

BM 1016 PG 00348

Consideration: \$30,000.00
Current Tax Assessed Value: \$15,000.00
Tax Map Reference Numbers: portions of 119-36
Title Insurance: Unknown
Return this original to Grantee: Tuggland, L.L.C., c/o Roger Tuggle
372 Deer Run Road, Ferrum, Virginia 24088

DALM PLLC
a Virginia limited liability company

TO: DEED

TUGGLAND, L.L.C.
a Virginia limited liability company

THIS DEED made and entered into this 22nd day of May, 2012, by and between **DALM PLLC** a Virginia limited liability company, party of the first part hereinafter styled Grantor, and **TUGGLAND, L.L.C.** a Virginia limited liability company, party of the second part hereinafter styled Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid by the said Grantee to the said Grantor, the receipt for all of which is hereby acknowledged, said Grantor does hereby bargain, sell, grant, and convey unto the said Grantee, with **GENERAL WARRANTY** and with **ENGLISH** Covenants of Title, the following described real estate:

All that certain lot or parcel of real estate with all improvements thereon and appurtenances and rights of way thereunto belonging, situate and being on the west side of Country Ridge Road in the Snow Creek Magisterial District of Franklin County, Virginia, being Lot 1 of Section 2 of Country Ridge Estates, containing 2.051 acres, as shown on that certain plat of survey prepared by Piedmont Surveying and Design, P.C., dated March 13, 2012, as Job No. 12-011, a copy of said

PROFFITT & SCHROEDER
ATTORNEYS, P.C.
302 EAST MAIN STREET, POST OFFICE BOX 156
FLOYD, VIRGINIA 24081-0156
PHONE: (540) 746-4488

plat of survey being of record in the **EN 10166** of the **0349**
Circuit Court of Franklin County, Virginia, as Instrument No.
12-3112, and the description contained therein being
incorporated by reference herein; and

BEING a portion of that property acquired by D A L M P
LLC, a Virginia limited liability company, by Deed dated
January 3, 2012, from Alfred Kenner Bowles, et als, said Deed
being of record in the Clerk's Office of the Circuit Court of
Franklin County, Virginia, in Deed Book 998 at page 2549.

All of the properties shown on the hereinabove described survey have been
sold together, and each parcel, including the property herein conveyed is subject to the
following perpetual conditions and restrictions:

1. Each one-story house will have a minimum of 1,700 square feet of
heated living space.
2. Each two-story house will have a minimum of 2,200 square feet of
heated living space.
3. No junkyard or junk motor vehicles will be allowed to be stored
anywhere upon the property.
4. No livestock of any kind other than commonly accepted pets such as
dogs and cats are allowed to live upon the property. However, no
kennels or catteries will be allowed upon the property.

This conveyance is made expressly SUBJECT TO the restrictions,
conditions, rights-of-way, and easements, if any, contained in the instruments constituting
the chain of title to the property conveyed herein, and to matters visible upon inspection.

THIS DEED WAS PREPARED ~~WITHIN~~ ^{IN} THE ~~PRESENCE~~ ^{PRESENCE} OF A TITLE EXAMINATION. THEREFORE, THE ATTORNEY PREPARING THIS DOCUMENT MAKES NO REPRESENTATION AS TO THE STATUS OR CHAIN OF TITLE THERETO.

WITNESS the following signature and seal:

DALMP LLC, a Virginia
limited liability company

By:  (SEAL)
DANNY L. THOMPSON, Member

COMMONWEALTH OF VIRGINIA,
COUNTY OF FLOYD, to-wit:

The foregoing instrument was acknowledged before me this 15th day of June, 2012, by DANNY L. THOMPSON, Member of DALMP LLC, a Virginia limited liability company.

ALICE H. HOLLANDSWORTH
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
NOTARY REGISTRATION NUMBER: 137547
MY COMMISSION EXPIRES JULY 31, 2014


Notary Public

My Registration Number: 137547

My Commission Expires: July 31, 2014

INSTRUMENT #120004512
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
JUNE 21, 2012 AT 12:11PM
\$30.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
\$15.00 LOCAL.
\$15.00

TERESA J. BROWN, CLERK
RECORDED BY: SMP