

Recorded and Returned to:  
Jill C. Dickerson, P.C.

PREPARED BY JILL C. DICKERSON, P.C.

THIS DEED, made and dated this 30th day of November, 2010,  
by and between GROUSE ENTERPRISES, LLC, a Virginia limited  
liability company, herein called Grantor, and HAMPSTEAD I, LLC,  
a Virginia limited liability company, herein called Grantee, whose  
address is 37 Campbell Avenue SW, Roanoke VA 24011

W I T N E S S E T H :

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 Grantor does hereby GRANT,  
BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH  
COVENANTS OF TITLE, unto the Grantee, all the following described  
real estate, to-wit:

SEE ATTACHED SCHEDULE A

This conveyance is made subject to all recorded easements,  
conditions, restrictions and reservations appearing of record  
which affect the said property.

The Grantor covenants that it has the right to convey such  
lands to the Grantee; that it has done no act to encumber such  
lands; that the Grantee shall have quiet possession of such lands  
free from all encumbrances; and that it will execute such further  
assurances of such lands as may be requisite.

WITNESS the following signature and seal:

GROUSE ENTERPRISES, LLC

By: Davina Gress, mgc (SEAL)  
Davina Gress, Managing Member

STATE OF GEORGIA

COUNTY OF HENRY, to-wit:

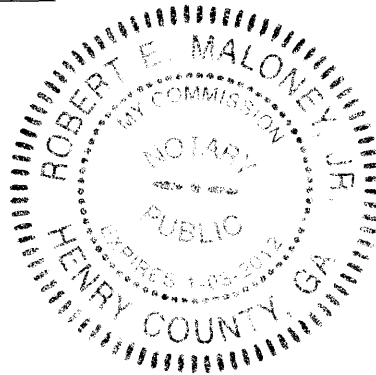
I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Davina Gress, whose name is signed to the foregoing instrument, has executed the same before me in my jurisdiction aforesaid.

Given under my hand this 30<sup>th</sup> day of November, 2010.

[Signature]  
Notary Public

My commission expires:

1-08-2012



TM# 51-A-A

TRACT I:

ALL of those certain tracts or parcels of land situated in Farmville Magisterial District, Prince Edward County, Virginia, totaling in aggregate 238.119 acres, more or less, and being more particularly described on unrecorded plats prepared by Draper Aden Associates and indicated thereon as follows:

- Lot A containing 54.100 acres,
- Lot B containing 9.052 acres,
- Lot C containing 33.542 acres,
- Lot D containing 22.495 acres,
- Lot E containing 42.524 acres,
- Lot R containing 17.625 acres,
- Lot S containing 35.497 acres, and
- Lot V containing 23.284 acres

and being more particular described in instrument recorded in Deed Book 341 at page 646, to which instrument reference is hereby made for a complete description of the property by metes and bounds. The same being also shown by general boundaries on that certain plat entitled "PLAT SHOWING 443.5 +/- ACRES OF LAND, BEING THE REMAINDER OF POPAR HILL FARM, (PARCELS #1 AND #2), PARCEL "T" AND PARCEL "U", LOCATED IN THE FARMVILLE DISTRICT OF PRINCE EDWARD COUNTY, VIRGINIA", prepared by Draper Aden Associates, Consulting/Engineers/Surveyors" dated December 12, 2001, last revised June 7, 2006, which plat is recorded in the Clerk's Office, Circuit Court, Prince Edward County, Virginia in Plat Cabinet A, Slide 373, #3-4 to which plat reference is also hereby made for a more particular description of the property conveyed.

LESS AND EXCEPT that portion of Parcel "S" conveyed to Poplar Hill Community Development Authority, Prince Edward County, Virginia, by Deed of Boundary Line Adjustment, Property Exchange and Partial Release, dated September 30, 2004, recorded October 8, 2004, as Instrument No. 200402608, and identified as that portion of Parcel "S" lying within the bounds of "NEW PROPERTY LINE PER RECORDATION OF THIS PLAT" and "OLD PROPERTY LINE TO BE VACATED UPON RECORDATION OF THIS PLAT" as set forth on plat entitled "COMPILED PLAT SHOWING THE RECONFIGURATION OF PARCEL "S" BEING A 35.348 ACRE DIVISION OF LAND LOCATED IN THE FARMVILLE DISTRICT OF PRINCE EDWARD COUNTY, VIRGINIA" dated August 27, 2004, last revised September 30, 2004, prepared by Draper Aden Associates, and recorded among the aforesaid land records on October 8, 2004, in Plat Cabinet A, Slide 311, Number 4.

LESS AND EXCEPT lots R and V.

LESS AND EXCEPT that portion of the property identified as "Parcel C" containing 0.646 acre as shown on plat of William C. Young, C.L.S., dated January 27, 2006, revised February 24, 2006, recorded among the aforesaid land records in Plat Cabinet A, Slide 328-3, conveyed to Clyde J. Davis and Ressie A. Davis by Deed of Exchange dated February 13, 2006, recorded March 10, 2006, as Instrument No. 200600654.

LESS AND EXCEPT that certain portion of the above-described property conveyed to MHC Construction, LLC by deed dated May 15, 2009 and recorded in the aforesaid Clerk's Office as Instrument Number 200901052.

TRACT I BEING a portion of the property conveyed to Herberton Poplar Hill Residential I, LLLP by deed of Poplar Hill Development Group, L.L.C. by Deed dated June 6, 2007 and recorded in the aforesaid Clerk's Office as Instrument Number 200701672.

TM# 051-A-41E

TRACT II:

ALL that certain tract or parcel of land situated in Farmville Magisterial District, Prince Edward County, Virginia, containing 100.822 acres, more or less, being more particularly described as "RESIDUAL OF POPLAR HILL FARM PARCEL #2 100.822", as shown and more particularly described on that plat entitled "PLAT SHOWING 443.5 +/- ACRES OF LAND, BEING THE REMAINDER OF POPLAR HILL FARM, (PARCELS # 1 AND # 2), PARCEL "T" AND PARCEL "U", LOCATED IN THE FARMVILLE DISTRICT OF PRINCE EDWARD COUNTY, VIRGINIA", prepared by Draper Aden Associates, Consulting Engineers/Surveyors" dated December 12, 2001, last revised June 7, 2006, which plat is recorded in the Clerk's Office, Circuit Court, Prince Edward County, Virginia in Plat Cabinet A, Slide 373, #3-4, to which plat reference is hereby made for a more particular description of the property conveyed.

BEING all that property conveyed to Herberton Poplar Hill Residential I, LLLP by Deed of Herberton Poplar Hill Recreation, LLLP, dated August 30, 2007 and recorded September 12, 2007 in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia as Instrument Number 200702577.

- 4 -

294

TM# 065-A-16  
TRACT III

ALL THAT CERTAIN TRACT or parcel of land situate in Hampden District, Prince Edward County, Virginia, containing 51.37 acres, more or less, as shown on that certain plat of survey dated October 24, 2000, prepared by Ralph P. Hines, CLS, and recorded in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia, in Deed Book 349 at page 353. Reference is hereby made to said plat for a more particular metes and bounds description as contained in said plat. The description contained in said plat is incorporated herein by reference as if same were textually herein contained.

TM# 066-A-2  
TRACT IV

ALL THAT CERTAIN TRACT or parcel of land, with the buildings and improvements thereon, situate in Hampden District, Prince Edward County, Virginia, lying on the north side of State Route No. 630, containing 5.24 acres, and more clearly shown on that certain plat of survey made by Maxey-Hines and Associates, P.C., dated October 19, 2000, recorded in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia, in Deed Book 349 at page 349. Reference is hereby made to said plat for a more particular metes and bounds description as contained in said plat. The description contained in said plat is incorporated herein by reference as if same were textually herein contained.

Both Tracts III and IV being the identical property conveyed to Herberton Poplar Hill Residential I, LLLP, a Virginia registered limited liability limited partnership by deed dated December 12, 2007 and recorded in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia, as Instrument Number 200703368.

TM# 051-A-T  
TRACT V

All that certain tract or parcel of land situated in Farmville Magisterial District, Prince Edward County, Virginia, containing 21.249 acres, more or less, being more particularly described as "PARCEL T 21.249 ACRES" as shown and more particularly described on that plat entitled "PLAT SHOWING 443.5 +/- ACRES OF LAND, BEING THE REMAINDER OF POPAR HILL FARM, (PARCELS #1 AND #2), PARCEL "T" AND PARCEL "U", LOCATED IN THE

FARMVILLE DISTRICT OF PRINCE EDWARD COUNTY, VIRGINIA", prepared by Draper Aden Associates, Consulting/Engineers/Surveyors" dated December 12, 2001, last revised June 7, 2006, which plat is recorded in the Clerk's Office, Circuit Court, Prince Edward County, Virginia in Plat Cabinet A, Slide 373, #3-4 to which plat reference is hereby made for a more particular description of the property conveyed.

BEING all of the same property conveyed to Herberton Poplar Hill Hospitality, LLLP by deed dated April 5, 2007 and recorded in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia, as instrument No. 200701675.

TM# 051-A-41-E1  
TRACT VI

ALL THAT CERTAIN piece or parcel of land located in the Farmville Magisterial District, Prince Edward County, Virginia containing 18.692 acres, more or less, as shown on plat of J. Adam Bryant of Hurt & Proffitt Incorporated entitled PLAT SHOWING DIVISION OF THE PROPERTY OF HERBERTON POPLAR HILL RESIDENTIAL I, LLLP dated August 4, 2008 and recorded in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia in Plat Cabinet A, Slide 374, Sheets 1 & 2. Said plat is incorporated herein by reference. Reference is hereby made to said plat for a more particular description of the property herein conveyed. For further reference see Plat recorded along with Deed of Boundary Line Adjustment, Recordation of Plats and Partial Release recorded in the aforesaid Clerk's Office as Instrument #200900992.

BEING THE SAME property conveyed unto Herberton Poplar Hill Residential I, LLLP dated December 14, 2009 and recorded March 9, 2010 in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia as Instrument #201000381.

**All of the above tracts are conveyed together with and/or subject to the following**

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress and egress, over and across the Farm from the Property herein conveyed to Route 15 (the "Access Easement") granted by instrument dated February 7, 2000, recorded February 8, 2000, in Deed Book 341, Page 646, subject to the terms, covenants and conditions, and as shown on that certain approved site plan (the "Site Plan") on file in the Planning Office of Prince Edward County, Virginia, and entitled, "Poplar Hill Golf Course, Prince

95

Edward County, Virginia, Conceptual Land Use Plan and Golf Course Routing", prepared by Draper Aden Associates, dated November 3, 1999 (the "Site Plan") as confirmed by Confirmatory and Access and Utility Easement Agreement dated September 30, 2004, and recorded October 8, 2004 as Clerk's Instrument Number 200402610 and further subject to the conditions that the access easement will conform to subdivision roads constructed within the Manor Resort development by the Declarant named in the Restrictive Covenants to which this property is subject. To that end, in addition to the general easement over the Farm for access to Highway 15, there is also hereby granted TOGETHER WITH each tract and they are also SUBJECT TO all of the Grantor's rights in and to a non-exclusive easement for ingress and egress over and across the existing Manor Resort entrance road which runs from the east side of Highway 15 in a southerly direction over Parcels D and E, over a portion of that property described as "Residual of Poplar Hill Farm Parcel #1 317.1 +/- acres" and which is specifically noted as "Existing Road" all as shown on plat in the Clerk's Office, Circuit Court, Prince Edward County, Virginia in Plat Cabinet A, Slide 373 #3-4, to which plat reference is hereby made for a more complete description of the property conveyed AND TOGETHER WITH and SUBJECT TO all of the Grantor's rights in and to the non-exclusive easement for ingress and egress over and across the existing subdivision road described as Carriage Run as shown on Plat of Hurt & Proffitt dated August 4, 2008 and recorded in the aforesaid Clerk's Office at Plat Cabinet A, Slide 374 #1&2.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement to provide utility services to the Property herein conveyed, over and across the Farm, including but not limited to, sanitary sewer, water, electrical power and telephone (the "Utility Easement") granted by instrument dated February 7, 2000, recorded February 8, 2000, in Deed Book 341, Page 646, subject to the terms, covenants and conditions contained therein, and as indicated on those two plans, one entitled "POPLAR HILL PER-FIGURE 2-PROPOSED SEWER SYSTEM" and the other entitled "POPLAR HILL PER-FIGURE 1-PROPOSED WATER SYSTEM" both prepared by Draper Aden Associates (collectively, the "Utility Plan") as confirmed by Confirmatory and Access and Utility Easement Agreement dated September 30, 2004, and recorded October 8, 2004 as Clerk's Instrument Number 200402610 all of which is conveyed as it may be amended from time to time for purposes of providing utility services to the herein described property and as shall be determined by the Declarant under the terms of the Restrictive Covenants to which this property is subject.

TOGETHER WITH AND SUBJECT TO a non-exclusive right of way and easement, over and across Parcels D and E, 50 feet in width, the centerline of which is along the centerline of the existing road beginning on the east side of U.S. Route 15, in a southerly direction along the centerline of Old Route 15, thence meandering in an easterly, then southerly direction to the northern property line of Parcel "U" and the western property line of Parcel #1, all as shown on that certain plat prepared by Draper Aden Associates, Consulting Engineers/Surveyors dated December 12, 2001, last revised September 30, 2004 entitled "COMPILED PLAT SHOWING 435.1 +/- ACRES OF LAND, BEING THE REMAINDER OF POPLAR HILL FARM, (PARCELS # 1 AND # 2), PARCEL "T" AND PARCEL "U", LOCATED IN THE FARMVILLE DISTRICT OF PRINCE EDWARD COUNTY, VIRGINIA", which plat is recorded in the Clerk's Office, Circuit Court, Prince Edward County, Virginia in Plat Cabinet A, Slide 310, #1-5. Said easement was granted by instrument dated September 30, 2004 and recorded in the aforesaid Clerk's Office as Instrument Number 200402609.

TOGETHER WITH a 15' Utility easement, to be used in common with Grantor and others, as shown on plat of William C. Young, C.L.S., dated January 27, 2006, revised February 24, 2006, recorded among the aforesaid land records in Plat Cabinet A, Slide 328-3. Said easement is reserved in instrument recorded as Instrument No. 200600654.

AND FURTHER TOGETHER WITH a 12' Utility easement, to be used in common with Grantor and others, and more particularly described on plat of William C. Young, C.L.S., dated January 27, 2006, revised February 24, 2006, recorded in Plat Cabinet A, Slide 328-3. Said easement is reserved in instrument recorded as Instrument No. 200600654.

Copy and Fee: \$ 1468.00  
Instrument No. 201002156/Recorded To:

Date: 12-17-10 Jill Dickson

INSTRUMENT #201002156  
RECORDED IN THE CLERK'S OFFICE OF  
PRINCE EDWARD COUNTY ON  
DECEMBER 17, 2010 AT 10:26AM  
\$1,468.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$734.00 LOCAL: \$734.00

MACHELLE J. EPPES, CLERK  
RECORDED BY: JNG

Jy.