

Prepared By:
E. Preston Lancaster, Jr.
Attorney at Law
P. O. Box 393
Farmville, VA 23901

A Portion of Tax Map Parcel Numbers:
051 9 A and 051 A 41D

THIS DEED OF EXCHANGE, made and entered into this 13th day of February, 2006, by and between POPLAR HILL DEVELOPMENT GROUP, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, Grantor and Grantee, party of the first part, and CLYDE J. DAVIS and RESSIE A. DAVIS, husband and wife, as tenants by the entirety with right of survivorship, Grantees and Grantors, parties of the second part.

WHEREAS, POPLAR HILL DEVELOPMENT GROUP, L.L.C. has discovered during the improvements to their tract of land that it would be advantageous to use a different route for ingress, egress and location of underground utilities.

WHEREAS, Clyde J. Davis and Ressie A. Davis wish to preserve their property in its present state and to remove certain easements that effect the property in an adverse situation.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Poplar Hill Development Group, LLC, Grantor, does hereby grant, bargain, sell

and convey, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the said Clyde J. Davis and Ressie A. Davis, as tenants by the entirety with right of survivorship, Grantees, the following described real estate and easement, to-wit:

TRACT I: All that certain lot or parcel of land, being rectangular in shape, situated in Farmville Magisterial District, Prince Edward County, Virginia, containing 0.646 of an acre (a Portion of Tax Map Parcel Number: 051 A 41D); it being more particularly described on the plat of William C. Young, C.L.S., dated January 27, 2006, revised February 24, 2006, recorded in Plat Cabinet A, Slide 328#3 and indicated thereon as Parcel C.

The Grantor reserves unto itself the right to install and use the 15' Utility easement depicted on the above mention plat.

TRACT II: All of that certain 60' appurtenant easement or right of way situated in Farmville Magisterial District, Prince Edward County, Virginia, (a Portion of Tax Map Parcel Number: 051 A 41D); it being more particularly described on the plat of William C. Young, C.L.S., dated January 27, 2006, revised February 24, 2006, recorded in Plat Cabinet A, Slide 328#3 and indicated thereon as Parcel D.

TRACTS I and II being a portion of the property conveyed Poplar Hill Development Group, L.L.C., a Virginia Limited Liability

Company, by deed dated February 7, 2000, recorded in Deed Book 341, page 646.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Clyde J. Davis and Ressie A. Davis, husband and wife, Grantor, do hereby grant, bargain, sell and convey, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the said Poplar Hill Development Group, LLC, Grantee, the following described real estate and easement, to-wit:

TRACT I: All that certain lot or parcel of land, being rectangular in shape, situated in Farmville Magisterial District, Prince Edward County, Virginia, containing 0.251 of an acre (a Portion of Tax Map Parcel Number: 051 9 A); it being more particularly described on the plat of William C. Young, C.L.S., dated January 27, 2006, revised February 24, 2006, recorded in Plat Cabinet A, Slide 328^{#3} and indicated thereon as Parcel A.


TRACT II: The Grantors convey to Poplar Hill Development Group, L.L.C. a 12' Utility easement parallel to the parcel mention above (a Portion of Tax Map Parcel Number: 051 9 A); it being more particularly described on the plat of William C. Young, C.L.S., dated January 27, 2006, revised February 24, 2006, recorded in Plat

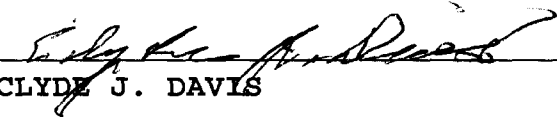
Cabinet A, Slide 328#3.

Tracts I and II being a portion of the property conveyed to Clyde J. Davis and Ressie A. Davis by deed dated November 30, 1976, recorded in Deed Book 201, page 728 and by deed dated February 16, 1977, recorded in Deed Book 201, page 736.

WITNESS the following signatures and seals:

POPLAR HILL DEVELOPMENT GROUP, L.L.C.


BY: _____ (SEAL)
SOUTHARD S. BRUMFIELD, MANAGER-MEMBER



CLYDE J. DAVIS

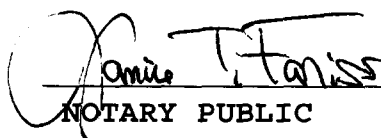


RESSIE A. DAVIS

STATE OF VIRGINIA

COUNTY OF PRINCE EDWARD, to-wit:

The foregoing instrument was acknowledged before me this 9 day of ~~February~~ ^{March}, 2006, by Southard S. Brumfield, Manager-Member of Poplar Hill Development Group, L.L.C., a Limited Liability Company on behalf of the Limited Liability Company.

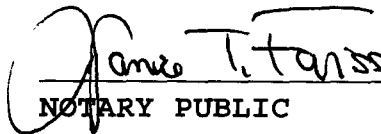

NOTARY PUBLIC

My commission expires 3-31-08

STATE OF VIRGINIA

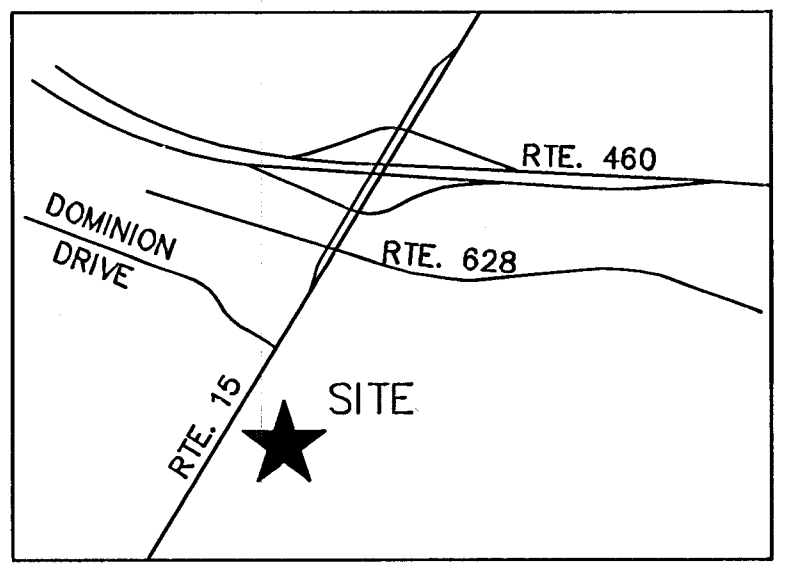
COUNTY OF PRINCE EDWARD, to-wit:

The foregoing instrument was acknowledged before me this 9 day of ~~February~~ ^{March}, 2006, by Clyde J. Davis and Ressie A. Davis.


NOTARY PUBLIC

My commission expires 3-31-08

Inst# 200600654 Slide A-328#3



VICINITY MAP
1" = 2000'

Virginia:
In the Clerk's Office of the Circuit Court of Prince Edward County March 10, 2006.
The foregoing Plat was this day presented in said office along with a Deed Of Exchange by and between Poplar Hill Development Group, LLC, Grantors and Grantees, and Clyde J. Davis and Ressie A. Davis, Grantors and Grantees, which has been recorded in Instrument # 200600654. This plat was received and admitted to record in Slide A 328 # 3.
Teste:

Michelle J. Spur, Clerk
John J. White, D. C.

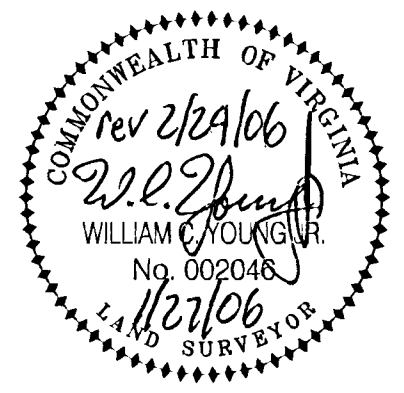
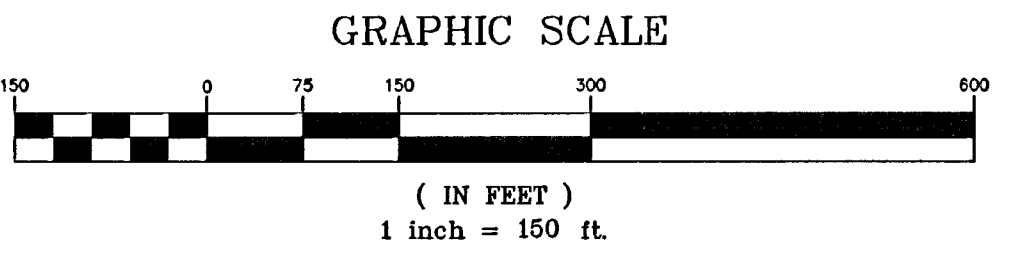
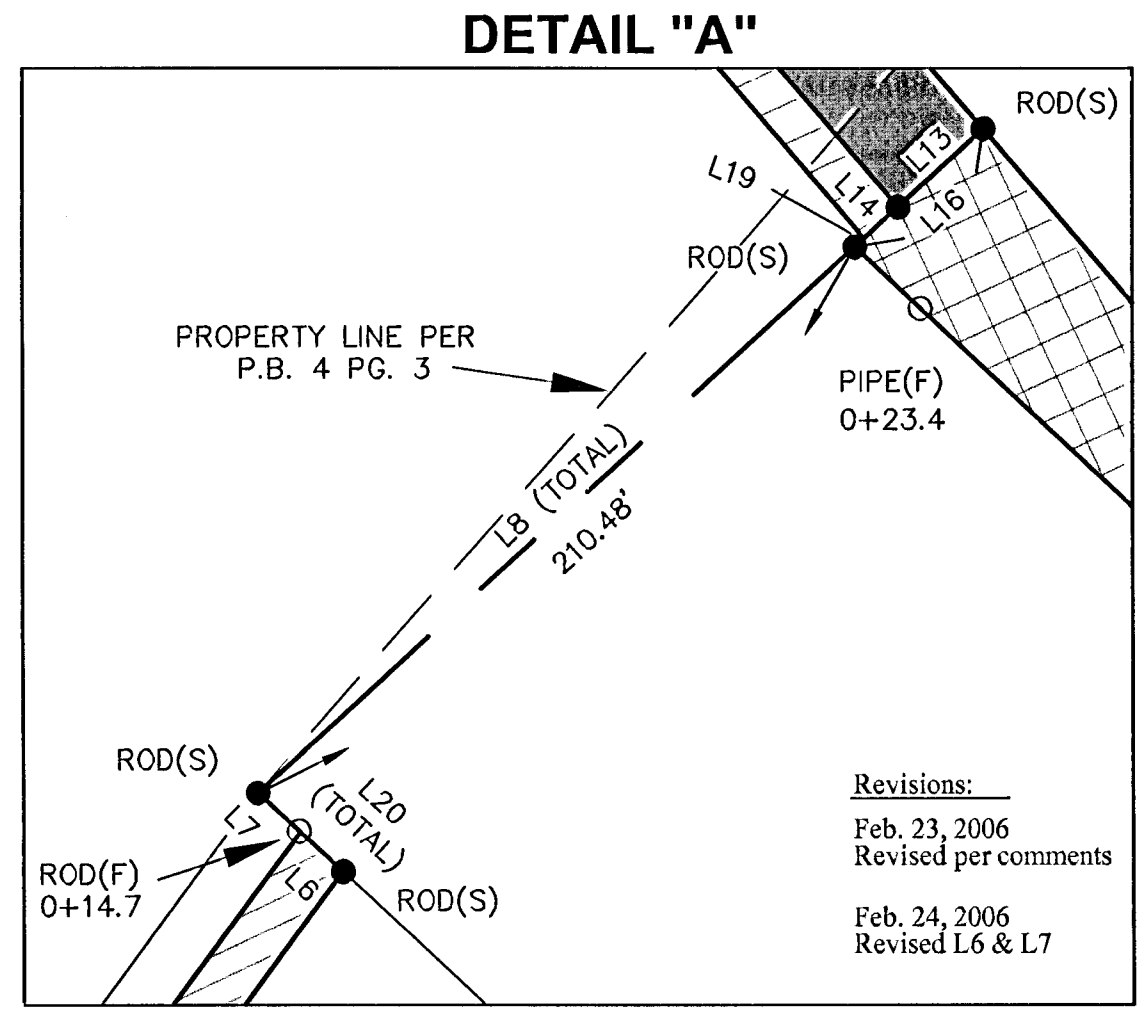
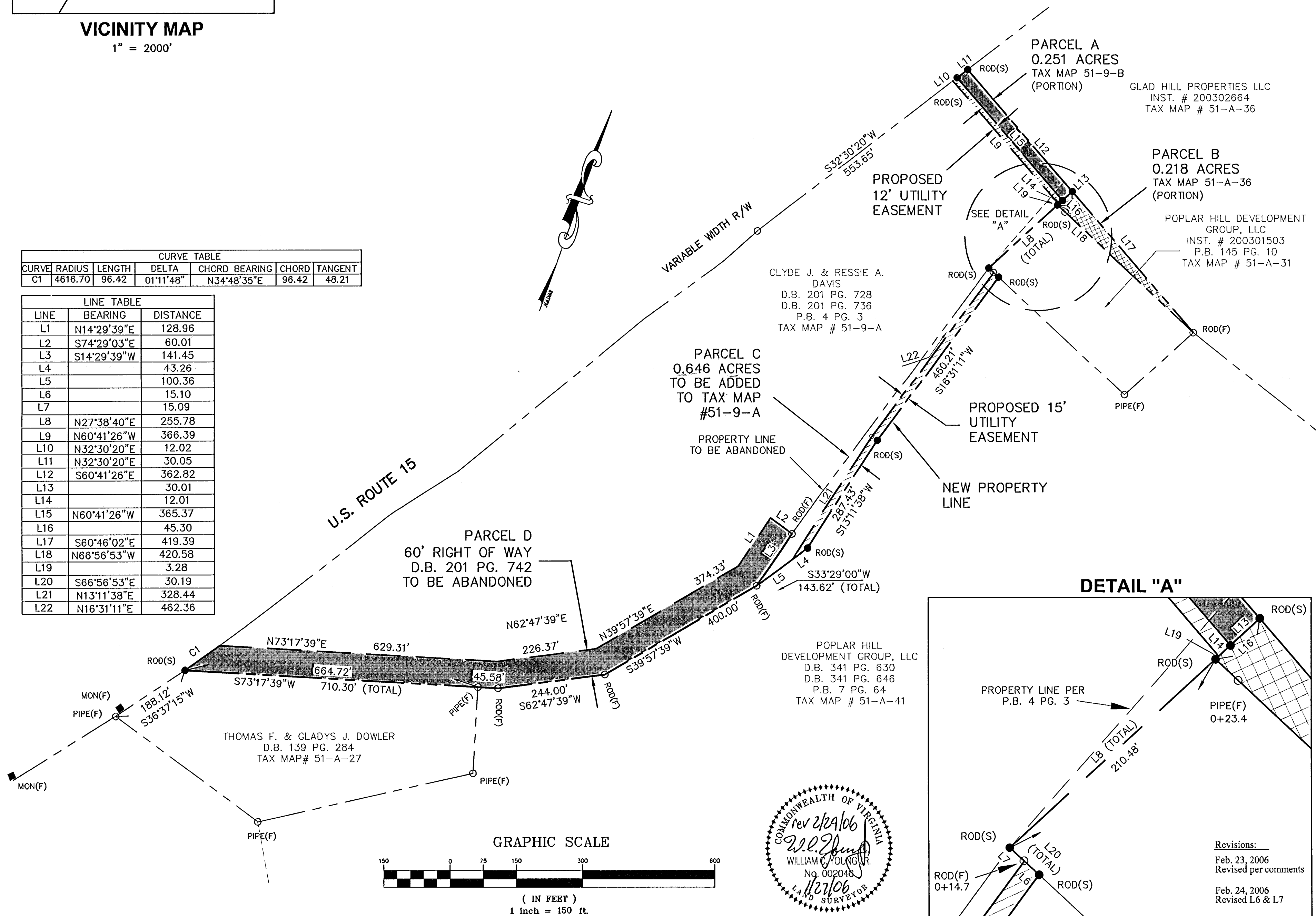
- NOTES:**
- HORIZONTAL COORDINATE SYSTEM IS BASED NAD83/93 VA. STATE PLANE, SOUTH ZONE, U.S. SURVEY FEET.
 - EXISTING EASEMENTS AND ENCUMBRANCES ARE NOT SHOWN ON THIS PLAT. TITLE REPORT NOT FURNISHED. IMPROVEMENTS NOT SHOWN.
 - PROPERTIES ON THIS PLAT HAVE BEEN COMPILED BY DEED RESEARCH CONDUCTED ON 12-19-05 BY DRAPER ADEN ASSOCIATES.
 - THIS PLAT DOES NOT REPRESENT A BOUNDARY SURVEY.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	TANGENT
C1	4616.70	96.42	01°11'48"	N34°48'35"E	96.42	48.21

LINE TABLE

LINE	BEARING	DISTANCE
L1	N14°29'39"E	128.96
L2	S74°29'03"E	60.01
L3	S14°29'39"W	141.45
L4		43.26
L5		100.36
L6		15.10
L7		15.09
L8	N27°38'40"E	255.78
L9	N60°41'26"W	366.39
L10	N32°30'20"E	12.02
L11	N32°30'20"E	30.05
L12	S60°41'26"E	362.82
L13		30.01
L14		12.01
L15	N60°41'26"W	365.37
L16		45.30
L17	S60°46'02"E	419.39
L18	N66°56'53"W	420.58
L19		3.28
L20	S66°56'53"E	30.19
L21	N13°11'38"E	328.44
L22	N16°31'11"E	462.36



Draper Aden Associates
Engineering ♦ Surveying ♦ Environmental Services

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Blacksburg, VA
Charlottesville, VA
Hampton Roads, VA

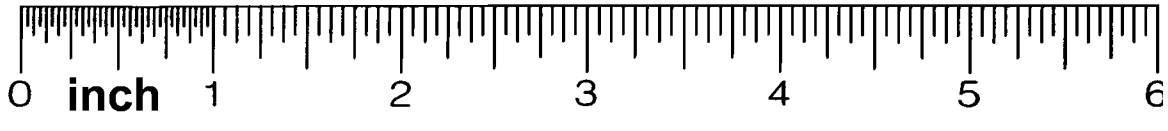
PLAT SHOWING A BOUNDARY LINE ADJUSTMENT,
4 PARCELS OF LAND BEING A PORTION OF TAX MAPS
51-9-A & 51-A-36 AND 15' & 12' UTILITY EASEMENTS

FARMVILLE DISTRICT, PRINCE EDWARD COUNTY, VA.

REVISIONS

Jan. 27, 2006	Revised New Property Line & 15' Utility Easement
Feb. 2, 2006	Revised New Property Line & 15' Utility Easement
Feb. 6, 2006	Revise New Property Line @ L21
Feb. 9, 2006	Revised Parcel B

DESIGNED BY: WCY
DRAWN BY: WCY
CHECKED BY: WCY
SCALE: 1" = 150'
DATE: JANUARY 27, 2006
PROJECT NUMBER: R99392-35S



INSTRUMENT #200600654
RECORDED IN THE CLERK'S OFFICE OF
PRINCE EDWARD COUNTY ON
MARCH 10, 2006 AT 03:13PM
MACHELLE J. EPPES, CLERK

RECORDED BY: JNG

~~Grantor's Tax: \$~~
Examined and ~~Mailed~~ / Delivered To:
Date: 3-10-06 *Anne Stroka*