



OFFICIAL RECEIPT
FRANKLIN COUNTY CIRCUIT
DEED RECEIPT

DATE: 08/12/14 TIME: 10:43:04 ACCOUNT: 067CLR140004293 RECEIPT: 14000010530
CASHIER: AMT REG: KF17 TYPE: AMEND PAYMENT: FULL PAYMENT
INSTRUMENT : 140004293 BOOK: 1051 PAGE: 708 RECORDED: 08/12/14 AT 10:36
GRANTOR: THOMPSON, DANNY L EX: N LOC: CO
GRANTEE: VIRGINIA OUTDOORS FOUNDATION EX: Y PCT: 100%
AND ADDRESS : DEL TO PAM ,
RECEIVED OF : COMMONWEALTH VA
: \$.00
DESCRIPTION 1: PARCEL PAGES: 13 OP: 0
2: NAMES: 0
CONSIDERATION: .00 A/VAL: .00 MAP: 119.00-029.00
PIN:
000 ** ZERO PAYMENT ** .00

TENDERED : .00
AMOUNT PAID: .00
CHANGE AMT : .00

CLERK OF COURT: TERESA J. BROWN

PAYOR'S COPY
RECEIPT COPY 1 OF 2



OFFICIAL RECEIPT
HENRY COUNTY CIRCUIT COURT
3160 KINGS MOUNTAIN ROAD STE B
MARTINSVILLE, VA 24112
276-634-4880

DEED RECEIPT

DATE: 08/12/14 TIME: 11:49:10 ACCOUNT: 089CLR140002640 RECEIPT: 14000010432
CASHIER: JFG REG: HT53 TYPE: DE PAYMENT: FULL PAYMENT
INSTRUMENT : 140002640 BOOK: PAGE: RECORDED: 08/12/14 AT 11:49
GRANTOR: THOMPSON, DANNY L EX: N LOC: CO
GRANTEE: VIRGINIA OUTDOORS FOUNDATION EX: Y PCT: 100%
AND ADDRESS : , .
RECEIVED OF : COMMONWEALTH OF VIRGINIA
: \$.00
DESCRIPTION 1: AMENDED DEED OF GIFT OF EASEMENT PAGES: 16 OP: 0
2: INSTRUMENT NO 070006375 NAMES: 0
CONSIDERATION: .00 A/VAL: .00 MAP:
PIN:
000 ** ZERO PAYMENT ** .00
TENDERED : .00
AMOUNT PAID: .00
CHANGE AMT : .00

CLERK OF COURT: VICKIE S. HELMSTUTLER

PAYOR'S COPY
RECEIPT COPY 1 OF 2

NOTE TO TITLE EXAMINERS: This conservation and open-space easement contains restrictions on permitted uses and activities on the property described below, which run with the land and are applicable to the property in perpetuity.

Prepared by: James W. Shortt, Esquire
Virginia State Bar #29187

140002640

Original Property: Tax map numbers: 119-64, 119-64.1 and 119-65 (Franklin County)
PINS 075870005, 6.5(000)000/029, 33 and 35 (Henry County)
Additional Property: Tax map numbers: 119.00-029.00, 119.00-030.00, and 119.00-067.00
(Franklin County)
PIN: 6.5(000)000/35A (Henry County)

Exempted from recordation tax
under the Code of Virginia (1950), as amended,
Sections 58.1-811 (A) (3), 58.1-811 (D) and 10.1-1803
and from Circuit Court Clerk's fee under Section 17.1-266

THIS AMENDED DEED OF GIFT OF EASEMENT (this "Amended Easement"), made this 16th day of July, 2014, between **DANNY L. THOMPSON** and **MARTHA H. THOMPSON**, married (together "Grantor"); the **VIRGINIA OUTDOORS FOUNDATION**, an agency of the **COMMONWEALTH OF VIRGINIA**, ("Grantee") (the designations "Grantor" and "Grantee" refer to the Grantor and Grantee and their respective successors and assigns); **LYONS STATE BANK** (the "Lender"); and **MICHAUX RAINE, III** and **T. C. BEASLEY**, Trustees (the "Trustees").

WITNESSETH:

- R-1** By Deed of Gift of Easement made the 29th day of August, 2007, between DANNY L. THOMPSON and MARTHA H. THOMPSON, and Grantee, recorded November 14, 2007 at 8:48 a.m. in the Clerk's Office of the Circuit Court of Franklin County, Virginia, at Deed Book 925, Page 706, and recorded November 14, 2007 in the Clerk's Office of the Circuit Court of Henry County, Virginia, as Instrument No. 070006375, Grantor conveyed an open-space easement on 358.867 acres to Grantee (the "Original Easement").
- R-2** Grantor is the owner in fee simple of certain real property situated in Franklin County and Henry County containing 437.7293 acres, more or less, (the "Additional Property") as further hereinafter described, which is adjacent to and contiguous with the above-mentioned 358.867-acre parcel (the "Original Property") that is subject to the Original Easement.
- R-3** Grantor desires to amend the Original Easement so that both the Original Property and the said additional 437.7293-acre parcel (together and herein "the Property") will be subject to and bound by the terms, conditions and restrictions contained in the Original Easement, as amended herein.

- R-4** Grantee is a governmental agency of the Commonwealth of Virginia and a “qualified organization” and “eligible donee” under Section 170(h)(3) of the Internal Revenue Code (references to the Internal Revenue Code in this Amended Easement shall be to the United States Internal Revenue Code of 1986, as amended, and the applicable regulations and rulings issued thereunder, or the corresponding provisions of any subsequent federal tax laws and regulations) (the “IRC”) and Treasury Regulation Section 1.170A-14(c)(1) and is willing to accept a perpetual amended open-space easement over the Property as herein set forth.
- R-5** Chapter 461 of the Acts of 1966, codified in Chapter 17, Title 10.1, Sections 10.1-1700 through 10.1-1705 of the Code of Virginia, as amended (the “Open-Space Land Act”), provides “that the provision and preservation of permanent open-space land are necessary to help curb urban sprawl, to prevent the spread of urban blight and deterioration, to encourage and assist more economic and desirable urban development, to help provide or preserve necessary park, recreational, historic and scenic areas, and to conserve land and other natural resources” and authorizes the acquisition of interests in real property, including easements in gross, as a means of preserving open-space land.
- R-6** Pursuant to Sections 10.1-1700 and 10.1-1703 of the Open-Space Land Act, the purposes of the Original Easement and this Amended Easement include retaining and protecting open-space and natural resource values of the Property, and the limitation on division, residential construction and commercial and industrial uses contained in the Original Easement, as amended herein, ensures that the Property will remain perpetually available for agriculture, livestock production, forest or open-space use, all as more particularly set forth in the Original Easement, as amended herein.
- R-7** Chapter 525 of the Acts of 1966, Chapter 18, Title 10.1, Sections 10.1-1800 through 10.1-1804 of the Code of Virginia, declares it to be the public policy of the Commonwealth to encourage preservation of open-space land and authorizes the Virginia Outdoors Foundation to hold real property or any estate or interest therein for the purpose of preserving the natural, scenic, historic, scientific, open-space and recreational lands of the Commonwealth.
- R-8** As required under Section 10.1-1701 of the Open-Space Land Act, (1) the use of the portion of the Property located in Henry County for open-space land conforms to the County of Henry Comprehensive Plan adopted on June 26, 1995 and is located outside designated growth areas, and (2) the use of the portion of the Property located in Franklin County conforms to the County of Franklin Comprehensive Plan adopted on May 22, 2007, and is located within an area that is designated as Agriculture Forestry/Rural Residential on the county’s future land use map.
- R-9** This Original Easement, as amended herein, is intended to constitute (i) a “qualified conservation contribution” as defined in IRC Section 170(h)(1) and as more particularly explained below, and (ii) a qualifying “interest in land” under the Virginia Land Conservation Incentives Act of 1999 (Section 58.1-510, *et seq.*, of the Code of Virginia (1950), as amended).
- R-10** The Original Easement, as amended herein, is intended to be a grant “exclusively for conservation purposes” under IRC Section 170(h)(1)(C), because it effects “the

preservation of open space (including farmland and forest land)” under IRC Section 170(h)(4)(A)(iii); specifically the preservation of open space on the Property is pursuant to clearly delineated state governmental conservation policies and will yield a significant public benefit.

R-11 The Original Easement, as amended herein, is an open-space easement in gross, constitutes a restriction granted in perpetuity on the use which may be made of the Property, and is in furtherance of and pursuant to the clearly delineated governmental conservation policies set forth below:

(i) Land conservation policies of the Commonwealth of Virginia as set forth in:

a. Section 1 of Article XI of the Constitution of Virginia, which states that it is the Commonwealth’s policy to protect its atmosphere, lands and waters from pollution, impairment, or destruction, for the benefit, enjoyment, and general welfare of the people of the Commonwealth;

b. The Open-Space Land Act cited above;

c. Chapter 18, of Title 10.1, §§10.1-1800 through 10.1-1804 of the Code of Virginia cited above;

d. The Virginia Land Conservation Incentives Act, Chapter 3 of Title 58.1, §§58.1-510 through 58.1-513 of the Code of Virginia, which supplements existing land conservation programs to further encourage the preservation and sustainability of the Commonwealth’s unique natural resources, wildlife habitats, open spaces and forest resources; and

e. Grantee’s formal practices in reviewing and accepting the Original Easement and this Amended Easement. Grantee has engaged in a rigorous review, considered and evaluated the benefits provided by the Original Easement and this Amended Easement to the general public as set forth in the recitals of the Original Easement and this Amended Easement, and concluded that the protection afforded the open-space character of the Property by the Original Easement, as amended herein, will yield a significant public benefit and further the open-space conservation objectives of Grantee and the Commonwealth of Virginia. Treasury Regulation Section 1.170A-14(d)(4)(iii)(B) states that such review and acceptance of a conservation easement by a governmental entity tends to establish a clearly delineated governmental conservation policy as required under IRC Section 170(h)(4)(A)(iii).

(ii) Land use policies of the County of Henry as delineated in:

a. its Comprehensive Plan adopted by the Henry County Board of Supervisors on June 26, 1995, to which Plan the restrictions set forth in this deed conform and which contains the following objectives and strategies:

Objective: Recognize and encourage historic preservation in the County.

Strategy: Promote voluntary techniques such as conservation easements which serve to protect historic settings.

Objective: Protect the County's surface water and ground water supplies.

Strategy: Encourage property owners to take advantage of available preservation and conservation measures.

Objective: Preserve important scenic resources and open space to help maintain rural character and improve quality of life.

Strategy: Promote preservation of these areas through non-regulatory approaches such as conservation easements, purchase of development rights (PDR), and density bonuses; and

b. Section Sec. 8-601 of the Henry County Code that provides for use value assessment of certain property in the county to encourage its preservation as real estate devoted to agricultural, forestal, horticultural or open-space uses, which ordinance was enacted pursuant to Virginia Code Section 58.1-3231, the Property having been approved for use value assessment.

(iii) Land use policies of the County of Franklin as delineated in:

a. its Comprehensive Plan adopted by the Franklin County Board of Supervisors on May 22, 2007, to which Plan the restrictions set forth in this deed conform and which contains the following goals, objectives, strategies:

GOALS, OBJECTIVES, AND STRATEGIES

Cultural Resources

Goal: Identify, protect, preserve, and promote the unique history, heritage, and diverse cultures and lifestyles of Franklin County.

Objective:

9.0 Identify and protect the County's historic, architectural, and cultural Resources.

Environment

Goal: Preserve and promote forests, farmland, open space, viewsheds, wildlife corridors, greenways and rural roadscapes.

Objective:

23.0 Develop an effective public education program to improve and encourage conservation of the County's farm, forest, and wildlife resources.

Strategies:

23.0a Public outreach programs to include;

3 Educate the construction industry in the use of best management practices.

6 Educate the public on available options for conservation easements through land trusts and environmental advocacy organizations.

Objective:

19.0 Develop incentives, ordinances, and programs to encourage the preservation of farmland and forestland.

b. its recognition of the rural character of the Property and support for its continued use as agricultural, forest or open-space land by providing "Land Use" or use value taxation for the Property under the authority provided by Sec. 20-31 of the Code of the County of Franklin, Virginia.

*James W. Shortt & Associates, P.C.
Attorneys and Counsellors at Law
108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091
Tel (540) 745-3131 • Fax (540) 745-2999*

- R-12** The Property comprises productive farmland and timberland in a scenic and rural area in Franklin County and Henry County, Virginia.
- R-13** The Property lies on and is visible from State Routes 608 and 657, and protection of the Property contributes to the scenic views enjoyed by the public therefrom.
- R-14** Preserving the Property with an open-space easement creates a nearly 800-acre contiguous tract of protected land, providing greater opportunity for agriculture, wildlife habitat connectivity and scenic landscape.
- R-15** The Original Easement, as amended herein, will yield significant public benefit to the citizens of the Commonwealth as set forth in the recitals and text of the Original Easement.
- R-16** Grantor and Grantee desire to protect in perpetuity the conservation values of the Property as specified in the Original Easement, as amended herein, and restrict the use of the Property as set forth in the Original Easement.
- R-17** Grantee has determined that the restrictions set forth in the Original Easement, as amended herein, will preserve and protect in perpetuity the conservation values of the Property and will limit use of the Property to those uses consistent with, and not adversely affecting, the conservation values of the Property and the governmental conservation policies furthered by the Original Easement.
- R-18** Grantee, by acceptance of the Original Easement and this Amended Easement, designates the Property as property to be retained and used in perpetuity for the preservation and provision of open-space land pursuant to the Open-Space Land Act.

NOW, THEREFORE, in consideration of the foregoing recitals and the recitals set forth in the Original Easement incorporated herein and made a part hereof, and in further consideration of the mutual covenants herein and their acceptance by Grantee, Grantor does hereby give, grant and convey to Grantee a conservation and open-space easement in gross (this "Amended Easement") over, and the right in perpetuity to restrict the use of, the Property, which is described in SCHEDULE A attached hereto and made a part hereof, and consists of 796.6 acres, more or less, located in Franklin County and Henry County, Virginia, fronting on State Routes 608 and 657 pursuant to the terms, conditions and restrictions of the Original Easement, as amended herein, which Original Easement is incorporated here by reference as if it were textually set forth herein.

The Property is shown among the land records of Franklin County and Henry County as follows:

Original Property:	Tax map numbers: 119-64, 119-64.1 and 119-65 (Franklin County) PINS: 075870005, 6.5(000)000/029, 33 and 35 (Henry County)
Additional Property:	Tax map numbers ; 119.00-029.00, 119.00-30.00, and 119.00-067.00 (Franklin County) PIN: 6.5(000)000/35A (Henry County)

Even if the Property consists of more than one parcel for real estate tax or any other purpose or if it may have been acquired previously as separate parcels, it shall be considered one

parcel for purposes of this Amended Easement, and the restrictions and covenants of the Original Easement, as amended herein shall apply to the Property as a whole.

The addition of the above-stated 437.7293-acre parcel to the Original Property under the Original Easement shall not provide Grantor any additional division rights, the right to construct any additional buildings or other structures on the Property, or the right to carry on any additional industrial or commercial activities on the Property.

The Original Easement is further amended by the addition of the following provision:

RIPARIAN BUFFER. To protect water quality, riparian buffer strips shall be maintained as follows:

To protect water quality, there shall be no plowing, cultivation or other earth-disturbing activity in a 100-foot buffer strip along the edge of the perennial streams on the Additional Property as measured from the tops of the banks and as shown on Exhibit A attached hereto, except as may be reasonably necessary for (i) wetland or stream bank restoration, or erosion control, pursuant to government permit, (ii) fencing along or within the buffer area, (iii) construction and maintenance of stream crossings that do not obstruct water flow, and (iv) creation and maintenance of foot or horse trails with unimproved surfaces. There shall be no buildings or other substantial structures constructed in the buffer strips. Within 50 feet of the perennial streams on the Additional Property, there shall be no storage of compost, manure, fertilizers, chemicals, machinery, or equipment. Mowing within the buffer area is permitted.

SUBORDINATION. Lyons State Bank, herein the "Lender", is the Note holder under a certain Deed of Trust dated March 12, 2013, and recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1029, Page 1925, and recorded in the Clerk's Office of the Circuit Court of Henry County, Virginia, as Instrument No. 130000940, and under a certain Deed of Trust dated April 15, 2013, and recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1031, Page 1476, which subjects the Additional Property to the Lender's liens. The Lender hereby consents to the terms and intent of this Amended Easement and the Original Easement and joins in this Deed to reflect its direction to the Trustee to execute this Amended Easement and joins in this Amended Easement to reflect its direction to the Trustee to execute this Amended Easement to give effect to the subordination of such Deeds of Trust to this Amended Easement and the Original Easement.

Except as otherwise specifically amended herein, all the terms, restrictions, and conditions of the Original Easement as it applies to the Property shall remain in full force and effect.

WITNESS the following signatures and seals:

[Counterpart signature pages follow.]

James W. Shortt & Associates, P.C.
Attorneys and Counsellors at Law
108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091
Tel (540) 745-3131 • Fax (540) 745-2999

AUG 12 2014 PG 0011

[Counterpart signature pages follow.]

[Counterpart signature page 1 of 3 of Amended Easement]

Danny L. Thompson (SEAL)
DANNY L. THOMPSON, Grantor

COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF Floyd, TO WIT:

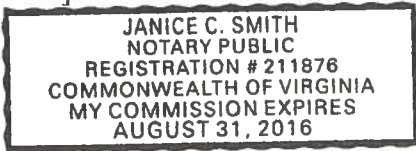
The foregoing instrument was acknowledged before me this 29th day of July, 2014 by Danny L. Thompson, Grantor.

Janice C. Smith
Notary Public

My commission expires: 8-31-2016

[SEAL]

Registration No. 211876



Martha H. Thompson (SEAL)
MARTHA H. THOMPSON, Grantor

COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF Floyd, TO WIT:

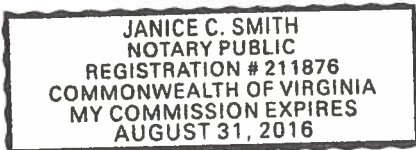
The foregoing instrument was acknowledged before me this 28th day of July, 2014 by Martha H. Thompson, Grantor.

Janice C. Smith
Notary Public

My commission expires: 8-31-2016

[SEAL]

Registration No. 211876



James W. Shortt & Associates, P.C.
Attorneys and Counsellors at Law
108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091
Tel (540) 745-3131 • Fax (540) 745-2999

[Counterpart signature page 2 of 3 of Amended Easement]

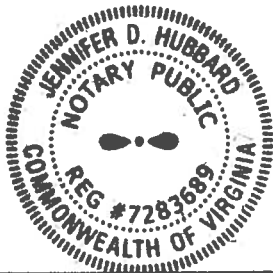
Accepted: VIRGINIA OUTDOORS FOUNDATION

By: Tamara A. Vance (SEAL)
Tamara A. Vance, Deputy Director

COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF Montgomery, TO WIT:

The foregoing instrument was acknowledged before me this 6th day of August, 2014, by Tamara A. Vance, Deputy Director of the Virginia Outdoors Foundation.



[SEAL]

Jennifer D. Hubbard
Notary Public

My commission expires: 30 June 2015

Registration No. 7283689

LYONS STATE BANK, LENDER:

By: _____ (SEAL)

Its: _____

STATE OF _____,

CITY/COUNTY OF _____, TO WIT:

The foregoing instrument was acknowledged before me this _____ day of _____, 2014 by _____ (name of officer), _____ (title of officer) of Lyons State Bank, a _____ (state of incorporation) corporation, on behalf of the corporation.

Notary Public

My commission expires: _____

Registration No. _____

(SEAL)

James W. Shortt & Associates, P.C.
Attorneys and Counsellors at Law
108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091
Tel (540) 745-3131 • Fax (540) 745-2999

[Counterpart signature page 2 of 3 of Amended Easement]

Accepted: VIRGINIA OUTDOORS FOUNDATION

By: _____ (SEAL)
Tamara A. Vance, Deputy Director

COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF _____, TO WIT:

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by Tamara A. Vance, Deputy Director of the Virginia Outdoors Foundation.

Notary Public

My commission expires: _____

[SEAL] _____
Registration No. _____

LYONS STATE BANK, LENDER:

By: G. A. Hill (SEAL)

Its: Vice President

STATE OF Kansas

CITY/COUNTY OF Rice, TO WIT:

The foregoing instrument was acknowledged before me this 21st day of July, 2014 by Gunner A. Whorton (name of officer), Vice President (title of officer) of Lyons State Bank, a _____ (state of incorporation) corporation, on behalf of the corporation.

Lurene Burdick
Notary Public

My commission expires: 6-14-2016

(SEAL) _____
Registration No. _____



James W. Shortt & Associates, P.C.
Attorneys and Counsellors at Law
108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091
Tel (540) 745-3131 • Fax (540) 745-2999

[Counterpart signature page 3 of 3 of Amended Easement]

Dale Profitt (SEAL)
Dale Profitt, Trustee

STATE OF Virginia,

CITY/COUNTY OF Floyd, TO WIT:

The foregoing instrument was acknowledged before me this 16th day of July, 2014, by Dale Profitt, Trustee.

CHRISTINA M. MANDZAK
NOTARY PUBLIC
REG. # 7328414
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2014

Christina M. Mandzak
Notary Public

My commission expires: 12-31-2014

Registration No. 7328414

[SEAL]

I was commissioned a
notary as Christina M.
White

James W. Shortt & Associates, P.C.
Attorneys and Counsellors at Law
108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091
Tel (540) 745-3131 • Fax (540) 745-2999

SCHEDULE A

Property granted by Deed of Gift of Easement dated August 29, 2007 ("Original Property"):

358.867 acres located in Snow Creek Magisterial District, Franklin County, and Reed Creek Magisterial District, Henry County, Virginia, near Oak Level, fronting on State Routes 608 and 657 to-wit:

437.052 acres, lying and being in the Snow Creek Magisterial District of Franklin County, Virginia, and in the Reed Creek Magisterial District of Henry County, Virginia, as shown on survey in Deed Book 631, Page 1662, Clerk's Office of Franklin County, Virginia, and on survey in Map Book 89, Page 820, Clerk's Office, Circuit Court of Henry County, Virginia; LESS, HOWEVER:

- (1) 2.104 acres conveyed to Earl Newth, of record in Deed Book 703, Page 1058, Clerk's Office, Circuit Court of Franklin County, Virginia;
- (2) 4.677 acres conveyed to Larry Bray, Jr. and Elisa P. Clark, of record in Deed Book 678, Page 511, Clerk's Office, Circuit Court of Franklin County, Virginia;
- (3) 3.627 acres conveyed to Ronald R. and Donna D. Hill, of record in Deed Book 677, Page 1380, Clerk's Office, Circuit Court of Franklin County, Virginia;
- (4) 2.836 acres conveyed to Frans C. Delpont, et ux., of record in Deed Book 673, Page 1452, Clerk's Office, Circuit Court of Franklin County, Virginia;
- (5) 5.116 acres conveyed to Jeffrey S. Dykstra, et ux., of record in Deed Book 667, Page 1393 and re-recorded in Deed Book 667, page 1399, Clerk's Office, Circuit Court of Franklin County, Virginia;
- (6) 1.057 acres and 0.550 acre conveyed to Donna K. Atkins, et ux., of record in Deed Book 649, Page 1125, Clerk's Office, Circuit Court of Franklin County, Virginia;
- (7) 5.963 acres conveyed to Alan L. Sink, et ux., of record in Deed Book 637, Page 1323, Clerk's Office, Circuit Court of Franklin County, Virginia;
- (8) 0.890 acre conveyed to Bradley A. Jeffries, et ux., of record in Deed Book 868, Page 396, Clerk's Office, Circuit Court of Henry County, Virginia;
- (9) 9.662 acres conveyed to James Edward Mason, et ux., of record in Deed Book 647, Page 210, Clerk's Office, Circuit Court of Franklin County, Virginia, and in Deed Book 829, Page 1, Clerk's Office, Circuit Court of Henry County, Virginia;
- (10) 3.032 acres conveyed to Bradley A. Jeffries, et ux., of record in Deed Book 810, Page 698, Clerk's Office, Circuit Court of Henry County, Virginia;
- (11) 3.969 acres conveyed to Bradley A. Jeffries, et ux., by Deed of record in the Clerk's Office, Circuit Court of Henry County, Virginia, as Instrument No. 020001178;
- (12) 22.736 acres, conveyed to Bradley A. Jeffries, et ux., by Deed of record in the Clerk's Office, Circuit Court of Henry County, Virginia, as Instrument No. 040006157;

- (13) Parcel 1 of 3.639 acres and Parcel 2 of 3.933 acres conveyed to Patrick J. Quinn, et ux., by Deed of record in the Clerk's Office, Circuit Court of Franklin County, Virginia, in Deed Book 889, Page 1343, as Instrument No. 060008320, and as Instrument No. 060004289, of record in the Clerk's Office, Circuit Court of Henry County, Virginia;
- (14) 4.394 acres conveyed to Patrick J. Quinn, et ux., by Deed of record in the Clerk's Office, Circuit Court of Henry County, Virginia, as Instrument No. 060004390.

BEING all of the same property conveyed unto Danny L. Thompson and Martha H. Thompson, husband and wife, by Deed dated August 28, 1996 from Charles M. Aaron, Executor of the Estate of Jesse B. Gilley, deceased, said Deed recorded in the Clerk's Office of the Circuit Court of Franklin County Virginia, in Deed Book 631, at Page 1658, and recorded in the Clerk's Office of the Circuit Court of Henry County, Virginia, in Deed Book 800, at Page 580.

The property is shown as Parcel ID 075870005 among the land records of the County of Henry, Virginia, and Tax Map Numbers 119.-64, 119.-64.1, and 119.-65 among the land records of Franklin County, Virginia.

Property granted by Amended Deed of Gift of Easement dated July 16, 2014 ("Additional Property")

TRACT 1

All that parcel of land being 143 acres, more or less, lying and being in Snow Creek District, Franklin County, Virginia, lying near County Route 618, leading from Holcomb's Store to Figsboro, and designated as Parcel No. 119-29;

Together with all and singular the buildings and improvements thereon, rights and privileges, tenements, hereditaments, easements and appurtenances unto the said land belonging or in anywise appertaining;

Being all of the same property which was conveyed to Danny L. Thompson and Martha H. Thompson by Deed dated January 13, 2013, from James W. Elliott, Special Commissioner, on behalf of Washington Nathaniel Martin, Jesse H. Martin, Theron D. Martin, Elise Dawson and Washington Martin, Jr., said Deed recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, as Instrument No. 130000522.

TRACT 2:

All that certain tract or parcel of real estate with all improvements thereon and appurtenances and rights of way thereunto belonging, situate and being mostly in the Snow Creek Magisterial District of Franklin County, Virginia, containing 97.702 acres as shown on that certain plat of survey by J. A. Gustin, L.S., dated April 22, 1985, a copy of said survey recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia as Instrument No. 130003045; and

BEING the same property that was conveyed to Danny L. Thompson and Martha H. Thompson, husband and wife, by Deed dated April 12, 2013, from Benton Bray Blackard and Dathne Blackard Barbour, Co-Administrators C.T.A. of the Estate of Benton S. Blackard and Co-Trustees of the Benton S. Blackard Trust, said Deed recorded in the aforesaid Clerk's Office as Instrument No. 130003046.

TRACT 3:

All that certain tract or parcel of real estate with all improvements thereon and appurtenances and rights of way thereunto belonging, situate and being mostly in the Snow Creek Magisterial District of Franklin County, Virginia and partially in the Reed Creek Magisterial District of Henry County, Virginia, containing 197.0273 acres as shown on that certain plat of survey by Larry G. Rakes, L.S. a copy of said survey being of record in the Office of the Clerk of the Circuit Court of Franklin County, Virginia, in Deed Book 1768 at Page 00960; and

BEING all of the same property which was conveyed to Danny L. Thompson and Martha H. Thompson, husband and wife, by Deed dated February 19, 2013, from Hopkins, L.L.C., a Virginia limited liability company, said Deed recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, as Instrument No. 130001394, and recorded in the Clerk's Office of the Circuit Court of Henry County, Virginia, as Instrument No. 130000622.

79°53'30"W

79°53'0"W

79°52'30"W

36°49'30"N

36°49'0"N




36°48'30"N

N.103°18'36"

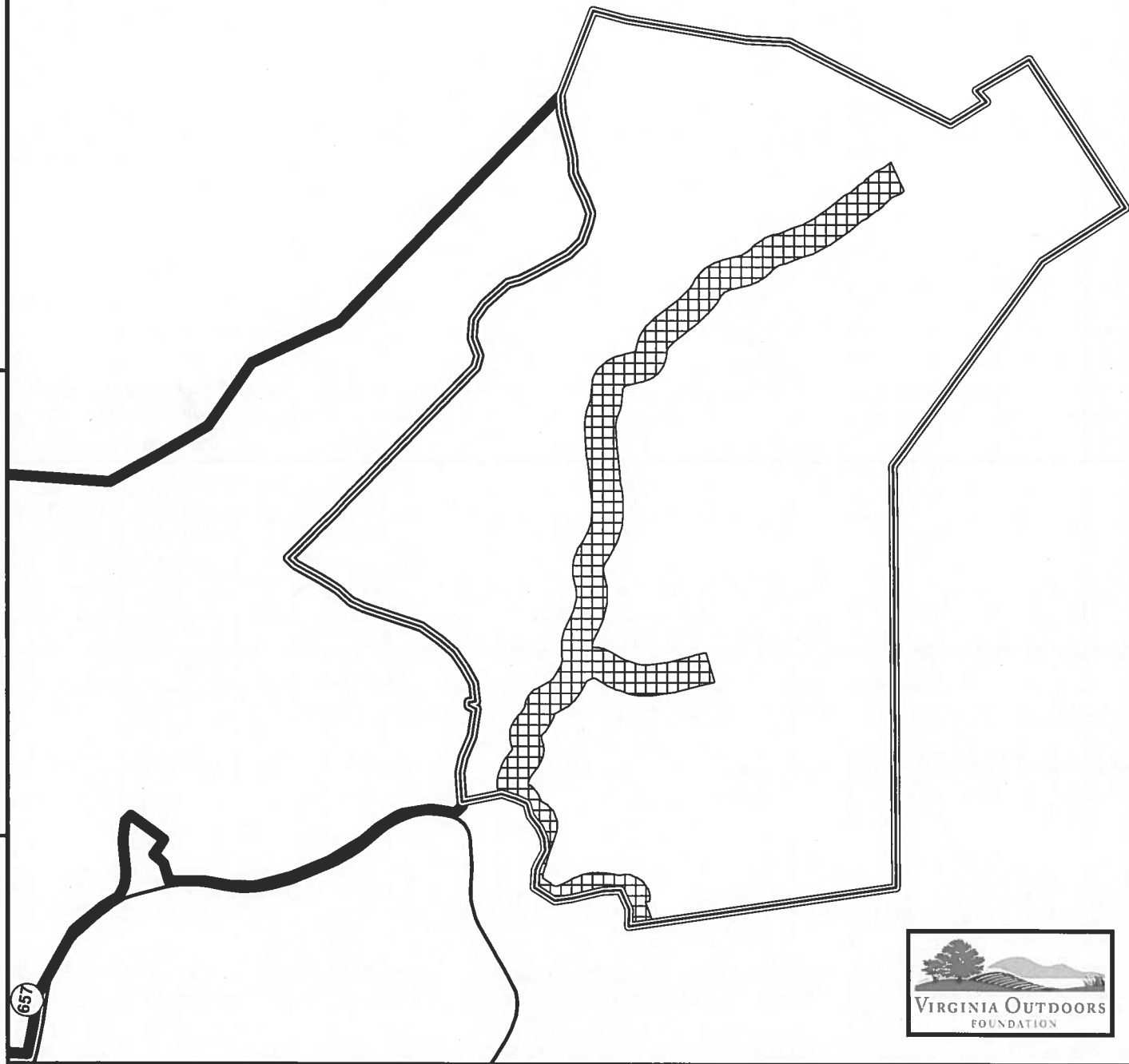
N.103°18'36"

N.103°18'36"

Legend

-  NEW EASEMENT BOUNDARY
-  ORIGINAL EASEMENT BOUNDARY
-  100-ft No Plow Riparian Buffer on Additional Property

BK 1051 PG 00721



79°53'30"W

79°53'0"W

79°52'30"W

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 5/7/13 by JCG

This map is for general reference and display
 purposes only. 2012 2014 PG 0013

EXHIBIT A

THOMPSON - 437.7293 new acres
 (Added to existing 358.867 acres)
 796.6 Acres Total
 FRANKLIN / HENRY

0 Feet 1000
 500

1:12,000



BK 1051 PG 00722

INSTRUMENT #140004293
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
AUGUST 12, 2014 AT 10:36AM

TERESA J. BROWN, CLERK
RECORDED BY: AMT

AUG12 2014 PG0020

INSTRUMENT #140002640
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF HENRY ON
AUGUST 12, 2014 AT 11:49AM

VICKIE S. HELMSTUTLER, CLERK
RECORDED BY: JFG

AUG12 2014 PG0021