes based on two values for such deed types as Deed of Assumption (DOA), Deed of Exchange (DEX), and Modified Deed of Trust (DTM). NOTE 1: For Deeds, under Virginia law, every deed admitted to record, except a deed exempt from taxation by law, is subject to a state recordation tax based on the consideration of the deed or the actual value of the property conveyed, whichever is greater. NOTE 2: For Deeds of Trust and Mortgages, under Virginia law, a state recordation tax is imposed on the amount of bonds or other obligations secured thereby. |
| Enter the Locality Percent . | This is the percent of consideration for local tax calculation. The default is 100 for 100%. If the deed is split between localities, type the local tax percent. For example, a deed is split 80-20 between two localities. The deed has to be recorded at both courts. The 1st court enters the deed's consideration amount and the locality percent of 80. The system calculates 100% state and 80% local taxes. The 2nd court enters 20 and the system calculates the remaining 20% local tax amount due. The 2nd court does not calculate any state taxes. |
| Check the Timeshare checkbox if the underlying property is a timeshare. | Instruments which reference timeshares are exempt from the \$1.00 transfer fee (code 212). |
| Enter the number of Pages . | The default is 0. This number shows the total number of deed pages to be recorded and indexed. There is a clerk fee based on the total number of pages for a deed with or without a plat no larger than 8 1/2" x 14". For deeds with 10 or fewer pages, the fee is \$14.50. For deeds with 11-30 pages, |

| | |
|--|--|
| | the fee is \$28.50. For deeds with 31 or more pages, the fee is \$48.50. NOTE: A plat no larger than 8 1/2" x 14" is counted as an additional page. Plats greater than 8 1/2" x 14" are over-sized and subject to a separate fee. Use the Deed Type Code of OPM to calculate this separate fee for an over-sized plat or map. |
| Option for Multi-Page O/P . | When submitting Oversize Plat Sheets, this checkbox can be checked when 'multi-page' Oversize Plat Sheets are being used. This option will result in a fixed \$1 charge for Virginia Outdoors Foundation for Oversize Plat Sheets, instead of being charged on a per-sheet basis. |
| Enter the number of oversize plats in #O/P | This is the number of oversize plat sheets recorded with the deed that are larger than 8 1/2" x 14". The price is \$20 or one sheet. NOTE: When a plat sheet smaller than 8 1/2" x 14" accompanies a deed, the plat pages are counted as additional pages of the deed. |
| Electronic Filing Fee | The court may charge an additional fee of up to \$5 per document for each instrument recorded electronically in accordance with the uniform Real Property Electronic Recording Act. Check with the court for the specific fee charged to electronically record a document. |
| Credit Card Convenience Fee | If payment is made by credit card, the court charges a credit card convenience fee not to exceed 4% of the amount paid. Check with the court for the specific fee charged for a credit card payment. |
| Click the "Calculate" button. The Total Fees/Taxes displays for you. If you have more deeds to calculate, click the "Reset" button and enter your new deed types. | This is the total fees/taxes calculated for the deed type. If you entered more than one deed type, the grand total and number of deeds is displayed at the top in blue. |
| Select the Details option to view or print a detailed account code breakdown of a calculation. | Once the fees/taxes are calculated, the word "View" is displayed beside the deed in the Details column. When you select "View", a detailed breakdown of costs will display and can be printed as needed. |
| Click the View or Print Deed Fee Schedule link to see example deed calculations. | Click the "View or Print Deed Fee Schedule" to display deed calculation examples that can be printed as needed. |

Office of the Executive Secretary
 Supreme Court of Virginia
 100 North Ninth Street
 Richmond, Virginia 23219

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[WAL Level A Compliant](#)

BK1077PG0810

Prepared By: Rhodes, Ferguson & Stone, Attorneys
Deanna P. Stone, Esquire (VSB #41781)
305 South Main Street, Rocky Mount, VA 24151

Grantor: Leonard L. Hodges
Grantee: Stacy L. Hux
Grantee's Address: 310 24th Street, Unit 302, Virginia Beach, VA 23451
Consideration: \$0.00
Tax Parcel: Portion of 0390000602
Underwritten By: N/A

THIS DEED OF GIFT, made and entered into this the 23rd day of May, 2016, by and between LEONARD L. HODGES, widower, party of the first part, the GRANTOR, and STACY L. HUX, party of the second part, the GRANTEE; pursuant to Va. Code Ann. (1950) Section 58.1-811(D);

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the love and affection that the Grantor has for the Grantee and other good and valuable consideration, receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, and convey, with General Warranty and Modern English Covenants, unto the Grantee, the following described real estate, to-wit:

All that certain parcel of land located in the Blackwater Magisterial District of Franklin County, Virginia, designated as Tract 2, containing 53.696 acres, more or less, as shown on plat of survey prepared by Philip H. Mundy, L.S., dated April 27, 2016, and revised May 20, 2016, which survey is recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1077, Page 808

BEING a portion of the same property conveyed to Leonard L. Hodges and Laura J. Hodges a/k/a Laura Jean Hodges, husband and wife, as tenants by the entirety with the right of survivorship as at common law, by Deed dated October 19, 1984, and recorded in the Clerk's

RHODES,
FERGUSON &
STONE

ATTORNEYS AT LAW

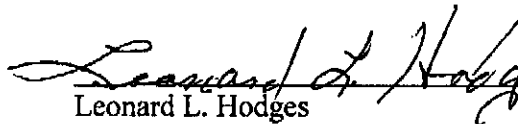
305 South Main Street
Rocky Mount, Virginia 24151

BK 1077 PG 0811
Office of the Circuit Court of Franklin County, Virginia,
in Deed Book 382, Page 1469 and by Deed dated
September 22, 1988, and recorded in the aforesaid
Clerk's Office in Deed Book 437, Page 983. The said
Laura J. Hodges having died on March 10, 2011 thereby
vesting fee simple title in Leonard L. Hodges.

THIS CONVEYANCE is made subject to all easements, restrictions,
reservations, and conditions of record affecting the hereinabove described property, and
specifically subject to the Declaration of Covenants and Restrictions of record in the
aforesaid Clerk's Office in Deed Book 1076, Page 1580 and re-recorded in Deed Book
1077, Page 803, and subject to the restrictions stated on the survey referenced above.

TO HAVE AND TO HOLD unto the Grantee, her heirs and assigns forever in
fee simple.

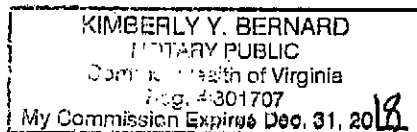
WITNESS the following signature and seal:

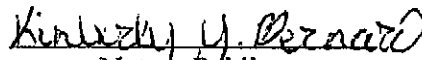
 (SEAL)
Leonard L. Hodges

STATE OF VIRGINIA
COUNTY OF FRANKLIN, to-wit:

The foregoing Deed was signed and acknowledged before me on this the 23
day of May, 2016, by Leonard L. Hodges.

My commission expires: 12-31-2018.




Notary Public

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE EXAMINATION**

FAKim Bernard\Real Estate\Deed Of Gift\Hodges-Hux.Doc

BK1077PG0812

INSTRUMENT #160002905
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
MAY 23, 2016 AT 09:04AM

TERESA J. BROWN, CLERK
RECORDED BY: JFL

BK 0552 PG 01566

THIS DEED, made and entered into this the 3rd day of September, 1994, by and between CLIFTON N.

HOLMQUIST and BARBARA A. HOLMQUIST, his wife, parties of the first part, Grantors, and LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part, Grantees.

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), cash in hand paid, by the Grantees to the Grantors, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby bargain, sell, grant, deed and convey with General Warranty of Title and Modern English Covenants of Title unto the said LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees, all that certain tract or parcel of land, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, situate, lying and being on the western side of Virginia State Route 602, containing 21.733 acres, more or less, according to plat of survey prepared by Philip H. Mundy, L.S., dated June 7, 1994, and revised July 25, 1994, which plat of survey is attached hereto and by this reference incorporated and made a part hereof for a more complete and particular description. TOGETHER WITH the following easements which shall be deemed a covenant

07300 OCT -3 AM '94

INSURING FOR YEAR OF 1994

running with and for the benefit of the subject property, and the adjoining property now owned by the Grantees herein, which easements are as follows: (i) an easement and right-of-way over, across and along that portion of the remaining property of the Grantors herein, and designated on the Mundy survey as an area 15 feet by 50 feet, see location at "A" designated on the Mundy survey; and, (ii) a 50 foot utility easement, traversing from Virginia Route 602 in and to the subject property, and is the same as designated on the said Mundy survey as traversing the remaining property of the Grantors herein; and (iii) a non-exclusive easement for ingress and egress along and over that certain 50 foot right-of-way as shown on plat of survey prepared by Dudley & Zeh, dated October 17, 1984, and of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 382 at Page 1532, subject, however, to the maintenance provision as provided for in Deed Book 382 at Page 1464.

RESERVED HOWEVER UNTO THE GRANTORS, are the following easements: (i) the 10' sewer easement; and, (ii) a 40' x 100' septic drainfield easement. Each said easement being shown and designated on the said Mundy survey and to be deemed a covenant appurtenant unto and running with and for the benefit of the 3.270 acres, more or less, tract as retained by the Grantors.

AND BEING a portion of the property as acquired by the Grantor herein by survivorship deed dated October

BK 0552 PG 01568

19, 1984, from Lewis C. Nichols and Mary W. Nichols, his wife, which deed is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 382 at Page 1463.

Without reimposing the same, this conveyance is made subject to all easements, restrictions, reservations and conditions of record affecting the subject property.

TO HAVE AND TO HOLD unto the said LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees, their heirs and assigns, forever.

WITNESS the following signatures and seals.



Clifton N. Holmquist (SEAL)
CLIFTON N. HOLMQUIST

Barbara A. Holmquist (SEAL)
BARBARA A. HOLMQUIST

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Virginia Beach to-wit:

The foregoing Deed was acknowledged before me this the 13th day of September, 1994, by
CLIFTON N. HOLMQUIST.

My commission expires: 7-31-96.

Robert V. Harrell
NOTARY PUBLIC

8K 0552 P6 01569

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Virginia Beach, to-wit:

The foregoing Deed was acknowledged before
me this the 13th day of September, 1994, by
BARBARA A. HOLMQUIST.

My commission expires: 7-31-96.

Deborah V. Howell
NOTARY PUBLIC

| | |
|------------------------|----------|
| ST. TAX 58.1-801 (038) | \$ 13.45 |
| LOCAL TAX (213) | \$ 4.35 |
| TRANSFER FEE (212) | \$ 1.00 |
| CLERK'S FEE (301) | \$ 12.00 |
| PLATS (301) | \$ 12.00 |
| VSIF (145) | \$ 2.00 |
| ST. TAX 58.1-802 (038) | \$ 4.50 |
| LOCAL 58.1-802 (220) | \$ 4.50 |
| LOCAL 58.1-802 (223) | \$. |
| TOTAL | \$ 53.20 |

In the Clerk's Office of the Circuit Court of Franklin County, Va., this 3 day of October, 1994, this instrument was presented with the certificate of acknowledgement annexed & admitted to record at 11:31 A.M. The tax imposed under Sec. 58.1-802 has been paid.

Teste: H. J. Walker Jr., Clerk

TAX INFORMATION SHEET

CITY / COUNTY OF Franklin

TAX YEAR BEGINS: _____

TAX PAYABLE: ANNUALLY ☒ SEMI-ANNUALLY _____

PAYMENT DUE DATE (S) 12/5

DELINQUENT DATE (S) _____

CURRENT ASSESSMENT 20 17 LAND BOOK

Assessed Owner: Leonard L Hodges

Lot TR 3 Block _____ Section _____

Subdivision Algoma Valley

Acreage 21.737 ~~ADA~~ - Rt 602 - Calloway Road

Property address, if available: Calloway Rd C'WAY DB552-1566
(Act 1077-808)

Tax Map No. 39-6.1.B Bill No. _____

Magisterial District Blackwater

Assessed Value:

Land 43,100 Improvements - Total 43,100

Land Use 9,700 LA Total 9,700

Annual Tax due (City/County) \$ 53.35 PAID

(Town, if applicable) \$ _____

| PAYMENTS | CITY/COUNTY | | TOWN | | |
|----------|-------------|--------|------|--------|-----|
| 20 _____ | paid | unpaid | paid | unpaid | N/A |
| 20 _____ | paid | unpaid | paid | unpaid | N/A |
| 20 _____ | paid | unpaid | paid | unpaid | N/A |
| 20 _____ | paid | unpaid | paid | unpaid | N/A |
| 20 _____ | paid | unpaid | paid | unpaid | N/A |

Other Delinquencies _____

Supplemental/Rollback Taxes Assessed: _____

Remarks: Taxes are due 12/17/2017

DB 329-352 (Franklin Co.)
 1 7-1-77
 1 7-7-77
 1 7-12-77

C-#18
GRIECOATTITE

2 parcels est. to
cont. aggr. unit

3,300 acq-ft-
"Algona Farm"

① 2,195400 ft
betw. Blue Ridge &
Middle Ridge Mtns
(Horn SS Guerrant
prop 03 46-550)

② 1,256 qaa on
B'wtn RIVER and ①
(Former SS Contract pro)
OB 78-351

LIFE
7 out-copy.
set out
herein
+ any others
prior to above
date
+ Guerrant
Family copy

Ref: 150-351; 302-666

(from 7-1-77 to 3821463)

329-357 DFT (RVS) 747
(9506) 194,763.50 → TA

RECLS 382-1457

365 D/T (1) 7-12-77
100-ANB/IRM

REV(CLS 3704197)

339-72 OFC(11) 331-78
100-744181

(REVCS 370-199)

343-82 D/T motors (covered 3-3-79)

353-991 O/T (COVERS 6-18-79
ABOVE) 50 → FVBK

ref (CLS 370-1196)

361-773 D/T (KNC) 11-19-80
11-19-80 11-19-80

FD-370-1198

370-11920/covers (above) 2-23-83
2-14-83 FVB/FC

REXCLS 382-1458

1222 D

Parcel R+739 (Ref: 343-79)

382-1459 D/T (covers ① above)

rel(c/s 491-1225)

(OUT) → 382-1463 D ⇒ CN Holmquest + 50 R/Wood 100ac-TR1 (P at pg 7532) (Pl at E above)

-1469 D → 1469 ⁴ 875AC-TR 2 (") + 50 RIVE ME

-1473D → LeCoul
Devnet Corp 183ac-TR3 (1)

-1476 D → 450 gms 81.17ac-TR 4 (11) + 50 R/W case (16E above)

Lewis C Nichols
w/ Mary W Nichols
to
Clifford N Holmquist
w/ Barbara A Holmquist
(on TBE w/ ROS)

DB 382-1463 (Franklin Co)
10-19-84
10-19-84
10-19-84

C-\$10
GW/ECA/T-H

Tract 1-100 acres
(per Dudley + Zeh surv.
10-3-84 / rev. 10-17-84
(in DB 382-1532))

add
CPT

Ref: A10 (2) in 329-552

+ I+E own 50' R/W
as shown on above plat
+ cont. ROAD maintenance priv.

(From 10-19-84 to 552-1566 + to date)

382-1466 D/C (Lewis 10-19-84 above) 30-LCN/MNN

(re) (CL 446-855)

EP 446-856 D → Lloyd O Follet

75.003 acres adj-L Follet
W/ST 602 (see above)

*EP → 552-1566 D → Leonard L Hodges

21.733 acres + 50' R/W shown on
(plat of 1570) above plat
+ own rem. of above

* same road by grantors here
for sewer/septic drain field

(7-23-18 @ 5:00 PM)

| | CNH | BAH | | |
|-------------|-----|-----|----------------|---------------|
| EP (F.1718) | | | Purchaser | JUDG (F.1718) |
| Judge | ✓ | ✓ | Wilson Family | |
| FIS | ✓ | ✓ | Properties LLC | ✓ |

Clifton M Holmquist
+ wife Barbara A Holmquist
for

DB 552-1566 (Franklin Co)

d 9-3-94

9 9-13-94

r 10-3-94

Leonard L Hodges
+ wife Laura J Hodges
(on TBE w/ RofS)

ZI.733 acres on

MS Rt 602

(plot near pg 1570)

C-\$10

(see copy)

QU/ECO title

+ easement rem. Holmquist
prop at "A" on above plat

+ 50' uti. easement RR Rt 602
as shown on plat

+ 50' R/W for J&E shown
on plat DB 382-1532

* grantors reserve seaway
+ septic drainfield easements
here as shown on plat
FB 0 rem. 3.27 ac parcel

[Ref: P10 382-1463]

(from 9-3-94 to date) → Laura died on
3-10-11 DB 1077-811
ONLY

560-1545 ^{Acres} Re: Laurel Woods overlot

566-866 " Re →

573-668 D ZI.16 ac (Ref: P10 444-91; 437-983
+ 382-1476)

* 586-1143 ^{Annual} R/W grant 50' R/W over above

769-1839 D 9.24 ac on LWO subd (plot pg 837) (P10 444-91)

* 1076-1580 CCRS (cons above/wop)

1077-803 22 ac or 15 (incl. plot pg 808 → shows above on "Tract 3"
(ZI.737 ac))

810 D TR 2-53.66 ac (P10 382-1461
+ 437-983)

* 645-1299 ^{cont'd} ^{of} ^{above} effective above

(7-23-18 @ 5:00 pm)

(F-1998)

Judg

FIS

Leonard

Laura (F-314)

✓

✓

✓

—

Purchaser

Wilson Family

Properties LLC

Judge (F-1998)

✓

LEONARD L. HODGES, et ux.

TO: ANNUAL RIGHT OF WAY AGREEMENT

JAMES M. WILSON, et al.

THIS ANNUAL RIGHT OF WAY AGREEMENT, made and entered into this 26 day of June, 1996, by and between LEONARD L. HODGES and LAURA J. HODGES, husband and wife, parties of the first part hereinafter styled Grantors; and JAMES M. WILSON and FRANK M. LACEY, JR., parties of the second part hereinafter styled Grantees;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, cash in hand paid by the said Grantees to the said Grantors, the receipt for all of which is hereby acknowledged, the Grantors do hereby bargain, sale, grant and convey unto the Grantees herein, a gated right of way for a period of one year, renewable as hereinafter stated, over and upon that 10 foot soil road crossing the property of the Grantors, and being further described as follows, to-wit:

BEGINNING at a point on the westerly edge of the 50 ft. right of way of State Secondary Route No. 602, common corner the property of the Grantors, said right of way and the Clifton N. Holmquist, et ux., property; thence following the Holmquist property line to a point; thence proceeding west-northwest crossing a creek and entering the property of the Grantees at a point near the common corner of two (2) parcels of property of the Grantors.

Said right of way is to be used for ingress and egress to and from the

05264 JUL 24 10:44

INST NO/FOR YEAR OF 1996

property of the Grantees for access to said property for purposes of hunting, hiking and agricultural use only. However, it is stipulated that the use of the right of way for the harvesting and transportation of timber, trees, lumber, wood chipping operations, and mining operations, and all of the equipment used for any or all of the activities hereinbefore stated are expressly prohibited unless further agreed in writing between the parties hereto. This agreement may be renewed for periods of an additional year, by the payment of an additional dollar from the Grantees to the Grantors on or before July 1 of each year.

The Grantors RESERVE the right to withdraw their consent to the use of said roadway by the Grantees and may terminate this agreement at any time in the future in their discretion by the act of recording a termination statement in the Office of the Clerk of the Circuit Court of Franklin County, Virginia.

WITNESS the following signatures and seals.


Leonard L. Hodges


Laura J. Hodges




James M. Wilson (SEAL)


Frank M. Lacey, Jr. (SEAL)

STATE OF VIRGINIA,

CITY/COUNTY OF FRANKLIN, to-wit:

The foregoing instrument was acknowledged before me this 26 day of June, 1996, by Leonard L. Hodges and Laura J. Hodges, husband and wife.

My Commission Expires: 2-28-98

Robert E. Bunkley
Notary Public

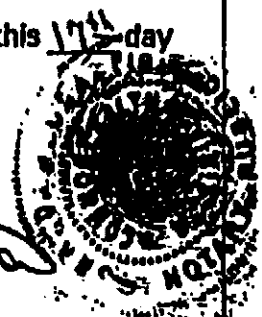
STATE OF VIRGINIA,

CITY/COUNTY OF Martinsville to-wit:

The foregoing instrument was acknowledged before me this 17th day of ~~June~~ ^{July}, 1996, by James M. Wilson.

My Commission Expires: 6-30-2000

Sharon W. Champia
Notary Public



STATE OF VIRGINIA,

CITY/COUNTY OF Martinsville to-wit:

The foregoing instrument was acknowledged before me this 17th day of ~~June~~ ^{July}, 1996, by Frank M. Lacey, Jr..

My Commission Expires: 6-30-2000

Sharon W. Champia
Notary Public



| | | | |
|-------------|--------------|--|--|
| St. R. Tax | | VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY | |
| Co. R. Tax | | The foregoing instrument with acknowledgment was | |
| Transfer | | admitted to record on | <u>July 24</u> 19 <u>96</u> |
| Clerk | <u>12.00</u> | at | <u>10:44 A</u> M. In D.B. <u>586</u> Page(s) <u>1142</u> |
| Lib. (145) | <u>1.00</u> | Tesle: | <u>Alice S. Hall</u> Acting Clerk |
| Grantor Tax | | By: | <u>[Signature]</u> Dep. Clerk |
| TTF | <u>3.00</u> | | |
| Total \$ | <u>16.00</u> | | |

**CHICAGO TITLE INSURANCE COMPANY
VALID ONLY IF SCHEDULES A & B ARE
ATTACHED TO ALTA 1992 OWNERS POLICY**

SCHEDULE A

182725

OFFICE FILE NUMBER: 8194-792

POLICY NUMBER: 47 0147 106 00000003

DATE OF POLICY: May 31, 1994 at 12:46 p.m.

AMOUNT OF INSURANCE: \$200,000.00

- 1. Name of Insured: James M. Wilson and Frank M. Lacy, Jr.**
- 2. The estate or interest in the land which is covered by this Policy is:**

Fee Simple

- 3. Title to the estate or interest in the land is vested in the Insured.**
- 4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:**

None

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

- 5. The land referred to in this Policy is described as follows:**
See Schedule A-1 attached hereto and made part and parcel hereof for property description.

ST94-792

Wilson, James M. &
Lacy, Frank M., Jr.

All those certain tracts and parcels of land, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, and being more particularly described herein as follows, to-wit:

PARCEL NO. 1: All that certain tract or parcel of land, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, situate, lying and being on the western side of Virginia State Route 602, containing 857.840 acres, more or less, according to plat of survey prepared by Philip H. Mundy, L.S., dated May 14, 1994, which survey is attached hereto and by this reference incorporated and made a part hereof for a more complete and particular description of the subject property.

TOGETHER WITH, all rights of ways and appurtenances thereunto appertaining or in any way belonging.

PARCEL NO. 2: All that certain tract or parcel of land, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, situate, lying and being on the northern side of Virginia State Route 602, containing 66.055 acres, more or less, and being more particularly shown and described according to plat of survey prepared by Philip H. Mundy, L.S., dated May 14, 1994, which survey is attached hereto and by this reference incorporated and made a part hereof for a more complete and particular description of the subject property.

TOGETHER WITH, all rights of ways and appurtenances thereunto appertaining or in any way belonging.

Parcel No. 1 and Parcel No. 2 is in all respects the same property, or portions thereof, as the case may be, as acquired by the Grantors herein by the following survivorship Deeds:

(i) by Deed dated January 25, 1989, and of record in the Clerk's Office, Circuit Court of Franklin County, Virginia, in Deed Book 444 at Page 95;

(ii) by Deed dated March 3, 1989 and of record in the aforesaid Clerk's Office in Deed Book 446 at Page 856;

(iii) by Deed dated January 31, 1989, and of record in the aforesaid Clerk's Office, in Deed Book 444 at Page 1180;

(iv) by Deed dated February 3, 1988 and of record in the aforesaid Clerk's Office in Deed Book 426 at Page 806, less however that certain out conveyance as made therefrom of 2.018 acres, more or less, which out conveyance is of record in the aforesaid Clerk's Office in Deed Book 437 at Page 1353;

(v) by Deed dated February 23, 1988, and of record in the aforesaid Clerk's Office, in Deed Book 427 at Page 114; and,

(vi) by Deed dated September 16, 1988, and of record in the aforesaid Clerk's Office, in Deed Book 438 at Page 561.

Without reimposing the same, this conveyance is made subject to the following: (a) any and all easements, reservations, restrictions and conditions of record affecting the subject property; (b) applicable disclosures as made on the Mundy survey which affect the boundary lines; (c) the agreements affecting the existing

fifty (50) foot right of way (as shown on plat of Parcel No. 1, above referenced), and which agreements originate in the following Deeds, see Deed Book 382 at Page 1463; Deed Book 382 at Page 1469; ~~Deed Book 382 at Page 1469;~~ and Deed Book 382 at Page 1476; and, (d) to the reservations of the use of the right of way and easement traversing, over, across and along the logging road designated in prior Deeds as the "Access to Wimmers Spur Along Existing Log Road", see Deed Book ⁴⁴⁴~~440~~ at Page ³⁶~~32~~; Deed Book 444 at Page 95; and Deed Book 444 at Page 1180.

rest in
deeds

OWNERS

SCHEDULE B

Policy Number: 47 0147 106 00000003
Owners

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

Special Exceptions: The mortgage, if any, referred to in Item 4 of Schedule A.

- 1. Taxes subsequent to those for the year 1993, not yet due and payable.**
- 2. Routine public utility easements, specifically the following:**
 - (a) Easement granted Appalachian Power Company by Lewis C. Nichols, et ux, dated May 3, 1985, recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 388, page 44.**
 - (b) Easement granted Appalachian Power Company by C. S. Nichols, et ux, by deed recorded in the aforesaid Clerk's Office in Deed Book 113, at page 83.**
 - (c) Easement granted Appalachian Power Company by Morgan Nichols, recorded in Deed Book 113, at page 86, and Deed Book 113, at page 88.**
 - (d) Easement granted Chesapeake Potomac Telephone Company from Harvey Nichols, et ux, as recorded in Deed Book 319, at page 479.**

Countersigned


Authorized Signatory

Schedule B of this Policy consists of 4 pages.

Schedule B
Owner's Form

ADDED PAGE

(Schedule B Continued)

Policy Number: 47 0147 106 00000003
Owners

Policy Number:
Loan

- (e) Easement and right of way existing for the benefit of the property (1 acre tract) now or formerly belonging to George Roosevelt Sloane, et ux, which easement and right of way is established by deed recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 253, at page 12. (It is believed by the title examiner that this easement is disclosed by the plat recorded in the aforesaid Clerk's Office in Deed Book 438, at page 563) ~~(copy of plat attached hereto)~~.
- (f) Rights of others in and to the use of the roadway and easement as referred to in prior Deeds, as: "a right-of-way easement along the logging road designated as "Access to Wimmers Spur along existing lot road, with the right of ingress and egress, said logging road being shown on plat of survey made by J. L. Seh, certified land surveyor, dated October 3, 1984, and revised October 17, 1984, and recorded in the aforesaid Clerk's Office in Deed Book 382, at page 1532. This is to be an easement that runs with the land." ~~(copy of plat attached hereto)~~.
NOTE: LOCATION OF THE "LOGGING ROAD" IS NOT SHOWN ON THE MUNDY SURVEY BY WHICH THE PROPERTY IS BEING TRANSFERRED FROM FOLEY TO THE INSURED, WILSON AND LACY.
- (g) (i) Rights of others in and unto the existing fifty (50) foot right of way as a means of access to the properties serviced by the same, and (ii) the burden of the maintenance and right of way. Both the right of way and maintenance requirements are established by the following Deeds: Deed Book 382, page 1463; Deed Book 1469; ~~Deed Book 382, page 1473~~; and Deed Book 382, page 1476 (and other deeds in chain as well).
- (h) Rights of others prescriptive or otherwise in and to the use of old logging roads, roadways, and/or "public" roadways, which traverse the subject property the location for which are not disclosed by the Mundy survey.

POLICY INSERT
Added Page

ADDED PAGE

(Schedule B Continued)

Policy Number: 47 0147 106 00000003
Owners

Policy Number:
Loan

→ (1) Plat of survey prepared by Philip Mundy, dated May 14, 1994, shows: (a) fence encroachment, affecting Parcel No. 1, along boundary line of the subject property with the lands now or formerly owned by Harvey Nichols; and (b) shows fence encroachment along the eastern boundary line of Parcel No. 2 with the property now or formerly belonging to Dee W. Pincock.

3. Rights of others in and to the natural flow of any branches, streams, creeks, or waterways which traverse the subject property.

4. Plat of survey prepared by Philip Mundy, dated May 14, 1994, makes the following disclosures, affecting the boundary lines:

(X) The boundary line on Parcel No. 1 from Points 12 - 28 are said to be subject to an agreement with Melvin Yopp. Mr. Yopp has been signed the recorded plat. Additionally, fence encroachments are shown along the said Yopp line;

see BLA
OB 548-
604

(X) Boundary line with the Blue Ridge Parkway (USA Dept. of Interior) from points 74 - 99, is subject to a boundary line agreement, per surveyor. No such agreement between the Foleys or their predecessors in title, with the Department of Interior is of record in the aforesaid Clerk's Office.

see BLA
OB
582-89

(X) As concerns Parcel No. 2, Survey notes PROBABLE DEED OVERLAP: in Deed Book 293, page 267 Dee W. Pincock was conveyed 40 acres, more or less, by general description which called for the Wolf Hollow Branch as the property line. The title to Pincock's property traces to Deed Book 71 page 159 which calls for the boundary line to run northeast from the mouth of a branch up a ridge. Traces of wire fence were found following up ridge as shown. NOTE: OVERLAP WILL AFFECT APPROXIMATELY 15 TO 20 ACRES OF PARCEL NO. 2.

MA NOW
Wilson NOW
owns former
Pincock
prop in
OB 1067-2321

POLICY INSERT
Added Page

ADDEND PAGE

(Schedule B Continued)

Policy Number: 47 0147 106 00000007

Owners

Policy Number:

Loan

(c) Parcel 1 - Lines from 42 through 74 are based on plats of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, and are not based on a current field survey. **NOTE:** Such state of facts as would be disclosed by an accurate current survey and inspection of the premises as regards the above-referenced lines.

(d) Parcel 2 - Lines clockwise from "D" to "E" are with the center of Greens Creek as it meanders. **NOTE:** No State Road frontage between these points.

5. Rights of others in and to the use of the roadway as shown on plat of record in Deed Book 427, page 1355 ~~(copy attached)~~. *w/ deed p 8553*

6. Exception is made to that portion of Parcel No. 1, containing 4.758 acres, as shown on plat of survey recorded in Deed Book 438, page 563 ~~(copy attached)~~ (and designated on the Mundy survey as adjoining the property now or formerly belonging to Harvey W. Nichols) by reason of the following: *w/ deed pg 561*

(a) Possible outstanding curtesy interest in Morgan Nichols, a/k/a/ John Morgan Nichols, by reason of his failure to sign that certain Deed of conveyance as recorded in the aforesaid Clerk's Office in Deed Book 232, page 245.

(b) Possible life estate interest as reserved by Mattie W. Nichols, for herself, and for the benefit of John Morgan Nichols, in Deed Book 232, page 245.

~~7. Riparian rights incident to the premises, if applicable.~~

8. Non-exclusive easement for ingress and egress as shown on plat of Dudley & Zeh, dated October 3, 1984, revised October 17, 1984, and recorded in the aforesaid Clerk's Office. *DB 382-532*

~~9. Rights of others prescriptive or otherwise in and to the use of old logging roads, roadways, old road, and/or "public" roadways, which traverse the subject property the location of which are disclosed by the Mundy survey.~~ *(Dup. of #24) above*

POLICY INSERT
Added Page

Primary Order Information

State VA
County / Town Franklin
Order Type Residential Buy/Sell
Application No. 7137942
Application Date / Time 7/27/2018 1:17:19 PM
Contact User Name Stevens, Karen S. - karen@acquisitiontitle.net
Contact User Phone 540-989-0884
Company Name Acquisition Title and Settlement Agency, Inc.
Associated Company
Sales Rep
Production User (If opened internally)
Email Confirmation When Complete: karen@acquisitiontitle.net; Ginger@acquisitiontitle.net
Brand Fidelity
Customer Reference No. 18-32110R
Additional Reference No.
BackTitle No.

Seller / Owner

Individual

| First Name | Middle Name | Last Name | Status |
|------------|-------------|-----------|--------|
| Leonard | L | Hodges | |

Entity/ Estate / Trust

Entity / Estate / Trust(s)

Buyer / Borrower

Individual

| First Name | Middle Name | Last Name | Status |
|------------|-------------|-----------|--------|
|------------|-------------|-----------|--------|

Entity/ Estate / Trust

Entity / Estate / Trust(s)

Wilson Family Properties, LLC

Sale Price / Loan Information

Sale Price: \$

Lender 1: Loan No. 1:

Lender 1 Clause:

Loan Amount 1: \$

Lender 2: Loan No. 2:

Lender 2 Clause:

Loan Amount 2: \$

Property Information

| | |
|--------------------------------|-----------------|
| Street No | Street Name |
| City | State VA |
| Municipality | Zip Code |
| | Unit Number |
| Condominium Name | Building |
| Subdivision / Development | Phase |
| Lot Tract 3 | Block |
| Section | Township |
| Tax ID / Parcel No 0390000601B | Range |
| New Construction No | New Plat No |
| | Vacant Land No |
| Section 1/4 | 1/4 1/4 Section |
| Last Deed Book | Page |
| Plat / Condo Book | Page |
| Recorded Lot | Recorded Plat |
| Plat Instrument Number | Map No. |
| Certificate No | Torrens No |
| | Abstract No |

Request Product

| | |
|---------------------|-----------------------|
| Selected Product | Due Date |
| Title Search Report | 7/31/2018 12:00:00 AM |

Comments

WE ARE NEEDING THIS ONE ASAP PLEASE Please note: We are need to prepare an amendment to the restrictions. We are looking for enough information in the title to be able to determine who is authorized to make the changes. There are 4 parcels affected. TM#0390000601 AND 0390000601A AND 0390000601B



Fidelity National Title Insurance Company

OFAC Sanctions List Search

Search Date & Time: 7/31/2018 7:10 pm

Order No.: Agent's Reference Number: 18-32110R
Property Address: Callaway Road, Franklin County, Callaway, VA

A search has been conducted against the Sanctions List administered by the Office of Foreign Assets Control ("OFAC") for the following party:

The search has returned the following results:

Business Name: Wilson Family Properties, LLC

****NO MATCH FOUND****

If a search of the OFAC SDN List results in a possible match with a name (or names) on the list, follow the instructions on the OFAC website regarding the due diligence steps which must be taken to determine a valid OFAC match. The due diligence steps can be accessed at:

<http://www.treasury.gov/resource-center/fags/Sanctions/Pages/directions.aspx>

For more information:

OFAC Hotline is: (202) 622-2490.

OFAC Website: <http://www.treas.gov/offices/enforcement/ofac/>

[Click Here to read the OFAC Step By Step Guide](#)

FinCEN Hotline is: (866) 556-3974.

FinCEN Website: <http://www.fincen.gov/>

The information in this database was provided by the Office of Foreign Asset Control (OFAC) of the US Treasury Department.



Fidelity National Title Insurance Company



Fidelity National Title Insurance Company

OFAC Sanctions List Search

Search Date & Time: 7/31/2018 7:10 pm

Order No.: Agent's Reference Number: 18-32110R
Property Address: Callaway Road, Franklin County, Callaway, VA

A search has been conducted against the Sanctions List administered by the Office of Foreign Assets Control ("OFAC") for the following party:

The search has returned the following results:

First Name: Leonard
Last Name: Hodges

****NO MATCH FOUND****

If a search of the OFAC SDN List results in a possible match with a name (or names) on the list, follow the instructions on the OFAC website regarding the due diligence steps which must be taken to determine a valid OFAC match. The due diligence steps can be accessed at:

<http://www.treasury.gov/resource-center/faqs/Sanctions/Pages/directions.aspx>

For more information:

OFAC Hotline is: (202) 622-2490.

OFAC Website: <http://www.treas.gov/offices/enforcement/ofac/>

[Click Here to read the OFAC Step By Step Guide](#)

FinCEN Hotline is: (866) 556-3974.

FinCEN Website: <http://www.fincen.gov/>

The information in this database was provided by the Office of Foreign Asset Control (OFAC) of the US Treasury Department.



Fidelity National Title Insurance Company

Primary Order Information

State Virginia
County / Town Franklin
Order Type Residential Buy/Sell
Application No. 7137942
Application Date / Time 07/27/2018
Contact User Name Karen S. Stevens
Company Acquisition Title and Settlement Agency, Inc.
Company Phone 540-989-0884
Associated Company
Sales Rep
Brand Fidelity National Title Insurance Company
Customer Reference No. Agent's Reference Number: 18-32110R
Additional Reference No.
BackTitle No.

Seller / Owner

Leonard L Hodges

Buyer / Borrower

Wilson Family Properties, LLC

Sale Price / Loan Information

| | |
|-------------------------|-------------------------|
| Sale Price 1: | Sale Price 2: |
| Loan Amount 1: | Loan Amount 2: |
| Lender 1: | Lender 2: |
| Lender 1 Clause: | Lender 2 Clause: |
| Loan No. 1: | Loan No. 2: |

Property(ies)

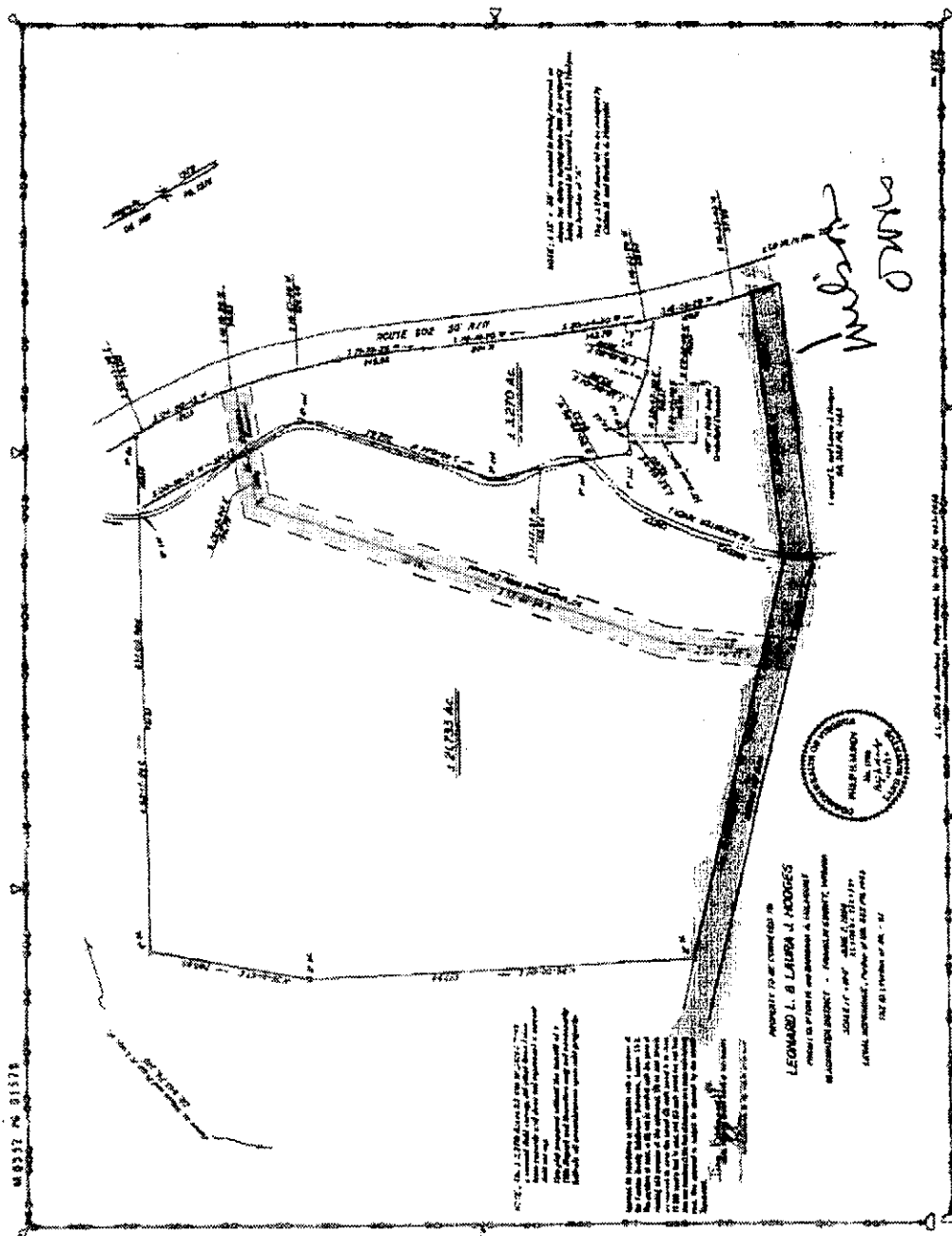
City:
State: VA
Lot: Tract 3
Tax ID / Parcel No./Plan: 0390000601B
New Construction: No
New Plat: No
Vacant Land: No
Torrens: No
Abstract: No

Requested Product(s)

Name: Title Search Report - Due Date: 07/31/2018

Comments:

WE ARE NEEDING THIS ONE ASAP PLEASE Please note: We are need to prepare an amendment to the restrictions. We are looking for enough information in the title to be able to determine who is authorized to make the changes. There are 4 parcels affected. TM#0390000601 AND 0390000601A AND 0390000601B



MEMORANDUM

FROM: Frank A. Bartin, Examiner @ Fidelity Nat'l Title Insurance Co.

TO: Professional Title Associates

RE: James M. WILSON (TRUST)
Franklin County, Va.
File #6783785

Per your request, I have investigated the "possible old rights of way" regarding the S. L. & L. K. Timmons property in DB1081-pg 1714 (Tax Map #39-18.2 & 39-18.2.A) and the L. L. & L. J. Hodges property in DB552-pg 1566 (Tax Map #39-6.1.B) which may lead to the Wilson property described in the above referenced file.

First, the Timmons property: This property is shown on a composite plat for James C. & Betty S. Tucker recorded in Deed Book 443-pg 748 [see copy] > no old right of way exists on this property that would benefit the subject Wilson property. The 50 ft. R/W easement along the north line of the 5.527 acre parcel provides for access to other Wilson property that is NOT a part of the subject property. [This R/W benefits Wilson's 65 acre parcel [Tax Map #39-17] part of Deed Book 1093-pg 289.]

Next, the Hodges property: This property is shown on a plat with the deed in Deed Book 552-pg 1566 @ page 1570 (21.733 acres) > no old right of way exists on this property either that would benefit the subject Wilson property. Access to this property is also over the same 50 ft. road easement that benefits the subject Wilson property. There does exist an easement over a 10 ft. road off Rt. 602 that is for hunting, hiking & agricultural use ONLY as set forth in an annual right of way agreement in Deed Book 586-pg 1143 [see copy] that benefits the subject Wilson property.

Frank

Bartin, Frank

From: Davidson, Debbie
Sent: Friday, May 18, 2018 4:44 PM
To: Bartin, Frank
Subject: FW: James Wilson Estate Auction Franklin County-
Attachments: Adjoining Neighbors to dig on possible existing right of ways WILSON AUCTION.pdf; topo map showing possible RW we would like to further investigate areas noted.pdf

Here 'tis.

DD

Debbie D. Davidson
Vice-President, Area Agency Manager
Western Virginia/West Virginia
Fidelity National Title Insurance Company
Commonwealth Land Title Insurance Company
(540) 982-2121; (540) 853-4035 (direct)

From: Rebecca Kelley <beckyprotittle@verizon.net>
Sent: Thursday, May 3, 2018 2:12 PM
To: Davidson, Debbie <Debbie.Davidson@fnf.com>
Subject: Fwd: James Wilson Estate Auction Franklin County-

~~IMPORTANT NOTICE - This message sourced from an external mail server outside of the Company.~~

This has to do with the file that I asked you about a few days ago.

Becky

Rebecca Kelley
beckyprotittle@verizon.net

-----Original Message-----

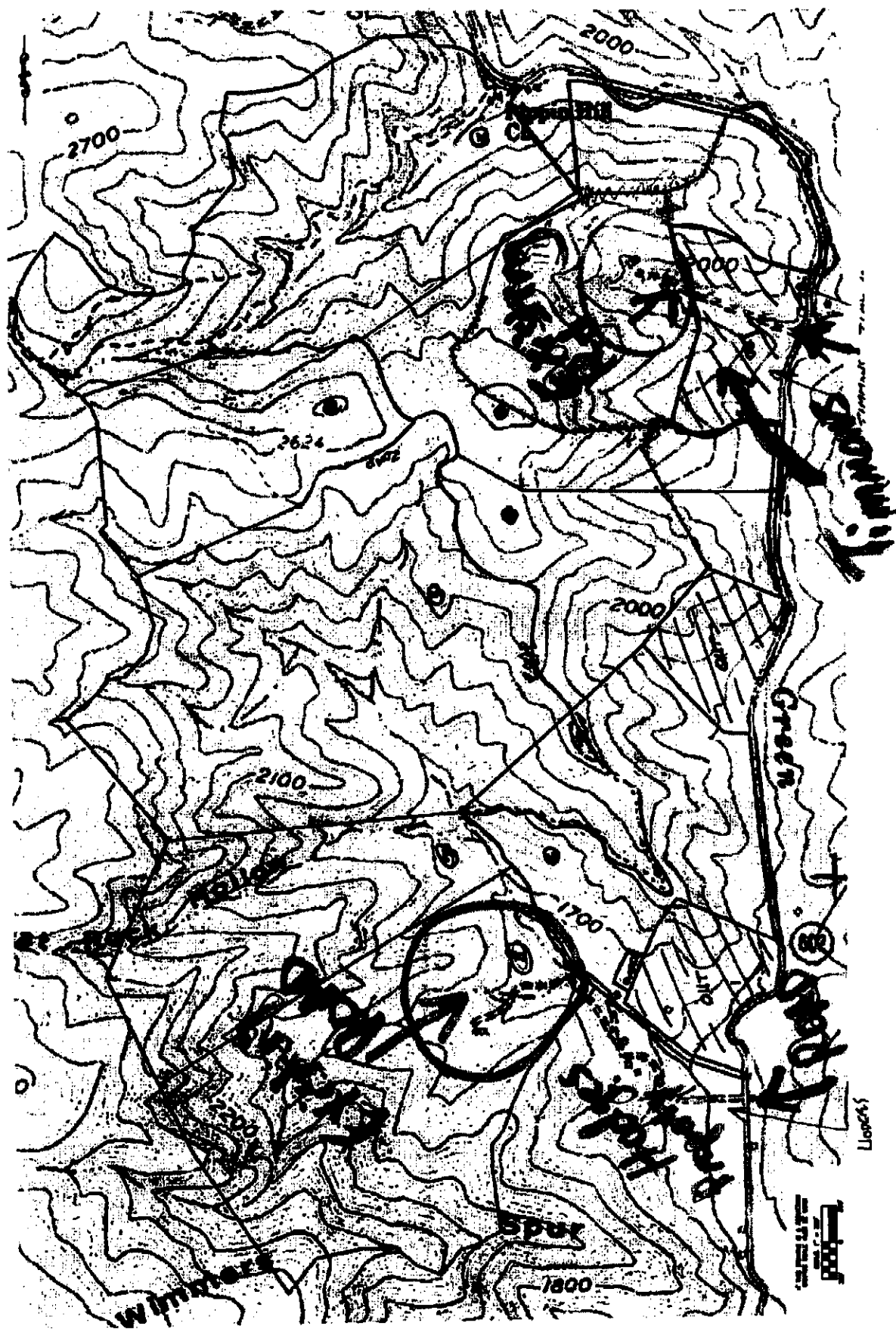
From: David Boush <david@woltz.com>
To: 'Rebecca Kelley' <beckyprotittle@verizon.net>
Cc: sam <sam@woltz.com>; 'Jim Woltz' <jim@woltz.com>
Sent: Thu, May 3, 2018 1:00 pm
Subject: James Wilson Estate Auction Franklin County-

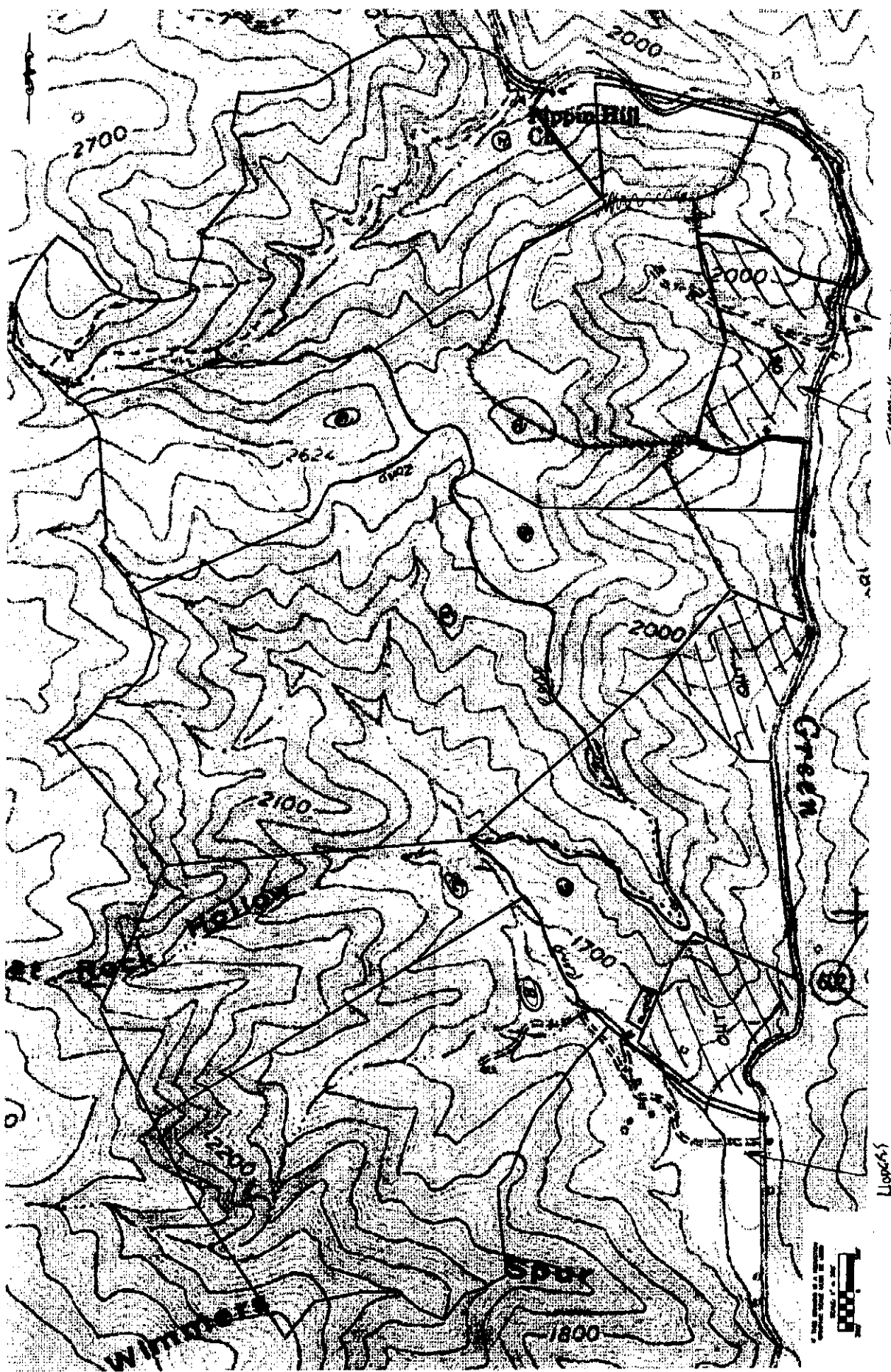
Becky,

Jim, Sam and I met yesterday and Jim asked that we further investigate possible old right of ways on two sections of the 900 ac Wilson Tract. I attached the adjoining Land owners names and note the areas that show an old road to houses on the topo of our property. Could you have the examiners dig into these areas to see if an old right of way potentially exists. Thank you.

Best,

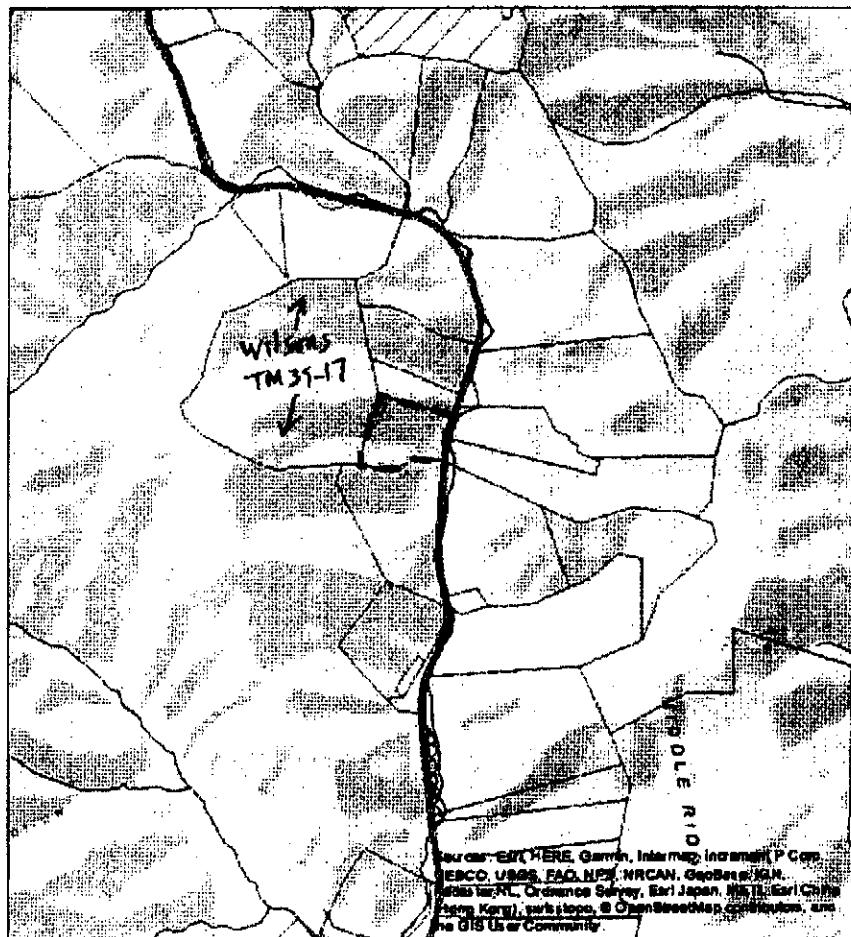
David P. Boush





Topographic

149265



Map: 039
Insect: 00
Lot: 018
Parcel ID: 0390001802
Extension: 02
Acres: 11130
Map: 03900
Parcel: 01802
Zoning: N2
Owner: TIMMONS STEVEN L & LISA K
Owner Address: 15299 CALLAWAY RD
City: CALLAWAY
State: VA
Zip: 24067
Description 1: RT 602
Acres: 5.534
Land Value: 20900
Sale Price: 85000
Sale Date: 08/25/2016
Deed book: 1081
Deed page: 1714
Plat book: 443
Plat page: 748
Instrument type: DB
Instrument year: 2016
Instrument number: 5150
District: 5W
Grantor: PERDUE MARY ALICE
Shape.STArea(): 477503.8984375
Shape.STLength(): 2838.2862982864
InPoly_FID: 13986
MaxSimpTot: 0.01
MindSimpTot: 0.01

Attribution at point: 11020381, 3551838

Layer: School Districts
School District: Callaway
Layer: Election Districts
District Name: Blackwater
Supervisor: Cline Brubaker
Layer: Precincts and Political Districts
Precinct Name: Bowmans
House District: 9
Senate District: 19

Disclaimer: The information contained on this page is NOT to be construed or

Approx. Scale 1:20584

5/3/2018, 12:39 PM

1 of 2

Plot @ 443-748
shows 50' R/W off W15 Rt 602
into Wilson Trust prop
TM 39-17 (DB 1093-289)
→ not p/o subject prop

Franklin Co. Property Information**Tax Map# 0390001802**

Owner: Timmons Steven L & Lisa K
Owners Address: 15299 Callaway Rd
 Callaway, VA 24067
Property Address: 15299 Callaway Rd
Legal Desc.: Rt 602
Magisterial District: Blackwater
Zoning: NZ
Class Code: Single Family Suburb

Assessment Values:
Building: \$0
Land: \$20,900
Total: \$20,900
Building 1: \$0
Total Acres: 5.534
Land Use Value: 0

DISCLAIMER: While every effort has been made to ensure the accuracy of the information presented, Franklin County is not responsible for the accuracy of the content contained herein and will not be liable for its mis-use or any decisions based on this report's contents.

Zoning

Zoning Classifications **Approved Special Use Cases** **Approved Variance Cases**
 NZ

Transfer History

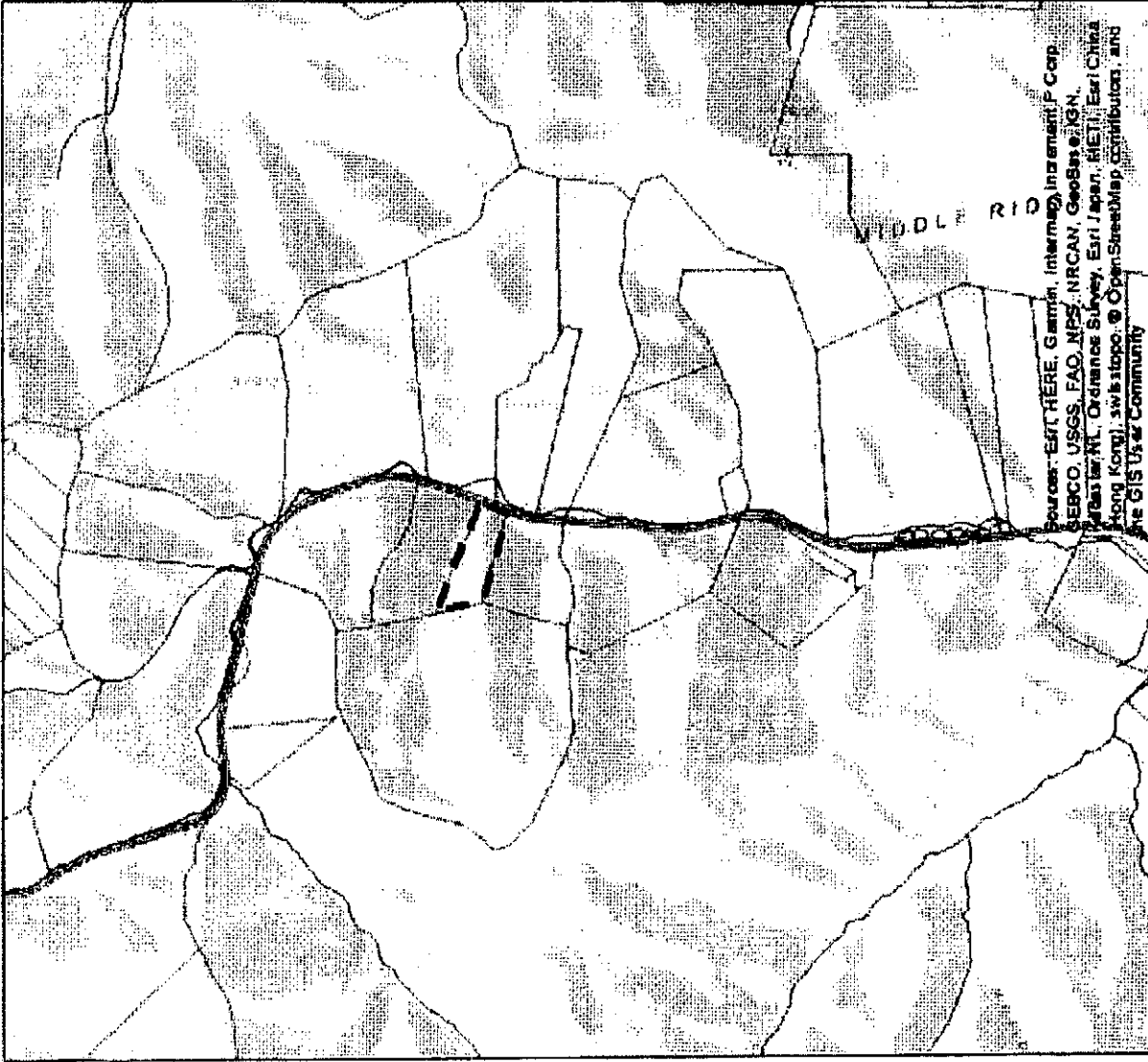
Legal Documentation

| Most Recent | Deed Bk: 1081 Pg: 1714, Inst. Type: DB, Inst. Year: 2016, Inst. Number: 5150 | Date | Price | Grantor |
|-------------|--|------------|----------|--------------------------|
| Previous 1 | Deed Bk: 655 Pg: 1324 | 7/29/1999 | \$40,000 | TUCKER JAMES C & BETTY S |
| Previous 2 | Deed Bk: 508 Pg: 977 | 10/19/1992 | \$3,325 | |
| Previous 3 | Deed Bk: 443 Pg: 743 | 1/9/1989 | | |

Land Value Details

| Size In Acres | Lump Sum or Per Acre | Unit Value | Adj. % | Utility Value | Acres | Value | Total Acres | Value |
|---------------|----------------------|------------|--------|---------------|-------|---------------------|-------------|-----------------|
| 4.53 | Per Acre | 3,500 | -0.25 | 0 | | 11,902 | | 11,902 |
| 1.00 | Lump Sum | 12,000 | -0.25 | 0 | | 9,000 | | 9,000 |
| | | | | | | Total Value: | | \$20,900 |

*rounded to the nearest 100



Layer: Parcels

Map: 039
Insert: 00
Lot: 018
Parcel ID: 0390001802A
Extension: 02A
Recno: 11131
Map: 03900
Parcel: 01802A
Zoning: NZ
Owner: TIMMONS STEVEN L & LISA K
Owner Address: 15299 CALLAWAY RD
City: CALLAWAY
State: VA
Zip: 24067
Description 1: RT 602
Acres: 11.05
Land Value: 49400
Building Value: 18700
Sale Price: 85000
Sale Date: 08/25/2016
Deed book: 1081
Deed page: 1714
Plat page: 0
Instrument type: DB
Instrument year: 2016
Instrument number: 5150
District: BW
Grantor: PERDUE MARY ALICE
Shape.STArea(): 241221.48484375
Shape.STLength(): 2343.7749887456
InPoly_FID: 13987
MaxSimpTot: 0.01
MinSimpTot: 0.01

Attributes at point: 11020480, 3562298

Layer: School Districts

School District: Callaway

Layer: Election Districts

District Name: Blackwater

Supervisor: Cline Brubaker

Layer: Precincts and Political Districts

Precinct Name: Bowmans

House District: 9

Senate District: 19

Disclaimer: The information contained on this page is NOT to be construed or

Approx. Scale 1:20554

Franklin Co. Property Information**Tax Map# 0390001802A**

Owner: Timmons Steven L & Lisa K
Owners Address: 15299 Callaway Rd
 Callaway, VA 24067
Property Address:
Legal Desc.: Rt 802
Magisterial District: Blackwater
Zoning: NZ
Class Code: Single Family Suburb

Assessment Values:

Building: \$18,700
Land: \$49,400
Total: \$68,100
Building 1: \$16,704
Total Acres: 11.050
Land Use Value: 0

DISCLAIMER: While every effort has been made to ensure the accuracy of the information presented, Franklin County is not responsible for the accuracy of the content contained herein and will not be liable for its mis-use or any decisions based on this report's contents.

Zoning**Zoning Classifications**

NZ

Approved Special Use Cases**Approved Variance Cases****Transfer History**

| | Legal Documentation | Date | Price | Grantor |
|-------------|---|-----------|----------|--------------------------|
| Most Recent | Deed Bk: 1081 Pg: 1714, Inst.Type: DB, Inst.Year: 2016, Inst.Number: 5150 | 8/25/2016 | \$85,000 | PERDUE MARY ALICE |
| Previous 1 | Deed Bk: 655 Pg: 1324 | 7/29/1999 | \$40,000 | TUCKER JAMES C & BETTY S |
| Previous 2 | Deed Bk: 443 Pg: 743 | 1/9/1989 | | |

Land Value Details

| Size in Acres | Lump Sum or | | Unit Value | Adj. % | Utility Value | Acreage Value | Total Acreage Value |
|---------------|-------------|--|------------|--------|---------------|---------------------|---------------------|
| | Per Acre | | | | | | |
| 1.00 | Lump Sum | | 18,000 | 0.00 | 5,000 | 18,000 | 23,000 |
| 10.05 | Per Acre | | 3,500 | -0.25 | 0 | 26,381 | 26,381 |
| | | | | | | Total Value: | \$49,400 |

*rounded to the nearest 100

Other Improvement Details

W 8443 VS 80740

COMPOSITE PLAT FOR
JAMES C. TUCKER
BETTY S. TUCKER

BLACKOAKER REGISTRIAL DISTRICT
 FRANKLIN COUNTY, VIRGINIA

JULY 13, 1968

JOB NUMBER 252-88

NOTES:

1. REFERENCE: DEED BOOK 358, PAGE 100
2. TAX REFERENCE: 39-18.4A
3. PROPERTY NOT LOCATED IN ANY FLOOD HAZARD ZONE.
4. PLAT PREPARED FROM EXISTING RECORDS. NO FIELD SURVEY PERFORMED AT THIS TIME.

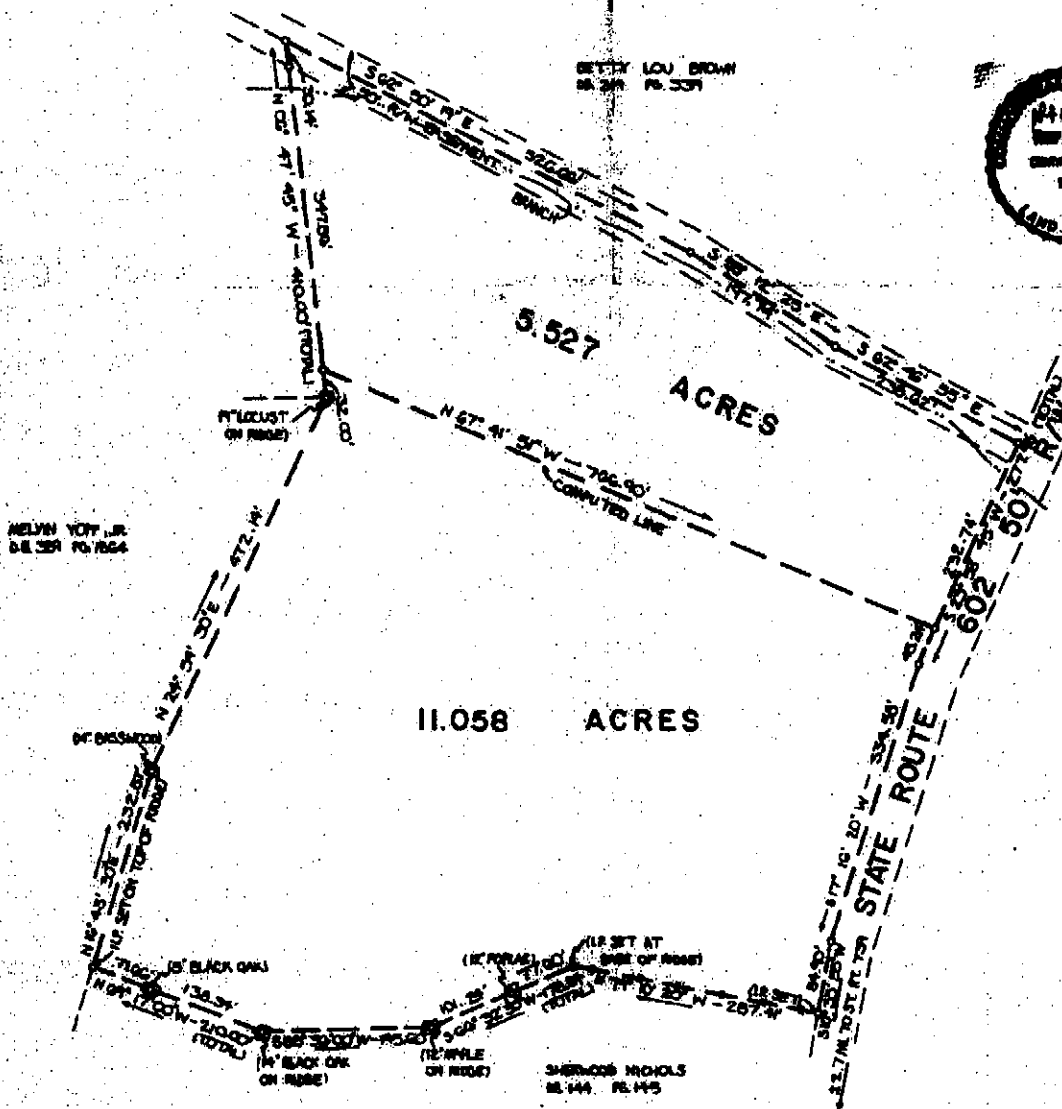
LEGEND:

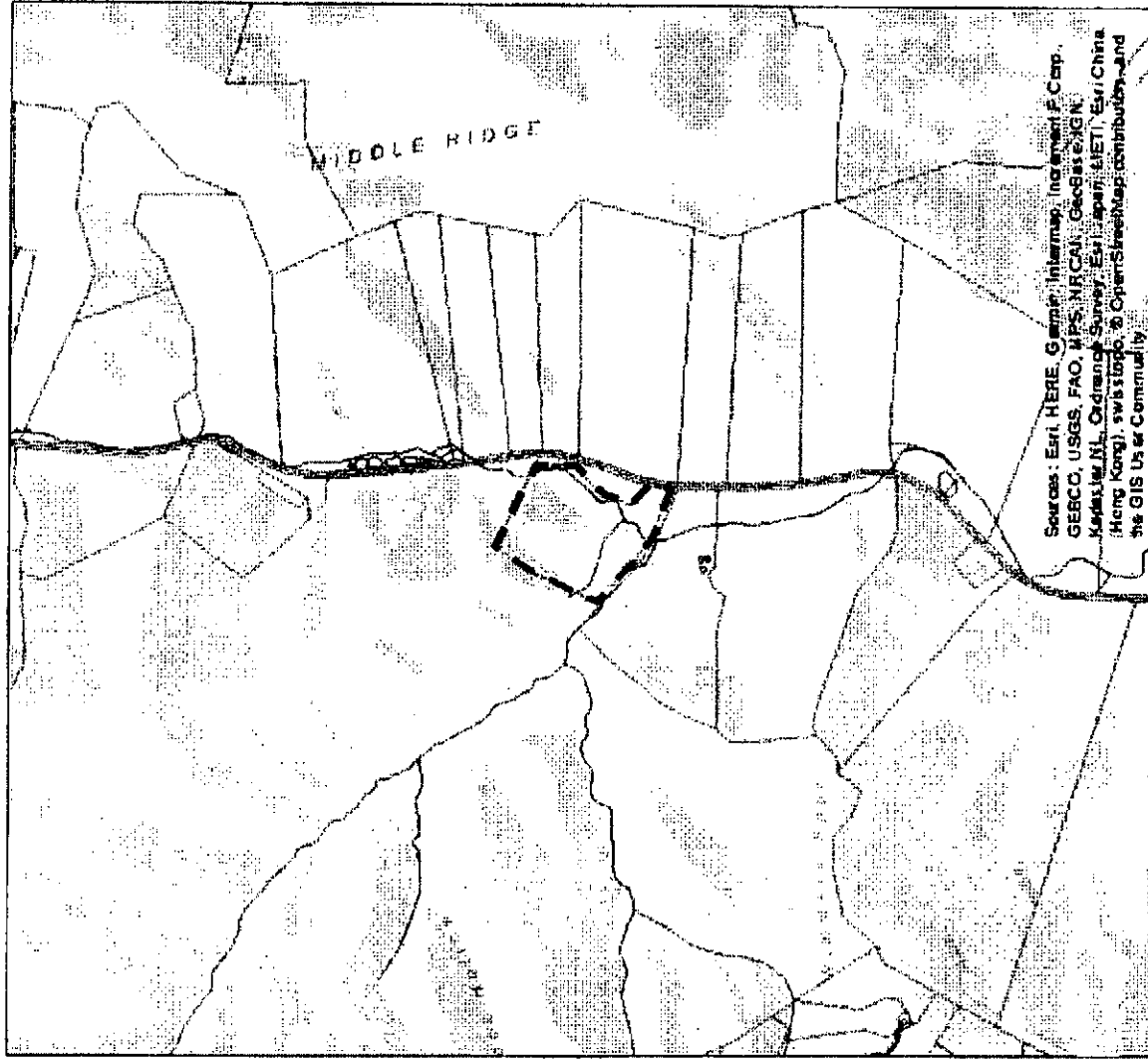
DEED LINE (NOT SURVEYED) ---

FENCE ---+---

PARENSSES DENOTES CALLED FOR ITEMS (NOT FIELD VERIFIED AT THIS TIME)

SCALE: 1" = 100'





Layer: Parcels

Map: 039
Insert: 00
Lot: 006
Parcel ID: 0390000601B
Extension: 01B
Recno: 11081
Map: 03900
Parcel: 00601B
Zoning: NZ
Owner: HODGES LEONARD L
Onwer Address: 13945 CALLAWAY ROAD
City: CALLAWAY
State: VA
Zip: 24087
Description 1: ALGOMA VALLEY
Description 2: TRACT 3
Description 3: RT 602-CALLAWAY ROAD
Acres: 21.737
Land Value: 43100
Sale Price: 8893
Sale Date: 10/03/1994
Deed book: 552
Deed page: 1566
Plat book: 1077
Plat page: 808
District: BW
Grantor: HODGES LEONARD L & LAURA J
Shape.STArea(): 945548.83203125
Shape.STLength(): 4136.4593438413
InPoly_FID: 13907
MaxSimpTot: 0.01
MinSimpTot: 0.01

| | |
|--|--|
| Attributes at point: 11020048, 3556977 | |
| Layer: School Districts | |
| School District: Callaway | |
| Layer: Election Districts | |
| District Name: Blackwater | |
| Supervisor: Cline Brubaker | |
| Layer: Precincts and Political Districts | |
| Precinct Name: Bowmans | |
| House District: 9 | |
| Senate District: 19 | |
| Layer: Voting Precincts | |
| Name: Bowmans | |

LEONARD L. HODGES, et ux.

TO: ANNUAL RIGHT OF WAY AGREEMENT

JAMES M. WILSON, et al.

THIS ANNUAL RIGHT OF WAY AGREEMENT, made and entered into this 26 day of June, 1996, by and between LEONARD L. HODGES and LAURA J. HODGES, husband and wife, parties of the first part hereinafter styled Grantors; and JAMES M. WILSON and FRANK M. LACEY, JR., parties of the second part hereinafter styled Grantees;

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, cash in hand paid by the said Grantees to the said Grantors, the receipt for all of which is hereby acknowledged, the Grantors do hereby bargain, sale, grant and convey unto the Grantees herein, a gated right of way for a period of one year, renewable as hereinafter stated, over and upon that 10 foot soil road crossing the property of the Grantors, and being further described as follows, to-wit:

BEGINNING at a point on the westerly edge of the 50 ft. right of way of State Secondary Route No. 602, common corner the property of the Grantors, said right of way and the Clifton N. Holmquist, et ux., property; thence following the Holmquist property line to a point; thence proceeding west-northwest crossing a creek and entering the property of the Grantees at a point near the common corner of two (2) parcels of property of the Grantors.

Said right of way is to be used for ingress and egress to and from the

05264 JUL 24 AM 0:44

INST NO/FOR YEAR OF 1996

property of the Grantees for access to said property for purposes of hunting, hiking and agricultural use only. However, it is stipulated that the use of the right of way for the harvesting and transportation of timber, trees, lumber, wood chipping operations, and mining operations, and all of the equipment used for any or all of the activities hereinbefore stated are expressly prohibited unless further agreed in writing between the parties hereto. This agreement may be renewed for periods of an additional year, by the payment of an additional dollar from the Grantees to the Grantors on or before July 1 of each year.

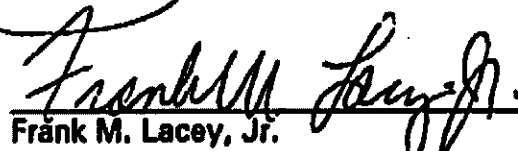
The Grantors RESERVE the right to withdraw their consent to the use of said roadway by the Grantees and may terminate this agreement at any time in the future in their discretion by the act of recording a termination statement in the Office of the Clerk of the Circuit Court of Franklin County, Virginia.

WITNESS the following signatures and seals.


Leonard L. Hodges


Laura J. Hodges

 (SEAL)
James M. Wilson

 (SEAL)
Frank M. Lacey, Jr.



STATE OF VIRGINIA,

CITY/COUNTY OF Franklin, to-wit:

The foregoing instrument was acknowledged before me this 26 day
of June, 1996, by Leonard L. Hodges and Laura J. Hodges, husband and wife.

My Commission Expires: 2-28-98

Robert E. Bunkley
Notary Public

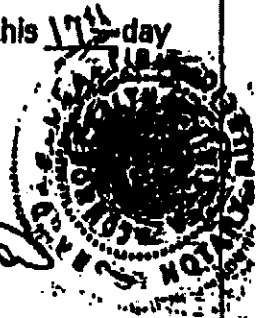
STATE OF VIRGINIA,

CITY/COUNTY OF Martinsville to-wit:

The foregoing instrument was acknowledged before me this 17th day
of ~~June~~ ^{July}, 1996, by James M. Wilson.

My Commission Expires: 6-30-2000

Sharon W. Champia
Notary Public



STATE OF VIRGINIA,

CITY/COUNTY OF Martinsville to-wit:

The foregoing instrument was acknowledged before me this 17th day
of ~~June~~ ^{July}, 1996, by Frank M. Lacey, Jr..

My Commission Expires: 6-30-2000

Sharon W. Champia
Notary Public



St. R. Tax

Co. R. Tax

Transfer

Clerk

Lib. (145)

Grantor Tax

TTF

Total \$

| | |
|-------|--|
| | |
| | |
| | |
| 12.00 | |
| 1.00 | |
| | |
| 3.00 | |
| 16.00 | |

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY

The foregoing instrument with acknowledgment was

admitted to record on July 24 1996at 10:24 A M. in D.B. 386 Page(s) 1142

Teste:

Alice S. Hall

Acting Clerk

By: [Signature] S. Hall Dep. Clerk

Consideration 58.1-810.1
 Tax Map/Parcel: #39.-17
 Grantee's Address:
 726 Indian Trail
 Martinsville, Va. 24112

Document Prepared By:
 Clyde E. Perdue, Jr.
 245 South Main Street
 Rocky Mount, VA 24151
 Return to:
 Clyde E. Perdue, Jr.

13 JUN 21 AM 8:06

130004802

BAKER & PERDUE, PLLC
 CLYDE E. PERDUE, JR.
 C. HOLLAND PERDUE III
 ATTORNEYS AT LAW
 345 S. MAIN STREET
 ROCKY MOUNT
 VIRGINIA 24151

THIS DEED OF CONFIRMATION, the recordation tax for which shall be pursuant to Virginia Code §58.1-810.1; made and entered into this the 3rd day of June, 2013, by and between JAMES M. WILSON, Grantor/Grantee.

R E C I T A L S:

1. By Deed dated October 17, 2012, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1022, at Page 480, JAMES M. WILSON acquired two (2) parcels of land, CONTAINING 65 ACRES, MORE OR LESS (TOTAL), together with all rights of ways and easements appurtenant thereto; the said land is located in the Blackwater Magisterial District, Franklin County, Virginia, being identified on the current land records for Franklin County, Virginia, as tax map/parcel #39.-17.

2. By deed dated February 26, 1981, of record in the aforesaid Clerk's Office in Deed Book 362, at Page 1308, the land conveyed therein (tax map/parcel #39.-18.4) is made subject to the rights of "the owners of the property described

as Charles W. Yopp property" to the use of that portion of a fifty (50') foot right of way that is shown on plat of survey prepared by T. P. Parker & Son, dated March 11, 1980 (which plat is attached hereto as Exhibit A) for access, ingress/egress to Virginia Secondary Route 602.

3. Tax map/parcel #39.-18.2A is owned by Mary Alice Perdue (Deed Book 655, at Page 1324). This land contains 5.527 acres and is conveyed together with and subject unto that portion of 50' right of way as shown on the plat of survey prepared by Philip W. Nester, L. S., recorded in Deed Book 443, at Page 748; which conveyance is, also, made subject to the rights of the "owners of the property described as the Charles W. Yopp property" to the use of the said 50' right of way for access, ingress/egress, to Virginia Secondary Route 602.

4. Attached hereto as Exhibit A is the original plat of survey made by T. P. Parker & Son, engineers and surveyors & LTD, John T. Parker, C. L. S., dated March 11, 1980, which plat (as does the Nester survey) shows the location of the fifty (50') foot right of way and easement for the benefit of Tract 1 as shown on the Parker survey tax map/parcel # 39.-18.4 and for the 5.527 acres parcel of Mary Alice Perdue (tax

RAMO & PERDUE, PLLC
CLYDE H. PERDUE, JR.
C. ROLLAND PERDUE III
ATTORNEYS AT LAW
346 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151

map/parcel #39.-18.2A) and, also, for the benefit of the "Charles W. Yopp property" (being tax map/parcel #39.-17).

5. The property of James M. Wilson (Deed Book 1022 Page 480; tax map/parcel # 39.-17) is in fact the property is the "Charles W. Yopp property".

ACCORDINGLY, the said party to this deed as Grantor does hereby grant and confirm unto the Grantee, all his right, title and interest in and unto the following properties and rights of way; to-wit:

All those certain tracts of parcels of land, CONTAINING 65 ACRES, MORE OR LESS, (TOTAL), together with all rights of ways and easements appurtenant thereunto, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, now formally adjoining the lands of Algoma Orchard, T. H. Sloan, Lewis Nichols, and others and lying about 5 miles north of Callaway Post Office on the waters of Greens Creek and composed of two parcels as follows, to-wit:

TAX MAP/PARCEL #39.-17

TRACT NO. 1, all that certain tract or parcel of land CONTAINING 40 ACRES, MORE OR LESS; and being the same property conveyed to the said Thomas J. Green by deed bearing date on May 9, 1913, from John R. Guerrant and wife, which deed is of record in Deed Book 62, at Page 586, reference being here made to said deed for a more particular description of said tract of land; TOGETHER WITH a "road right of way down to Camp Branch";

TRACT NO. 2, all that certain tract or parcel of land CONTAINING 25 ACRES, MORE OR LESS, and being the same property conveyed to the said Thomas J. Green by deed bearing

RAINE & PERDUE, P.L.C.
CLYDE H. PERDUE, JR.
C. HOLLAND PERDUE III
ATTORNEYS AT LAW
206 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151

date on the 13th day of June 1916, from J. P. Lee, Commissioner, and of record in Deed Book 65, at Page 239, reference being here made to said deed for a more particular description to said tract of land.

NOTE: The subject properties are carried on the land records for Franklin County, Virginia, as a single tax parcel, identified as tax map/parcel #39.-17.


TOGETHER WITH A RIGHT OF WAY AND EASEMENT traversing over, across and along that certain right of way, fifty (50') feet in width, leading from Virginia Secondary Route 602 and unto the properties of the James M. Wilson (tax map/parcel #39.-17; Deed Book 1022, at Page 480) being in fact the "Charles W. Yopp" property, said right of way being for ingress and egress and to run with and benefit the aforesaid lands.

AND BEING the same properties as acquired by James M. Wilson by deed dated October 17, 2012, of record in the Clerk's Office of Circuit Court of Franklin County, Virginia, in Deed Book 1022, at Page 480.

TO HAVE AND TO HOLD unto the said JAMES M. WILSON, his heirs and assigns, forever.

WITNESS the following signature and seal.

RAINE & PERDUE, P.L.C.
CLYDE K. PERDUE, JR.
C. HOLLAND PERDUE III
ATTORNEYS AT LAW
246 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151


JAMES M. WILSON (SEAL)

STATE OF VIRGINIA, AT LARGE

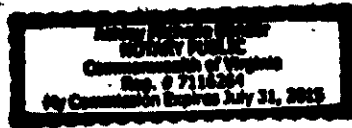
COUNTY/CITY OF Martinsville, to-wit:

The foregoing Deed of Confirmation was signed and
acknowledged before me this the 31ST day of ~~June~~ may, 2013, by
JAMES M. WILSON.

My commission expires: July 31, 2015

Orsley Dandee
NOTARY PUBLIC

NOTARY REGISTRATION # 71162064



HAINE & PERDUE, PLLC
CLYDE B. PERDUE, JR.
C. WILLIAM PERDUE III
ATTORNEYS AT LAW
245 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151

INDEXING

The Clerk is requested to index this document in the Grantor and Grantee index in the following names:

JAMES M. WILSON
CHARLES W. YOPP
MARY ALICE PERDUE
F. EARL FRITH
MALVIN J. YOPP -aka- MELVIN J. YOPP

FOR PLAY SEE BIG PLAY MACHINE

RE 1034 PAGE 2713

INSTRUMENT # 130004802

DK 1034 PG 02714

INSTRUMENT #130004802
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
JUNE 21, 2013 AT 08:06AM

TERESA J. BROWN, CLERK
RECORDED BY: JFL

BK 0552 PG 01566

THIS DEED, made and entered into this the 3rd day of September, 1994, by and between CLIFTON N.

HOLMQUIST and BARBARA A. HOLMQUIST, his wife, parties of the first part, Grantors, and LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part, Grantees.

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00), cash in hand paid, by the Grantees to the Grantors, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby bargain, sell, grant, deed and convey with General Warranty of Title and Modern English Covenants of Title unto the said LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees, all that certain tract or parcel of land, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, situate, lying and being on the western side of Virginia State Route 602, containing 21.733 acres, more or less, according to plat of survey prepared by Philip H. Mundy, L.S., dated June 7, 1994, and revised July 25, 1994, which plat of survey is attached hereto and by this reference incorporated and made a part hereof for a more complete and particular description. TOGETHER WITH the following easements which shall be deemed a covenant

07300 OCT -3 AM '94

INS) NG/FOR YEAR OF 1994

BK 0552 PG 01568

19, 1984, from Lewis C. Nichols and Mary W. Nichols, his wife, which deed is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 382 at Page 1463.

Without reimposing the same, this conveyance is made subject to all easements, restrictions, reservations and conditions of record affecting the subject property.

TO HAVE AND TO HOLD unto the said LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees, their heirs and assigns, forever.

WITNESS the following signatures and seals.



Clifton N. Holmquist (SEAL)
CLIFTON N. HOLMQUIST

Barbara A. Holmquist (SEAL)
BARBARA A. HOLMQUIST

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Virginia Beach to-wit:

The foregoing Deed was acknowledged before me this the 13th day of September, 1994, by CLIFTON N. HOLMQUIST.

My commission expires: 7-31-96

Deborah V. Hamell
NOTARY PUBLIC

BK 0552 PG 01569

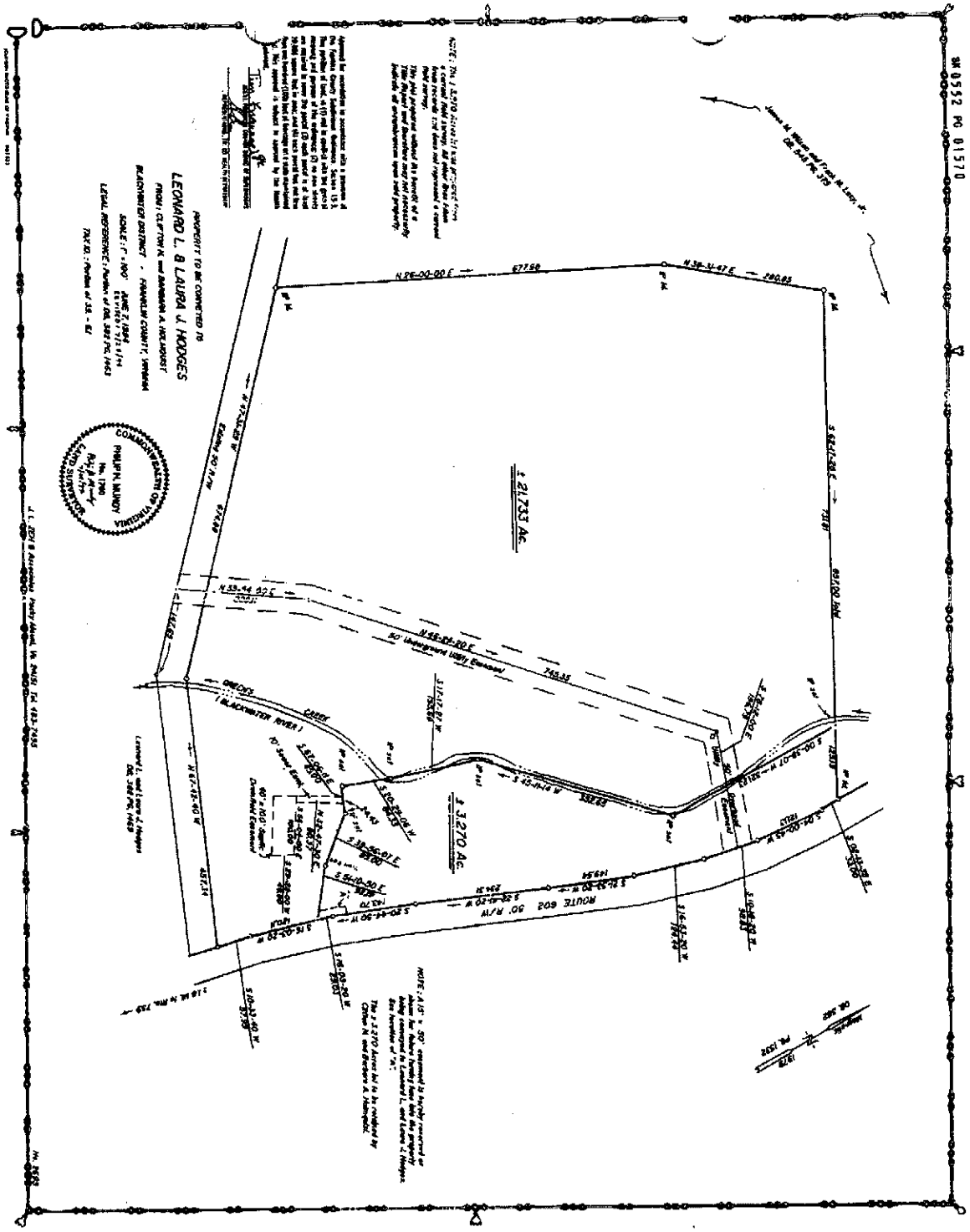
STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Virginia Beach, to-wit:

The foregoing Deed was acknowledged before
me this the 13th day of September, 1994, by
BARBARA A. HOLMQUIST.

My commission expires: 7-31-96.

Deborah V. Howell
NOTARY PUBLIC



NOTE: The 3.270 Acres Shown on this map are the same as shown on the map of the same title and date as this map. The said map was filed for record in the office of the County Clerk and is a part of the public records of this County. The said map was filed for record in the office of the County Clerk and is a part of the public records of this County.

PROPERTY TO BE CONVEYED TO
LEONARD L. & LAURA J. HODGES
FROM: CLAYTON K. and ANNE M. A. HODGES
BLACKWATER DISTRICT - FRANKLIN COUNTY, IOWA
ACRES: 17 - 100
ACRES: 2.100
LEGAL REFERENCE: Volume of 200, Page 1463
PAGE: 1 - 100 of 100



NOTE: A 1.417 - 100' segment is hereby reserved for the use of the County Road and is a part of the public records of this County. The said segment is reserved for the use of the County Road and is a part of the public records of this County.

| | |
|------------------------|----------|
| ST. TAX 58.1-801 (039) | \$ 13.05 |
| LOCAL TAX (213) | \$ 4.35 |
| TRANSFER FEE (212) | \$ 1.00 |
| CLERK'S FEE (301) | \$ 12.00 |
| PLATS (301) | \$ 12.00 |
| VSLF (145) | \$ 2.00 |
| ST. TAX 58.1-802 (038) | \$ 4.50 |
| LOCAL 58.1-802 (220) | \$ 4.50 |
| LOCAL 58.1-802 (223) | \$ 0.00 |
| TOTAL | \$ 53.40 |

In the Clerk's Office of the Circuit Court of Franklin County, Va., this 3 day of October, 1994, this instrument was presented with the certificate of acknowledgement annexed & admitted to record at 11:51 A.M. The tax imposed under Sec. 58.1-802 has been paid.

Teste: H. J. Walker Jr., Clerk

HK 1022 PG 00480

Consideration \$52,500.00
Tax Map/Parcel #39.-17
Grantees Address:
726 Indian Trail
Martinsville, Va. 24112

Document prepared by:
Clyde H. Perdue, Jr.
VSB#24246
245 S. Main Street
Rocky Mount, Va. 24151
Return To:
Clyde H. Perdue, Jr.

THIS DEED, made and entered into this the 17th day of October, 2012, by and between ALVIN EUGENE TOSH, party of the first part, Grantor and JAMES M. WILSON, party of the second part, Grantee.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS CASH IN HAND PAID, the receipt and sufficiency of which is hereby acknowledged, and for other good and valuable consideration, the said Grantor does hereby bargain, sell, deed, grant and convey with General Warranty and Modern English Covenants of Title unto JAMES M. WILSON, party of the second part, Grantee, all those certain tracts or parcels of land, CONTAINING 65 ACRES, MORE OR LESS, (TOTAL), together with all rights of ways and easements appurtenant thereunto, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, now or formerly adjoining the lands of Algoma Orchard, T. H. Sloan, Lewis Nichols, and

120CT 18 PM12:05

120007550

RAINE & PERDUE, PLLC
CLYDE H. PERDUE, JR.
ATTORNEY AT LAW
245 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151

others and lying about 5 miles north of Callaway Post Office on the waters of Greens Creek and composed of two parcels as follows, to-wit:

TAX MAP/PARCEL #39.-17

TRACT NO. 1, all that certain tract or parcel of land CONTAINING 40 ACRES, MORE OR LESS; and being the same property conveyed to the said Thomas J. Green by deed bearing date on May 9, 1913, from John R. Guarrant and wife, which deed is of record in Deed Book 62, at Page 586, reference being here made to said deed for a more particular description of said tract of land; TOGETHER WITH a "road right of way down to Camp Branch";

TRACT NO. 2, all that certain tract or parcel of land CONTAINING 25 ACRES, MORE OR LESS, and being the same property conveyed to the said Thomas J. Green by deed bearing date on the 13th day of June 1916, from J. P. Lee, Commissioner, and of record in Deed Book 65, at Page 239, reference being here made to said deed for a more particular description to said tract of land.

NOTE: The subject properties are carried on the land records for Franklin County, Virginia, as a single tax parcel, identified as tax map/parcel #39.-17.

AND BEING the same properties as devised unto the Grantor by the Last Will and Testament of his mother, Geraldine Yopp Stegall (which Will is of record in the

RAINE & PERDUE, PLC
CLYDE H. PERDUE, JR.
ATTORNEY AT LAW
245 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151

Clerk's Office of the Circuit Court, Franklin County, Virginia, in Will Book 110, at Page 941). Geraldine Yopp Stegall having acquired the properties as the sole statutory heir at law of her son, Ricky Lee Tosh, deceased, intestate, (see List of Heirs recorded in Will Book 108, at Page 1864). The said Ricky Lee Tosh having been devised the subject properties by the Last Will and Testament of Malvin Junior Yopp a/k/a Malvin Junior Yopp (which Will is of record in the aforesaid Clerk's Office in Will Book 106, at Page 2210); the said Malvin Junior Yopp having acquired the properties by deed from his parents, Charles Noell Yopp and Oakie Louemma Yopp by deed dated April 18, 1978, which deed is of record in the aforesaid Clerk's Office in Deed Book 339, at Page 476 (Charles Noell Yopp and Oakie Louemma Yopp being now deceased; see Deed Book 386, at Page 1864).

This conveyance is made together with and subject to any and all easements, reservations, and conditions of record affecting the property herein conveyed.

TO HAVE AND TO HOLD unto the said JAMES M. WILSON, his heirs and assigns, forever.

RAINE & PERDUE, PLC
CLYDE H. PERDUE, JR.
ATTORNEY AT LAW
245 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151

WITNESS the following signature and seal.

Alvin Eugene Tosh (SEAL)
ALVIN EUGENE TOSH

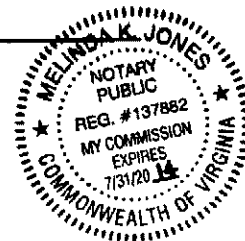
STATE OF VIRGINIA AT LARGE

COUNTY OF FRANKLIN, to-wit:

The foregoing Deed was signed and acknowledged
before me this the 17th day of October, 2012, by Alvin
Eugene Tosh.

My commission expires: 7/31/14

Melinda K. Jones
NOTARY PUBLIC



RAINE & PERDUE, P.C.
CLYDE H. PERDUE, JR.
ATTORNEY AT LAW
245 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151

INSTRUMENT #120007550
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
OCTOBER 18, 2012 AT 12:05PM
\$52.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$26.25 LOCAL: \$26.25

TERESA J. BROWN, CLERK
RECORDED BY: TJB

BK1081PG1714

DOCUMENT PREPARED BY A VA ATTY:

Return To:

David C. Helscher VSB #12626
3140 Chaparral Dr., Suite 200-C
P. O. Box 20487
Roanoke, VA 24018

RETURN TO: Acquisition Title & Settlement Agency, Inc.
3140 Chaparral Dr. SW Suite 107
Roanoke, VA 24018

TITLE INSURANCE UNDERWRITER : Fidelity National Title Insurance Company

CONSIDERATION: \$85,000.0

TAX ASSESSED VALUE: \$95,600.00

TAX MAP NO.: 39-18.2 & 39-18.2.A

THIS DEED HAS BEEN PREPARED
WITHOUT BENEFIT OF TITLE EXAMINATION
BY ITS PREPARER

THIS DEED, made and entered into on August 22, 2016, by
and between MARY ALICE PERDUE, (hereinafter "Grantor"), and
STEVEN L. TIMMONS and LISA K. TIMMONS, husband and wife, or
the survivor (hereinafter "Grantees").

Grantees' Address: 15299 Callaway Road Callaway, VA 24067.

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars
cash in hand paid by the Grantees to the Grantor, and other
good and valuable consideration, the receipt of which is
hereby acknowledged, the Grantor does hereby grant, bargain,
sell and convey, with General Warranty and English Covenants
of Title, unto the Grantees, Steven L. Timmons and Lisa K.
Timmons, husband and wife, as tenants by entireties with the

2016 AUG 25 PM 1:44

160005150

BK1081PG1715

right of survivorship as at common law, all of the following lot or parcel of land situated in the County of Franklin, State of Virginia, and described as follows:

✓ PARCEL I:

A certain tract or parcel of land containing 11.058 acres, lying on the western edge of the 50 foot right of way of State Route 602, and being shown on a certain plat of survey for James C. Tucker and Betty S. Tucker, dated July 13, 1988, by Philip W. Nester, Land Surveyor, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia in Deed Book 443, page 748.

✓ THIS CONVEYANCE is made subject to the rights of the owners of Tract 2 as shown on a plat of survey by T. P. Parker & Son, Engineers and Surveyors, Ltd., dated March 11, 1980, and the owners of the property described as the Charles W. Yopp property on the said plat to use the portion of the aforesaid 50 foot right of way easement shown on the said Parker plat of survey for the purposes of ingress and egress to Virginia Secondary Route 602.

✓ THERE IS ALSO CONVEYED the right to use the portion of the aforesaid 50 foot right of way easement located on the said Tract 2, as shown on the said Parker plat of survey for the purpose of ingress and egress to Virginia Secondary Route 602.

✓ PARCEL II:

5.527 ACRES lying on the western edge of the 50 foot right of way of State Route 602 and being shown on a certain plat of survey for James C. Tucker and Betty S. Tucker, dated July 13, 1988, by Philip W. Nester, Land Surveyor, said plat being of record in the aforesaid Clerk's Office in Deed Book 443, page 748.

✓ THIS CONVEYANCE is made subject to the rights of the owners of Tract 2 as shown on a plat of survey by T. P. Parker & Son, Engineers and Surveyors, Ltd., dated March 11, 1980, and the owners of the property

described as the Charles W. Yopp property on the said plat to use the portion of the aforesaid 50 foot right of way easement shown on the said Parker plat of survey for the purposes of ingress and egress to Virginia Secondary Route 602.

THERE IS ALSO CONVEYED the right to use the portion of the aforesaid 50 foot right of way easement located on the said Tract 2, as shown on the said Parker plat of survey for the purpose of ingress and egress to Virginia Secondary Route 602.

BEING the same property conveyed to the Grantor herein from James C. Tucker and Betty S. Tucker, husband and wife by deed dated July 29, 1999, and recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia, in Instrument No. 655, page 1324.

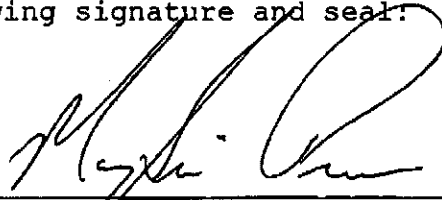
This Deed is made subject to all easements, restrictions, and conditions of record affecting the hereinabove-described property.

Upon the death of Steven L. Timmons or Lisa K. Timmons, the fee simple title shall belong to the survivor.

[THE REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

BK1081PG1717

WITNESS the following signature and seal:



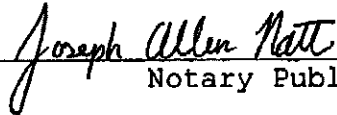
(SEAL)

MARY ALICE PERDUE

STATE OF VIRGINIA,

CITY/COUNTY OF Roanoke, TO-WIT:

The foregoing instrument was acknowledged before me on
August 25, 2016, by MARY ALICE PERDUE.



Notary Public

My commission expires: 10/31/20

Notary Registration Number: 7685123

JOSEPH ALLEN NATT
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7685123
My Commission Expires _____

OPN LAW
Osterhoudt-Prillaman
Natt-Helscher-Yost
Maxwell-Ferguson

INSTRUMENT #160005150
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
AUGUST 25, 2016 AT 01:44PM
\$96.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$48.00 LOCAL: \$48.00

TERESA J. BROWN, CLERK
RECORDED BY: ANT

BK 1093PG0289

Return to/Prepared by:
Gardner, Barrow & Sharpe, P.C.
231 East Church Street, 4th Floor
Martinsville, VA 24112

Information pursuant to Va. Code Section 17.1-223:

Tax Parcel Numbers: 101 00-076 00, 101 00-088 01, 024 00-075 01 and 039 00-017 00

THIS DEED, dated as of May 12, 2017, is exempt from recordation taxes under the provisions of Section 58.1-811(A)(12) of the Virginia Code, 1950, as amended, by and between **James M. WILSON**, Grantor, and **James M. WILSON** and **Kathryn H. WILSON**, CO-TRUSTEES OF THE JAMES M. WILSON REVOCABLE TRUST AGREEMENT DATED MAY 12, 2017, as amended from time to time, whose address is 726 Indian Trail, Martinsville, VA 24112, Grantees.

W I T N E S S E T H:

That for estate planning purposes and for no monetary consideration, the Grantor does give, grant and convey, with Special Warranty of Title, unto Grantees and their successor(s) in trust, the following real property, located in Franklin County, Virginia:

All those certain tracts or parcels of land, together with improvements thereon located and appurtenances thereunto appertaining, situated in Franklin County, Virginia and designated Parcels I, II, III and IV, being more particularly described as follows, to-wit:

PARCEL I: Tax Parcel Number 101 00-176 00

"All of that certain lot or parcel of land with improvements thereon and appurtenances thereunto belonging, lying and being in the County of Franklin, Virginia, and being described as follows, to-wit:

BEGINNING at an iron pin on the right-of-way line of Virginia State Route 607, a corner to the property of Rexford S. Prillaman; thence N. 67° 41' 29" E. 461.96 feet to an iron pin; thence N. 27° 54' 58" E. 338.25 feet to an iron pin; thence S. 46° 12' 01" E. 139.54 feet; thence S. 45° 6' 21" E. 140.98 feet; thence S. 41° 43' 25" E. 128.98 feet; thence S. 36° 34' 13" E. 123.70 feet; thence S. 30° 00' 48" E. 116.61 feet; thence S. 22° 55' 43" E. 152.21 feet; thence S. 28° 13' 24" E. 140.50 feet; thence S. 35° 36'

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58° E. 103.03 feet; thence S. 49° 02' 35" E. 72.45 feet; thence S. 65° 38' 17" E. 84.23 feet; thence S. 76° 55' 36" E. 74.77 feet; thence S. 85° 17' 20" E. 108.51 feet; thence N. 89° 04' 27" E. 108.82 feet; thence N. 83° 21' 42" E. 308.38 feet; thence N. 80° 30' 29" E. 109.05 feet; thence N. 78° 41' 27" E. 108.44 feet; thence S. 88° 24' 15" E. 143.66 feet; thence S. 62° 06' 43" E. 127.89 feet; thence S. 57° 46' 09" E. 166.55 feet; thence S. 54° 12' 50" E. 71.65 feet to an iron pin; thence S. 79° 22' 35" W. 2206.65 feet to an iron pin; thence N. 13° 39' 27" W. 266.89 feet; thence S. 60° 59' 23" W. 372.22 feet to an iron rod; thence N. 14° 33' 32" W. 386.60 feet to an iron pin; thence N. 51° 26' 53" W. 5.08 feet; thence N. 3° 54' 35" W. 128.01 feet; thence N. 4° 26' 21" E. 159.73 feet; thence N. 12° 45' 00" E. 167.66 feet; thence N. 18° 29' 12" E. 97.20 feet to the point of BEGINNING, containing 37.721 acres, as shown on plat of survey prepared by J. A. Gustin and Associates, dated January 4, 1977"; and

Being the same property conveyed to James M. Wilson from Bennett & Wilson, Inc., a Virginia corporation, by deed dated January 17, 1980 and of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia in Deed Book 357, page 1753.

PARCEL II: Tax Parcel Number 101 00-088 01

All that certain tract or parcel of land, situate, lying and being in the Blue Ridge Magisterial District, Franklin County, Virginia, situate and adjoining other property owned by the Grantee herein, being more particularly described according to plat of survey prepared by Lawrence Cockram, dated April 26, 1993, and being shown and described thereon as follows, to-wit:

PARCEL "A": Beginning at an iron pin set in the property line of the Grantee herein, thence N. 79° 22' 36" E. 568.85 feet to an iron pin set; thence, S. 45° 42' 25" E. 271.28 feet to an iron pin set; thence, a new line, S. 77° 26' 29" W. 725.19 feet to an iron pin set (being Point "B"); thence N. 10° 37' 25" W. 246.48 feet (passing a 36' forked maple at 182.61 feet) to the PLACE OF BEGINNING (Point "A") AND CONTAINING 3.50 ACRES.

Being the same property conveyed to James M. Wilson from Loyd O. Foley (acting by and through his attorney in fact, Clara C. Foley) and Clara C. Foley, his wife, by deed dated May 4, 1993, and of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia in Deed Book 521, page 112.

PARCEL III: Tax Parcel 024 00-075 01

That certain tract or parcel of land, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, fronting on both side of Virginia Secondary Route 602 (Callaway Road), CONTAINING 20.774 and 0.791 ACRES; and, 0.457 ACRES, MORE OR LESS, (COLLECTIVELY TOTAL AREA IS 22.022 ACRES) as shown, identified and described on plat of survey prepared by Philip H.

BK 1093PG0291

Mundy, L.S., dated June 8, 2000, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 764, at Page 544; and

Being the same property conveyed to James M. Wilson from Raymond Brown, acting by and through his Attorney-in-Fact, Betty B. Mountcassell, by deed dated November 13, 2012 and of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1023, page 2292.

PARCEL IV: Tax Parcel Number 039 00-017 00

All those certain tracts or parcels of land, CONTAINING 65 ACRES, MORE OR LESS, (TOTAL), together with all rights of ways and easements appurtenance thereunto, situate, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, now formally adjoining the lands of Algoma Orchard, T. H. Sloan, Lewis Nichols, and others and lying about 5 miles north of Callaway Post Office on the waters of Greens Creek and composed of two parcels as follows, to-wit:

TRACT NO. 1, all that certain tract or parcel of land CONTAINING 40 ACRES, MORE OR LESS; and being the same property conveyed to the said Thomas J. Green by deed bearing date on May 9, 1913, from John R. Guerrant and wife, which deed is of record in Deed Book 62, at Page 586, reference being here made to said deed for a more particular description of said tract of land; TOGETHER with a "road right of way down to Camp Branch";

TRACT NO. 2, all that certain tract or parcel of land CONTAINING 25 ACRES, MORE OR LESS, and being the same property conveyed to the said Thomas J. Green by deed bearing date on the 13th day of June 1916, from J. P. Lee; Commissioner, and of record in Deed Book 65, at Page 239, reference being here made to said deed for a more particular description to said tract of land.

Tract Nos. 1 and 2 being bounded on the East by land of F. Earl Frith and more clearly shown on that certain plat of survey legended "Property of F. Earl Frith Formerly Lydia Green Slone and Thomas Henry Slone Showing Tracts Located On West Side of Route 602", prepared by T. P. Parker & Son, Engineers & Surveyors, Ltd., dated March 11, 1980.

Tracts No. 1 and 2 being the same property conveyed to James M. Wilson from Alvin Eugene Tosh, by deed dated October 17, 2012, and of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1022, page 480; and by Deed of Confirmation dated June 3, 2013 from James M. Wilson of record in the aforesaid Clerk's Office in Deed Book 1034, page 2707, to which deeds reference is here had for a more particular description of the property herein conveyed.

Grantee joins in this deed acknowledging that certain Virginia Outdoor Foundation Deed of Gift of Easement dated September 20, 2007 and of record in the Clerk's Office of the Circuit

Court of Franklin County, Virginia, in Deed Book 921, page 1295, amended in Deed Book 1042, page 1757.

TO HAVE AND TO HOLD the property with full power, right and authority hereby granted unto Grantees and their successor(s) in trust, to sell, lease, exchange, encumber and/or convey the said property either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as Grantees may in their discretion deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as Grantees shall deem desirable, together with the right to grant licenses and easement for utility or other purposes across, over and under said property and Grantees are empowered to execute, acknowledge and deliver such deeds, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deeds or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

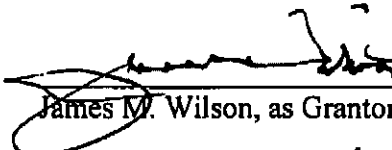
Every deed, deed of trust, lease or other instrument executed by Grantees, or their successors(s) in trust, on behalf of any trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder that: (i) at the time of the delivery of such instrument the trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing such trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (iii) if such instrument is executed by successor(s) in trust to Grantees that such successor(s) in trust have been properly


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appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of Grantees provided such successor(s) in trust certify in said instrument that such successor(s) in trust have been property appointed.

This conveyance is made expressly subject to the conditions, restrictions, rights of way, and easements and other instruments of record, if any, legally affecting the aforementioned described property.

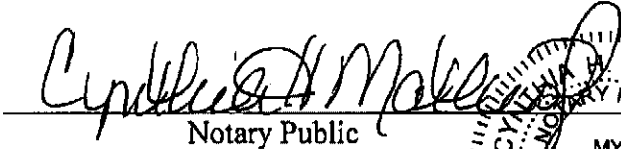
WITNESS the following signature:

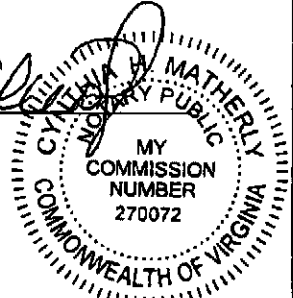
 (SEAL)
James M. Wilson, as Grantor

 (SEAL)
James M. Wilson, Co-Trustee

COMMONWEALTH OF VIRGINIA)
CITY/COUNTY OF Martinsville) to-wit:

The foregoing Deed was acknowledged before me this the 19th day of May, 2017,
by James M. Wilson, as Grantor and Co-Trustee of The James M. Wilson Revocable Trust
Agreement dated May 12, 2017.


Notary Public



My commission expires: July 31, 2018.

**THIS DEED WAS PREPARED BY GARDNER, BARROW & SHARPE, P.C.
WITHOUT THE BENEFIT OF A CURRENT TITLE EXAMINATION OR SURVEY.**

BK1093PG0294

INSTRUMENT 170003154
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
May 22, 2017 AT 03:46 PM
TERESA J. BROWN, CLERK
RECORDED BY: JFL

84- 4316

THIS DEED made and entered into this the 19th day of October, 1984, by and between LEWIS C. NICHOLS and MARY W. NICHOLS, each in their own right and as husband and wife, parties of the first part, and LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entireties with the right of survivorship as at common law, parties of the second part.

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash, and other good and valuable considerations paid by the parties of the second part to the parties of the first part, the receipt of which is hereby acknowledged, the said parties of the first part do hereby BARGAIN, SELL, GRANT and CONVEY, with General Warranty and English Covenants of Title unto the parties of the second part, all that certain lot or parcel of land, with all the appurtenances thereunto belonging, lying and being in the Blackwater District, County of Franklin, State of Virginia, and more particularly described as follows, to-wit:

BEING 81.17 acres, more or less, and designated as Tract No. 4 according to a plat of survey by Dudley & Zeh, C.L.S., dated October 3, 1984, and recorded in the Deed Books of the Clerk of the Circuit Court of Franklin County, Virginia. Said plat being revised October 17, 1984, and recorded accordingly.

BEING a portion of the property conveyed as Tract No. 11 to the grantors by deed dated July 1, 1977, from Tillie Anderson and Violet Anderson, husband and wife, and recorded in the abovesaid Clerk's Office in Deed Book 329 at page 352.

SHIRLEY JAMISON
ATTORNEY AT LAW
BOONES HILL
OFFICE BUILDING
BOONES HILL, VA. 24065

The above described property shall be conveyed together with and subject to a non-exclusive easement for ingress and egress along, over and under that certain piece and parcel of land known and designated as 50 foot right-of-way as shown on the abovesaid plat of Dudley & Zeh, dated October 17, 1984, and recorded in the abovesaid Clerk's Office. Said easement of ingress and egress is to be improved, maintained and repaired by the users of said easement and decisions as to such shall be made by a majority vote of the users; each household of users located within the property encompassed within the description under Tract No. II set out in deed dated July 1, 1977, recorded in the Clerk's Court of Franklin County, Virginia, in Deed Book 329 at page 352, shall have one vote and shall share costs equally. A member of any household which is an easement user shall be empowered to file an action enjoining any person, corporation, partnership, or other entity, from using the easement because of non-contribution for improvement, maintenance and support when such has been properly decided and voted upon by a majority of the easement users. The parties of the second part hereby join in this Deed for the purpose of binding themselves, their heirs, executors, successors and assigns to these covenants.

This Deed is further made subject to all recorded easements, restrictions, reservations and conditions affecting the property herein conveyed.

TO HAVE AND TO HOLD unto Leonard L. Hodges and Laura J. Hodges, husband and wife, as tenants by the entireties with

the right of survivorship as at common law, their heirs, and assigns forever in fee simple.

WITNESS the following signatures and seals:

Lewis C. Nichols (SEAL)
LEWIS C. NICHOLS

Mary W. Nichols (SEAL)
MARY W. NICHOLS

Leonard L. Hodges (SEAL)
LEONARD L. HODGES

Laura J. Hodges (SEAL)
LAURA J. HODGES

STATE OF VIRGINIA

COUNTY OF FRANKLIN, to-wit:

The foregoing instrument was acknowledged before me this 19th day of October, 1984, by Lewis C. Nichols and Mary W. Nichols, husband and wife.

Shirley B. Jamison
Notary Public

My commission expires: November 5, 1984

STATE OF VIRGINIA

XXX/COUNTY OF Franklin, to-wit:

The foregoing instrument was acknowledged before me this 19th day of October, 1984, by Leonard L. Hodges and Laura J. Hodges, husband and wife.

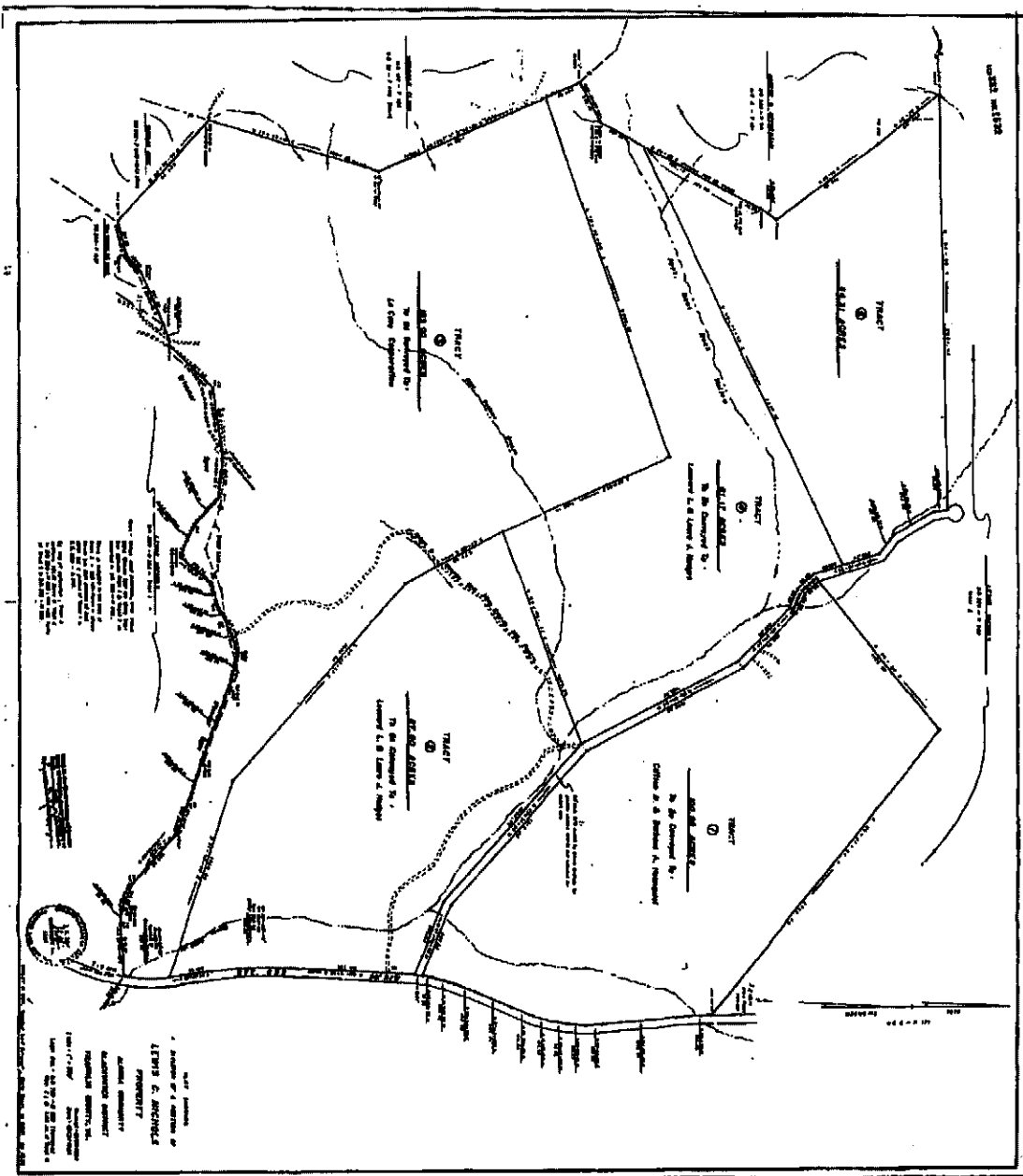
Shirley B. Jamison
Notary Public

My commission expires: November 5, 1984

BOOK 382 PAGE 1479

In the Clerk's Office of the Circuit Court of Franklin County, Virginia, this instrument is submitted
to record on the 19th day of Oct. 1938, at 11:50 A.M. and with
the certificate of acknowledgment thereof signed by the Clerk of the Court and
the Seal of the State of Virginia, in the amount of \$ 13.50 have been paid.

Wm. J. Nathan, Jr.



BOOK 382 PAGE 1463

84-4312

THIS DEED made and entered into this the 19th day of October, 1984, by and between LEWIS C. NICHOLS and MARY W. NICHOLS, each in their own right and as husband and wife, parties of the first part, and CLIFTON N. HOLMQUIST and BARBARA A. HOLMQUIST, husband and wife, as tenants by the entireties with the right of survivorship as at common law, parties of the second part.

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash, and other good and valuable considerations paid by the parties of the second part to the parties of the first part, the receipt of which is hereby acknowledged, the said parties of the first part do hereby BARGAIN, SELL, GRANT and CONVEY, with General Warranty and English Covenants of Title unto the parties of the second part, all that certain lot or parcel of land, with all the appurtenances thereunto belonging, lying and being in the Blackwater District, County of Franklin, State of Virginia, and more particularly described as follows, to-wit:

BEING 100.00 acres, more or less, and designated as Tract No. 1, according to a plat of survey by Dudley & Zeh, C.L.S., dated October 3, 1984, and recorded in the Dead Books of the Clerk of the Circuit Court, Franklin County, Virginia. Said plat being revised October 17, 1984, and recorded accordingly.

BEING a portion of the property conveyed as Tract No. II to grantors by deed dated July 1, 1977, from Tillie Anderson and Violet Anderson, husband and wife, and recorded in the abovesaid Clerk's Office in Dead Book 329 at page 352.

SHIRLEY JAMISON
ATTORNEY AT LAW
BOOKS HILL
OFFICE BUILDING
BOOKS HILL, VA. 24065

The above described property shall be conveyed together with and subject to a non-exclusive easement for ingress and egress along, over and under that certain piece and parcel of land known and designated as 50-foot right-of-way as shown on the abovesaid plat of Dudley & Zeh, dated October 17, 1984, and recorded in the abovesaid Clerk's Office. Said easement of ingress and egress is to be improved, maintained and repaired by the users of said easement and decisions as to such shall be made by a majority vote of the users; each household of users located within the property encompassed within the description under Tract No. II set out in deed dated July 1, 1977, recorded in the Clerk's Court of Franklin County, Virginia, in Deed Book 329 at page 352, shall have one vote and shall share costs equally. A member of any household which is an easement user shall be empowered to file an action enjoining any person, corporation, partnership, or other entity, from using the easement because of non-contribution for improvement, maintenance and support when such has been properly decided and voted upon by a majority of the easement users. The parties of the second part heraby join in the Deed for the purpose of binding themselves, their heirs, executors, successors and assigns to these covenants.

This Deed is further made subject to all recorded easements, restrictions, reservations and conditions affecting the property herein conveyed.

TO HAVE AND TO HOLD unto Clifton N. Holmquist and Barbara A. Holmquist, husband and wife, as tenants by the entireties with

the right of survivorship as at common law, their heirs, and assigns forever in fee simple.

WITNESS the following signatures and seals:

Lewis C. Nichols (SEAL)
LEWIS C. NICHOLS

Mary W. Nichols (SEAL)
MARY W. NICHOLS

Clifton N. Holmquist (SEAL)
CLIFTON N. HOLMQUIST

Barbara A. Holmquist (SEAL)
BARBARA A. HOLMQUIST

STATE OF VIRGINIA

COUNTY OF FRANKLIN, to-wit:

The foregoing instrument was acknowledged before me this 19th day of October, 1984, by Lewis C. Nichols and Mary W. Nichols, husband and wife.

Shirley B. Jamison
Notary Public

My commission expires: November 5, 1987

STATE OF VIRGINIA

COUNTY/CITY OF Franklin to-wit:

The foregoing instrument was acknowledged before me this 19th day of October, 1984, by Clifton N. Holmquist and Barbara A. Holmquist, husband and wife.

Shirley B. Jamison
Notary Public

My commission expires: November 5, 1987

In the Clerk's Office of the Circuit Court of Family Court, Virginia, this instrument is acknowledged to be the act and deed of the parties herein named, and with the authority of said Court, the same is recorded by me, Clerk of said Court, on this 19th day of October, 1984, for the purpose of establishing the same. The fee thereon is \$10.00 per page, and \$1.00 of the State of Virginia, to the clerk of said Court. How then paid.

Shirley B. Jamison

[illegible]

CHANGE DATA:

| | | | | | | | | | | | | | |
|------|----------|---|------|----|----|---|--------|------|---|----------|---|-------|----|
| 37.2 | 00-04-10 | P | 3.54 | PD | AW | = | 252.33 | CHWV | 3 | 40-04-12 | E | 8.44 | PD |
| 37.2 | 00-04-10 | N | 4.44 | PD | AW | = | 194.50 | CHWV | 3 | 72-06-17 | E | 14.53 | PD |
| 37.2 | 00-04-10 | N | 7.83 | PD | AW | = | 212.79 | CHWV | 3 | 00-04-12 | E | 12.65 | PD |
| 37.2 | 00-04-10 | P | 6.93 | PD | AW | = | 8.44 | CHWV | 3 | 00-04-12 | E | 5.48 | PD |

JAMES M. WILSON

FRANK H. LACY, JR.

ALABAMA 1997 2000 2003 2006 2009 2012 2015 2018 2021 2024 2027 2030 2033 2036 2039 2042 2045 2048 2051 2054 2057 2060 2063 2066 2069 2072 2075 2078 2081 2084 2087 2090 2093 2096 2099 2102 2105 2108 2111 2114 2117 2120 2123 2126 2129 2132 2135 2138 2141 2144 2147 2150 2153 2156 2159 2162 2165 2168 2171 2174 2177 2180 2183 2186 2189 2192 2195 2198 2201 2204 2207 2210 2213 2216 2219 2222 2225 2228 2231 2234 2237 2240 2243 2246 2249 2252 2255 2258 2261 2264 2267 2270 2273 2276 2279 2282 2285 2288 2291 2294 2297 2300 2303 2306 2309 2312 2315 2318 2321 2324 2327 2330 2333 2336 2339 2342 2345 2348 2351 2354 2357 2360 2363 2366 2369 2372 2375 2378 2381 2384 2387 2390 2393 2396 2399 2402 2405 2408 2411 2414 2417 2420 2423 2426 2429 2432 2435 2438 2441 2444 2447 2450 2453 2456 2459 2462 2465 2468 2471 2474 2477 2480 2483 2486 2489 2492 2495 2498 2501 2504 2507 2510 2513 2516 2519 2522 2525 2528 2531 2534 2537 2540 2543 2546 2549 2552 2555 2558 2561 2564 2567 2570 2573 2576 2579 2582 2585 2588 2591 2594 2597 2600 2603 2606 2609 2612 2615 2618 2621 2624 2627 2630 2633 2636 2639 2642 2645 2648 2651 2654 2657 2660 2663 2666 2669 2672 2675 2678 2681 2684 2687 2690 2693 2696 2699 2702 2705 2708 2711 2714 2717 2720 2723 2726 2729 2732 2735 2738 2741 2744 2747 2750 2753 2756 2759 2762 2765 2768 2771 2774 2777 2780 2783 2786 2789 2792 2795 2798 2801 2804 2807 2810 2813 2816 2819 2822 2825 2828 2831 2834 2837 2840 2843 2846 2849 2852 2855 2858 2861 2864 2867 2870 2873 2876 2879 2882 2885 2888 2891 2894 2897 2900 2903 2906 2909 2912 2915 2918 2921 2924 2927 2930 2933 2936 2939 2942 2945 2948 2951 2954 2957 2960 2963 2966 2969 2972 2975 2978 2981 2984 2987 2990 2993 2996 2999 3002 3005 3008 3011 3014 3017 3020 3023 3026 3029 3032 3035 3038 3041 3044 3047 3050 3053 3056 3059 3062 3065 3068 3071 3074 3077 3080 3083 3086 3089 3092 3095 3098 3101 3104 3107 3110 3113 3116 3119 3122 3125 3128 3131 3134 3137 3140 3143 3146 3149 3152 3155 3158 3161 3164 3167 3170 3173 3176 3179 3182 3185 3188 3191 3194 3197 3200 3203 3206 3209 3212 3215 3218 3221 3224 3227 3230 3233 3236 3239 3242 3245 3248 3251 3254 3257 3260 3263 3266 3269 3272 3275 3278 3281 3284 3287 3290 3293 3296 3299 3302 3305 3308 3311 3314 3317 3320 3323 3326 3329 3332 3335 3338 3341 3344 3347 3350 3353 3356 3359 3362 3365 3368 3371 3374 3377 3380 3383 3386 3389 3392 3395 3398 3401 3404 3407 3410 3413 3416 3419 3422 3425 3428 3431 3434 3437 3440 3443 3446 3449 3452 3455 3458 3461 3464 3467 3470 3473 3476 3479 3482 3485 3488 3491 3494 3497 3500 3503 3506 3509 3512 3515 3518 3521 3524 3527 3530 3533 3536 3539 3542 3545 3548 3551 3554 3557 3560 3563 3566 3569 3572 3575 3578 3581 3584 3587 3590 3593 3596 3599 3602 3605 3608 3611 3614 3617 3620 3623 3626 3629 3632 3635 3638 3641 3644 3647 3650 3653 3656 3659 3662 3665 3668 3671 3674 3677 3680 3683 3686 3689 3692 3695 3698 3701 3704 3707 3710 3713 3716 3719 3722 3725 3728 3731 3734 3737 3740 3743 3746 3749 3752 3755 3758 3761 3764 3767 3770 3773 3776 3779 3782 3785 3788 3791 3794 3797 3800 3803 3806 3809 3812 3815 3818 3821 3824 3827 3830 3833 3836 3839 3842 3845 3848 3851 3854 3857 3860 3863 3866 3869 3872 3875 3878 3881 3884 3887 3890 3893 3896 3899 3902 3905 3908 3911 3914 3917 3920 3923 3926 3929 3932 3935 3938 3941 3944 3947 3950 3953 3956 3959 3962 3965 3968 3971 3974 3977 3980 3983 3986 3989 3992 3995 3998 4001 4004 4007 4010 4013 4016 4019 4022 4025 4028 4031 4034 4037 4040 4043 4046 4049 4052 4055 4058 4061 4064 4067 4070 4073 4076 4079 4082 4085 4088 4091 4094 4097 4100 4103 4106 4109 4112 4115 4118 4121 4124 4127 4130 4133 4136 4139 4142 4145 4148 4151 4154 4157 4160 4163 4166 4169 4172 4175 4178 4181 4184 4187 4190 4193 4196 4199 4202 4205 4208 4211 4214 4217 4220 4223 4226 4229 4232 4235 4238 4241 4244 4247 4250 4253 4256 4259 4262 4265 4268 4271 4274 4277 4280 4283 4286 4289 4292 4295 4298 4301 4304 4307 4310 4313 4316 4319 4322 4325 4328 4331 4334 4337 4340 4343 4346 4349 4352 4355 4358 4361 4364 4367 4370 4373 4376 4379 4382 4385 4388 4391 4394 4397 4400 4403 4406 4409 4412 4415 4418 4421 4424 4427 4430 4433 4436 4439 4442 4445

DATE: 11-1-1993

PAGE 1 OF 2

47. JCH & Associates Property located in 2015 1st 405-7445

84-4314

THIS DEED made and entered into this the 19th day of October, 1984, by and between LEWIS C. NICHOLS and MARY W. NICHOLS, each in their own right and as husband and wife, parties of the first part, and LEONARD L. HODGES and LAURA J. HODGES, husband and wife, as tenants by the entireties with the right of survivorship as at common law, parties of the second part.

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of Ten (\$10.00) Dollars cash, and other good and valuable considerations paid by the parties of the second part to the parties of the first part, the receipt of which is hereby acknowledged, the said parties of the first part do hereby BARGAIN, SELL, GRANT and CONVEY, with General Warranty and English Covenants of Title unto the parties of the second part, all that certain lot or parcel of land, with all the appurtenances thereunto belonging, lying and being in the Blackwater District, County of Franklin, State of Virginia and and particularly described as follows, to-wit:

BEING 87.5 acres, more or less, and designated as Tract No. 2 according to a plat of survey by Dudley & Zeh, C.L.S., dated October 3, 1984, and recorded in the Deed Books of the Clerk of the Circuit Court of Franklin County, Virginia. Said plat being revised October 17, 1984 and recorded accordingly.

BEING a portion of the property conveyed as Tract No. 11 to the grantors by deed dated July 1, 1977, from Tillie Anderson and Violet Anderson, husband and wife, and recorded in the abovesaid Clerk's Office in Deed Book 329 at page 352.

SHIRLEY JAMISON
ATTORNEY AT LAW
DOONES HILL
OFFICE BUILDING
DOONES HILL, VA. 24065

The above described property shall be conveyed together with and subject to a non-exclusive easement for ingress and egress along, over and under that certain piece and parcel of land known and designated as 30-foot right-of-way as shown on the abovesaid plat of Dudley & Zeh, dated October 17, 1984, and recorded in the abovesaid Clerk's Office. Said easement of ingress and egress is to be improved, maintained and repaired by the users of said easement and decisions as to such shall be made by a majority vote of the users; each household of users located within the property encompassed within the description under Tract No. II set out in deed dated July 1, 1977, recorded in the Clerk's Court of Franklin County, Virginia, in Deed Book 329 at page 352, shall have one vote and shall share costs equally. A member of any household which is an easement user shall be empowered to file an action enjoining any person, corporation, partnership, or other entity, from using the easement because of non-contribution for improvement, maintenance and support when such has been properly decided and voted upon by a majority of the easement users. The parties of the second part hereby join in the Deed for the purpose of binding themselves, their heirs, executors, successors and assigns to these covenants.

This Deed is further made subject to all recorded easements, restrictions, reservations and conditions affecting the property herein conveyed.

TO HAVE AND TO HOLD unto Leonard L. Hodges and Laura J. Hodges, husband and wife, as tenants by the entireties with

the right of survivorship as at common law, their heirs, and assigns forever in fee simple.

WITNESS the following signatures and seals:

Lewis C. Nichols (SEAL)
LEWIS C. NICHOLS

Mary W. Nichols (SEAL)
MARY W. NICHOLS

Leonard L. Hodges (SEAL)
LEONARD L. HODGES

Laura J. Hodges (SEAL)
LAURA J. HODGES

STATE OF VIRGINIA

COUNTY OF FRANKLIN, to-wit:

The foregoing instrument was acknowledged before me this 19th day of October, 1984, by Lewis C. Nichols and Mary W. Nichols, husband and wife.

Shirley B. Jamison
Notary Public

My commission expires: November 5, 1988

STATE OF VIRGINIA

~~EDDY~~/COUNTY OF Franklin, to-wit:

The foregoing instrument was acknowledged before me this 19th day of October, 1984, by Leonard L. Hodges and Laura J. Hodges, husband and wife.

Shirley B. Jamison
Notary Public

My commission expires: November 5, 1988

BOOK 382 PAGE 1472

In the Clerk's Office of the Circuit Court of Franklin County, Virginia, this instrument is acknowledged to record to the 19th day of Dec. 1914, by Wm. J. Walker, Jr. and with the certificate of acknowledgment thereto attached, the fees imposed by Sec. 8140 and Sec. 80443 of the Code of Virginia, to the amount of \$ 1.50, have been paid.

Wm. J. Walker, Jr.

[illegible]

COMMONWEALTH OF VIRGINIA
 PHILIP H. RANSOM
 Dec. 1968
Joseph M. ...

[illegible]

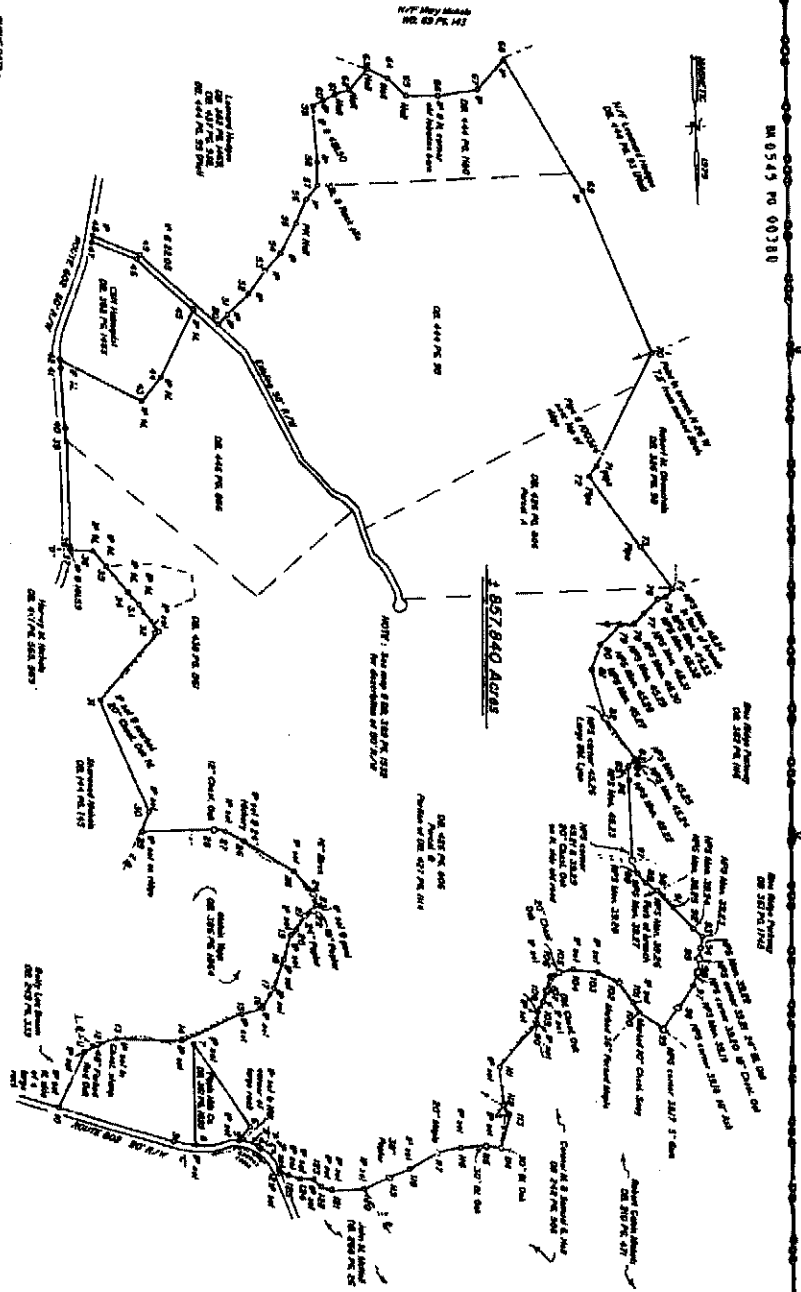
AL 10110 American Army Army 10 10110 AL 10110

MO 545 PG 00379

BOUNDARY DATA:

| | | | | | | | |
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| 1 | 3 | 5 | 17 | 48 | 08 | E | 5.35 |
| 2 | 4 | 6 | 18 | 49 | 09 | E | 5.36 |
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| 4 | 6 | 8 | 20 | 51 | 11 | E | 5.38 |
| 5 | 7 | 9 | 21 | 52 | 12 | E | 5.39 |
| 6 | 8 | 10 | 22 | 53 | 13 | E | 5.40 |
| 7 | 9 | 11 | 23 | 54 | 14 | E | 5.41 |
| 8 | 10 | 12 | 24 | 55 | 15 | E | 5.42 |
| 9 | 11 | 13 | 25 | 56 | 16 | E | 5.43 |
| 10 | 12 | 14 | 26 | 57 | 17 | E | 5.44 |
| 11 | 13 | 15 | 27 | 58 | 18 | E | 5.45 |
| 12 | 14 | 16 | 28 | 59 | 19 | E | 5.46 |
| 13 | 15 | 17 | 29 | 60 | 20 | E | 5.47 |
| 14 | 16 | 18 | 30 | 61 | 21 | E | 5.48 |
| 15 | 17 | 19 | 31 | 62 | 22 | E | 5.49 |
| 16 | 18 | 20 | 32 | 63 | 23 | E | 5.50 |
| 17 | 19 | 21 | 33 | 64 | 24 | E | 5.51 |
| 18 | 20 | 22 | 34 | 65 | 25 | E | 5.52 |
| 19 | 21 | 23 | 35 | 66 | 26 | E | 5.53 |
| 20 | 22 | 24 | 36 | 67 | 27 | E | 5.54 |
| 21 | 23 | 25 | 37 | 68 | 28 | E | 5.55 |
| 22 | 24 | 26 | 38 | 69 | 29 | E | 5.56 |
| 23 | 25 | 27 | 39 | 70 | 30 | E | 5.57 |
| 24 | 26 | 28 | 40 | 71 | 31 | E | 5.58 |
| 25 | 27 | 29 | 41 | 72 | 32 | E | 5.59 |
| 26 | 28 | 30 | 42 | 73 | 33 | E | 5.60 |
| 27 | 29 | 31 | 43 | 74 | 34 | E | 5.61 |
| 28 | 30 | 32 | 44 | 75 | 35 | E | 5.62 |
| 29 | 31 | 33 | 45 | 76 | 36 | E | 5.63 |
| 30 | 32 | 34 | 46 | 77 | 37 | E | 5.64 |
| 31 | 33 | 35 | 47 | 78 | 38 | E | 5.65 |
| 32 | 34 | 36 | 48 | 79 | 39 | E | 5.66 |
| 33 | 35 | 37 | 49 | 80 | 40 | E | 5.67 |
| 34 | 36 | 38 | 50 | 81 | 41 | E | 5.68 |
| 35 | 37 | 39 | 51 | 82 | 42 | E | 5.69 |
| 36 | 38 | 40 | 52 | 83 | 43 | E | 5.70 |
| 37 | 39 | 41 | 53 | 84 | 44 | E | 5.71 |
| 38 | 40 | 42 | 54 | 85 | 45 | E | 5.72 |
| 39 | 41 | 43 | 55 | 86 | 46 | E | 5.73 |
| 40 | 42 | 44 | 56 | 87 | 47 | E | 5.74 |
| 41 | 43 | 45 | 57 | 88 | 48 | E | 5.75 |
| 42 | 44 | 46 | 58 | 89 | 49 | E | 5.76 |
| 43 | 45 | 47 | 59 | 90 | 50 | E | 5.77 |
| 44 | 46 | 48 | 60 | 91 | 51 | E | 5.78 |
| 45 | 47 | 49 | 61 | 92 | 52 | E | 5.79 |
| 46 | 48 | 50 | 62 | 93 | 53 | E | 5.80 |
| 47 | 49 | 51 | 63 | 94 | 54 | E | 5.81 |
| 48 | 50 | 52 | 64 | 95 | 55 | E | 5.82 |
| 49 | 51 | 53 | 65 | 96 | 56 | E | 5.83 |
| 50 | 52 | 54 | 66 | 97 | 57 | E | 5.84 |
| 51 | 53 | 55 | 67 | 98 | 58 | E | 5.85 |
| 52 | 54 | 56 | 68 | 99 | 59 | E | 5.86 |
| 53 | 55 | 57 | 69 | 100 | 60 | E | 5.87 |
| 54 | 56 | 58 | 70 | 101 | 61 | E | 5.88 |
| 55 | 57 | 59 | 71 | 102 | 62 | E | 5.89 |
| 56 | 58 | 60 | 72 | 103 | 63 | E | 5.90 |
| 57 | 59 | 61 | 73 | 104 | 64 | E | 5.91 |
| 58 | 60 | 62 | 74 | 105 | 65 | E | 5.92 |
| 59 | 61 | 63 | 75 | 106 | 66 | E | 5.93 |
| 60 | 62 | 64 | 76 | 107 | 67 | E | 5.94 |
| 61 | 63 | 65 | 77 | 108 | 68 | E | 5.95 |
| 62 | 64 | 66 | 78 | 109 | 69 | E | 5.96 |
| 63 | 65 | 67 | 79 | 110 | 70 | E | 5.97 |
| 64 | 66 | 68 | 80 | 111 | 71 | E | 5.98 |
| 65 | 67 | 69 | 81 | 112 | 72 | E | 5.99 |
| 66 | 68 | 70 | 82 | 113 | 73 | E | 6.00 |
| 67 | 69 | 71 | 83 | 114 | 74 | E | 6.01 |
| 68 | 70 | 72 | 84 | 115 | 75 | E | 6.02 |
| 69 | 71 | 73 | 85 | 116 | 76 | E | 6.03 |
| 70 | 72 | 74 | 86 | 117 | 77 | E | 6.04 |
| 71 | 73 | 75 | 87 | 118 | 78 | E | 6.05 |
| 72 | 74 | 76 | 88 | 119 | 79 | E | 6.06 |
| 73 | 75 | 77 | 89 | 120 | 80 | E | 6.07 |
| 74 | 76 | 78 | 90 | 121 | 81 | E | 6.08 |
| 75 | 77 | 79 | 91 | 122 | 82 | E | 6.09 |
| 76 | 78 | 80 | 92 | 123 | 83 | E | 6.10 |
| 77 | 79 | 81 | 93 | 124 | 84 | E | 6.11 |
| 78 | 80 | 82 | 94 | 125 | 85 | E | 6.12 |
| 79 | 81 | 83 | 95 | 126 | 86 | E | 6.13 |
| 80 | 82 | 84 | 96 | 127 | 87 | E | 6.14 |
| 81 | 83 | 85 | 97 | 128 | 88 | E | 6.15 |
| 82 | 84 | 86 | 98 | 129 | 89 | E | 6.16 |
| 83 | 85 | 87 | 99 | 130 | 90 | E | 6.17 |
| 84 | 86 | 88 | 100 | 131 | 91 | E | 6.18 |
| 85 | 87 | 89 | 101 | 132 | 92 | E | 6.19 |
| 86 | 88 | 90 | 102 | 133 | 93 | E | 6.20 |
| 87 | 89 | 91 | 103 | 134 | 94 | E | 6.21 |
| 88 | 90 | 92 | 104 | 135 | 95 | E | 6.22 |
| 89 | 91 | 93 | 105 | 136 | 96 | E | 6.23 |
| 90 | 92 | 94 | 106 | 137 | 97 | E | 6.24 |
| 91 | 93 | 95 | 107 | 138 | 98 | E | 6.25 |
| 92 | 94 | 96 | 108 | 139 | 99 | E | 6.26 |
| 93 | 95 | 97 | 109 | 140 | 100 | E | 6.27 |
| 94 | 96 | 98 | 110 | 141 | 101 | E | 6.28 |
| 95 | 97 | 99 | 111 | 142 | 102 | E | 6.29 |
| 96 | 98 | 100 | 112 | 143 | 103 | E | 6.30 |
| 97 | 99 | 101 | 113 | 144 | 104 | E | 6.31 |
| 98 | 100 | 102 | 114 | 145 | 105 | E | 6.32 |
| 99 | 101 | 103 | 115 | 146 | 106 | E | 6.33 |
| 100 | 102 | 104 | 116 | 147 | 107 | E | 6.34 |
| 101 | 103 | 105 | 117 | 148 | 108 | E | 6.35 |
| 102 | 104 | 106 | 118 | 149 | 109 | E | 6.36 |
| 103 | 105 | 107 | 119 | 150 | 110 | E | 6.37 |
| 104 | 106 | 108 | 120 | 151 | 111 | E | 6.38 |
| 105 | 107 | 109 | 121 | 152 | 112 | E | 6.39 |
| 106 | 108 | 110 | 122 | 153 | 113 | E | 6.40 |
| 107 | 109 | 111 | 123 | 154 | 114 | E | 6.41 |
| 108 | 110 | 112 | 124 | 155 | 115 | E | 6.42 |
| 109 | 111 | 113 | 125 | 156 | 116 | E | 6.43 |
| 110 | 112 | 114 | 126 | 157 | 117 | E | 6.44 |
| 111 | 113 | 115 | 127 | 158 | 118 | E | 6.45 |
| 112 | 114 | 116 | 128 | 159 | 119 | E | 6.46 |
| 113 | 115 | 117 | 129 | 160 | 120 | E | 6.47 |
| 114 | 116 | 118 | 130 | 161 | 121 | E | 6.48 |
| 115 | 117 | 119 | 131 | 162 | 122 | E | 6.49 |
| 116 | 118 | 120 | 132 | 163 | 123 | E | 6.50 |
| 117 | 119 | 121 | 133 | 164 | 124 | E | 6.51 |
| 118 | 120 | 122 | 134 | 165 | 125 | E | 6.52 |
| 119 | 121 | 123 | 135 | 166 | 126 | E | 6.53 |
| 120 | 122 | 124 | 136 | 167 | 127 | E | 6.54 |
| 121 | 123 | 125 | 137 | 168 | 128 | E | 6.55 |
| 122 | 124 | 126 | 138 | 169 | 129 | E | 6.56 |
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| 124 | 126 | 128 | 140 | 171 | 131 | E | 6.58 |
| 125 | 127 | 129 | 141 | 172 | 132 | E | 6.59 |
| 126 | 128 | 130 | 142 | 173 | 133 | E | 6.60 |
| 127 | 129 | 131 | 143 | 174 | 134 | E | 6.61 |
| 128 | 130 | 132 | 144 | 175 | 135 | E | 6.62 |
| 129 | 131 | 133 | 145 | 176 | 136 | E | 6.63 |
| 130 | 132 | 134 | 146 | 177 | 137 | E | 6.64 |
| 131 | 133 | 135 | 147 | 178 | 138 | E | 6.65 |
| 132 | 134 | 136 | 148 | 179 | 139 | E | 6.66 |
| 133 | 135 | 137 | 149 | 180 | 140 | E | 6.67 |
| 134 | 136 | 138 | 150 | 181 | 141 | E | 6.68 |
| 135 | 137 | 139 | 151 | 182 | 142 | E | 6.69 |
| 136 | 138 | 140 | 152 | 183 | 143 | E | 6.70 |
| 137 | 139 | 141 | 153 | 184 | 144 | E | 6.71 |
| 138 | 140 | 142 | 154 | 185 | 145 | E | 6.72 |
| 139 | 141 | 143 | 155 | 186 | 146 | E | 6.73 |
| 140 | 142 | 144 | 156 | 187 | 147 | E | 6.74 |
| 141 | 143 | 145 | 157 | 188 | 148 | E | 6.75 |
| 142 | 144 | 146 | 158 | 189 | 149 | E | 6.76 |
| 143 | 145 | 147 | 159 | 190 | 150 | E | 6.77 |
| 144 | 146 | 148 | 160 | 191 | 151 | E | 6.78 |
| 145 | 147 | 149 | 161 | 192 | 152 | E | 6.79 |
| 146 | 148 | 150 | 162 | 193 | 153 | E | 6.80 |
| 147 | 149 | 151 | 163 | 194 | 154 | E | 6.81 |
| 148 | 150 | 152 | 164 | 195 | 155 | E | 6.82 |
| 149 | 151 | 153 | 165 | 196 | 156 | E | 6.83 |
| 150 | 152 | 154 | 166 | 197 | 157 | E | 6.84 |
| 151 | 153 | 155 | 167 | 198 | 158 | E | 6.85 |
| 152 | 154 | 156 | 168 | 199 | 159 | E | 6.86 |
| 153 | 155 | 157 | 169 | 200 | 160 | E | 6.87 |
| 154 | 156 | 158 | 170 | 201 | 161 | E | 6.88 |
| 155 | 157 | 159 | 171 | 202 | 162 | E | 6.89 |
| 156 | 158 | 160 | 172 | 203 | 163 | E | 6.90 |
| 157 | 159 | 161 | 173 | 204 | 164 | E | 6.91 |
| 158 | 160 | 162 | 174 | 205 | 165 | E | 6.92 |
| 159 | 161 | 163 | 175 | 206 | 166 | E | 6.93 |
| 160 | 162 | 164 | 176 | 207 | 167 | E | 6.94 |
| 161 | 163 | 165 | 177 | 208 | 168 | E | 6.95 |
| 162 | 164 | 166 | 178 | 209 | 169 | E | 6.96 |
| 163 | 165 | 167 | 179 | 210 | 170 | E | 6.97 |
| 164 | 166 | 168 | 180 | 211 | 171 | E | 6.98 |
| 165 | 167 | 169 | 181 | 212 | 172 | E | 6.99 |
| 166 | 168 | 170 | 182 | 213 | 173 | E | 7.00 |
| 167 | 169 | 171 | 183 | 214 | 174 | E | 7.01 |
| 168 | 170 | 172 | 184 | 215 | 175 | E | 7.02 |
| 169 | 171 | 173 | 185 | 216 | 176 | E | 7.03 |
| 170 | 172 | 174 | 186 | 217 | 177 | E | 7.04 |
| 171 | 173 | 175 | 187 | 218 | 178 | E | 7.05 |
| 172 | 174 | 176 | 188 | 219 | 179 | E | 7.06 |
| 173 | 175 | 177 | 189 | 220 | 180 | E | 7.07 |
| 174 | 176 | 178 | 190 | 221 | 181 | E | 7.08 |
| 175 | 177 | 179 | 191 | 222 | 182 | E | 7.09 |
| 176 | 178 | 180 | 192 | 223 | 183 | E | 7.10 |
| 177 | 179 | 181 | 193 | 224 | 184 | E | 7.11 |
| 178 | 180 | 182 | 194 | 225 | 185 | E | 7.12 |
| 179 | 181 | 183 | 195 | 226 | 186 | E | 7.13 |
| 180 | 182 | 184 | 196 | 227 | 187 | E | 7.14 |
| 181 | 183 | 185 | 197 | 228 | 188 | E | 7.15 |
| 182 | 184 | 186 | 198 | 229 | 189 | E | 7.16 |
| 183 | 185 | 187 | 199 | 230 | 190 | E | 7.17 |
| 184 | 186 | 188 | 200 | 231 | 191 | E | 7.18 |
| 185 | 187 | 189 | 201 | 232 | 192 | E | 7.19 |
| 186 | 188 | 190 | 202 | 233 | 193 | E | 7.20 |
| 187 | 189 | 191 | 203 | 234 | 194 | E | 7.21 |
| 188 | 190 | 192 | 204 | 235 | 195 | E | 7.22 |
| 189 | 191 | 193 | 205 | 236 | 196 | E | 7.23 |
| 190 | 192 | 194 | 206 | 237 | 197 | E | 7.24 |
| 191 | 193 | 195 | 207 | 238 | 198 | E | 7.25 |
| 192 | 194 | 196 | 208 | 239 | 199 | E | 7.26 |
| 193 | 195 | 197 | 209 | 240 | 200 | E | 7.27 |
| 194 | 196 | 198 | 210 | 241 | 201 | E | 7.28 |
| 195 | 197 | 199 | 211 | 24 | | | |

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CHANCE DATA
T. 10 N. R. 10 E. S. 10
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T. 10 N. R. 10 E. S. 12
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T. 10 N. R. 10 E. S. 14
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T. 10 N. R. 10 E. S. 97
T. 10 N. R. 10 E. S. 98
T. 10 N. R. 10 E. S. 99
T. 10 N. R. 10 E. S. 100

NOTE: Land being surveyed is to be surveyed by the surveyor to be named in the survey.

1. The surveyor shall be responsible for the accuracy of the survey.

James M. Wilson



JAMES M. WILSON

PROF. M. LACY, JR.

ADMINISTRATIVE DIRECTOR, FRANKLIN COUNTY, VIRGINIA

SCALE: 1" = 400'

SHEET 2 OF 2

Surveyed by Wilson 10/1/10

1:1000 Scale, Surveyed by Wilson 10/1/10

6783785



Fidelity National Title

Insurance Company

Fidelity National Title Insurance Company
5540 Centerview Dr
Suite 403
Raleigh, NC 27606
Attn: Attn: Christi Ransom
Phone: 919-334-9321
Fax: 919-859-0982
Email:

Date: 6/6/2018
Invoice No: 6783785
Unit #: 03000.643141
Customer Ref #:

TO: OPN Law
Becky Kelley
3140 Chaparral Drive, Suite 200C
Roanoke, VA 24018

RE: Buyer: To Be Determined

| | |
|-------------------------|-------------------------|
| Property: VA | VA |
| County/Parcel: 24-48 | County/Parcel: 24-59 |
| VA | VA |
| County/Parcel: 24-75 | County/Parcel: 39-15.12 |
| VA | VA |
| County/Parcel: 39-6.1.A | County/Parcel: 24-57 |
| VA | |
| County/Parcel: 100-23.1 | |

Seller: James M. Wilson, individually & as Trustee, and Kathryn H. Wilson, Trustee James M. Wilson Revocable Trust Agreement dated May 12, 2017

Notes: additional work

| Date | Code | Product Description | Liability | Charge Amount |
|----------|------|-----------------------|-----------|-----------------|
| 6/6/2018 | 5500 | Search and Exam VA | \$0.00 | \$150.00 |
| | | Invoice Total: | | \$150.00 |

Remittance Advice - DUE UPON RECEIPT

Please send along with remittance to:

Fidelity National Title Insurance Company
5540 Centerview Drive
Suite 403
Raleigh, NC 27606
Attn: Christi Ransom

Date: 6/6/2018
Invoice No: 6783785
Unit #: 03000.643141
Contact: OPN Law
Check # _____
Amount Enclosed _____