

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Report of Title



CHICAGO TITLE INSURANCE COMPANY

Case Number:

272210164

Customer number: Heckman Homes Inc

FULL TITLE REPORT

The Company hereby certifies that we have carefully examined the land records in the Office of the Clerk of Court for the County of Franklin, Virginia, as same are disclosed by the respective indices thereto, with the following report reflecting the status of title to the referenced property as of the date indicated.

Issued to: Garrett M. Smith, PLLC

Owner as Shown on Last Deed of Record:

Heckman Homes, Inc., a Virginia corporation

Legal Description:

PARCEL ONE:

All those certain lots or parcels of land lying in the County of Franklin, Virginia, designated as Lots 2, 3, 5, 6, 8, 10, 18, 19, and 20, Phase 1, of The Carriage Homes at Lakewatch Plantation, as shown on plat by Philip W. Nester, L.S., last revised July 24, 2006, recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 892, page 2473;

And designated as Lots 21, 28, 30, 31, 32, 33, 34, and 35, Phase 2, of The Carriage Homes at Lakewatch Plantation, as shown on plat by Philip W. Nester, L.S., last revised July 24, 2006, recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 892, page 2474.

Being a portion of the property conveyed to Heckman Homes, Inc., a Virginia corporation, by deed from New Horizon Development, LLC, a Virginia limited liability company, dated June 15, 2016, recorded June 22, 2016, in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1078, page 2130.

PARCEL TWO:

All those certain lots or parcels of land lying in the County of Franklin, Virginia, designated as Lots 2, 3, 4, 6, 7, 8, 12, 13, 14, 15, 19, 20, 21, 22, 23, and 24, of The Estate Lots at Lakewatch Plantation, as shown on plat by Ronald E. Yount, L.S., last revised September 12, 2006, recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 915, page 628 and 629.

Being a portion of the property conveyed to Heckman Homes, Inc., a Virginia corporation, by deed from New Horizon Development, LLC, a Virginia limited liability company, dated August 3, 2016, recorded August 17, 2016, in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1081, page 480.



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The above referenced property is subject to the following:**Real Estate Taxes:**

- 1) Taxes for the year 2021 and subsequent years.

Taxes are posted as being paid through the year 2017.

Taxes for the years 2018, 2019 and 2020 are now due and payable.

TAX INFORMATION NOTE: This tax information is furnished for your information only. No liability of any nature whatsoever is hereby assumed for errors as to these figures. The closing attorney must verify these figures for the purposes of certifying title to the Company and preparing his prorations.

Deed(s) of Trust:

a) Deed of Trust from Heckman Homes, Inc. to C. Holland Perdue, III, Trustee(s) for New Horizon Development, LLC, dated June 16, 2016, and recorded June 22, 2016, in the Clerk's Office of the Circuit Court of the County of Franklin, Virginia, in Deed Book 1078, page 2138, securing the principal amount of \$299,200.00.

Assignment of Deed of Trust to Legend Mortgage, Inc. recorded in Deed Book 1094, page 85.
Substitution of Trustee recorded in Deed Book 1158, page 950.

b) Deed of Trust from Heckman Homes, Inc. to C. Holland Perdue, III, Trustee(s) for New Horizon Development, LLC, dated August 17, 2016, recorded August 17, 2016, in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1081, page 486, securing the principal amount of \$243,000.00.

Assignment of Deed of Trust to Legend Mortgage, Inc. recorded in Deed Book 1094, page 83.
Substitution of Trustee recorded in Deed Book 1158, page 953.

Financing Statement(s)/Misc Liens:

NONE

Judgments:

Judgment showing Heckman Homes, Inc. as Defendant(s), and Gregg Morrow and Dianna Morrow as Plaintiff, dated August 6, 2019, Docketed August 8, 2019, as Judgment Lien Number 190000955, in the Amount of \$64,911.00 plus costs, if any.



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Covenants, Conditions, Restrictions:

AS TO PARCEL ONE:

- 2) Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations contained in instrument(s) recorded in Deed Book 886, Page 1414; in Deed Book 893, Page 458; in Deed Book 903, Page 624; in Deed Book 869, Page 2362; in Deed Book 1016, Page 1508; in Deed Book 1035, Page 663; and in Deed Book 1075, Page 1721, but omitting any covenant or restriction, if any, based on 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.

AS TO PARCEL TWO:

- 3) Terms, provisions, restrictions, conditions, easements, liens, assessments, developer rights, options, rights of first refusal and reservations contained in instrument(s) recorded in Deed Book 886, Page 1414; in Deed Book 915, Page 631; in Deed Book 869, Page 2362; in Deed Book 1016, Page 1508; In Deed Book 1035, Page 663; and in Deed Book 1075, Page 1035, but omitting any covenant or restriction, if any, based on 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.

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.

Rights of way/Easements and Reservations:

- 4) The exact acreage or volume of land stated hereinabove is not insured.
- 5) Any encroachment, overlap, boundary line dispute, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Easements or claims of easements not shown by the public records. 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.

AS TO PARCEL ONE:

- 6) Non-payment of homeowners assessments/dues as set forth in the restrictive covenants recorded in Deed Book 886, page 1414, as supplemented and amended.



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- 7) Matters disclosed by the plat of survey by Philip W. Nester, L.S., dated August 27, 2004, revised December 22, 2004, recorded in Deed Book 839, Page 809 thru 813.
- 8) Easement granted Appalachian Power Company by instrument recorded in Deed Book 868, Page 2296.
- 9) Easement granted Appalachian Power Company by instrument recorded in Deed Book 868, Page 2294.
- 10) Terms and conditions of Agreement recorded in Deed Book 887, Page 2426.
- 11) Matters disclosed by the plat of survey recorded in Deed Book 869 Page 2369.
- 12) Matters disclosed by the plat of survey recorded in Deed Book 892, Page 2474 (Phase 2).
- 13) Matters disclosed by the plat of survey recorded in Deed Book 892, Page 2473 (Phase 1).
- 14) Rights of others in and to the use of the common areas as set forth in the aforesaid restrictive covenants.
- 15) Reservation of easement(s) as set forth in the recorded restrictions and amendments thereto.
- 16) Easement granted Appalachian Electric Power Company recorded in Deed Book 91, Page 150.
- 17) Easement granted Appalachian Electric Power Company recorded in Deed Book 93, Page 43.
- 18) Easement granted Appalachian Electric Power Company recorded in Deed Book 108, Page 428.
- 19) Easement granted Appalachian Electric Power Company recorded in Deed Book 108, Page 426.
- 20) Easement granted Appalachian Electric Power Company from recorded in Deed Book 108, Page 429.
- 21) Easement granted Appalachian Electric Power Company recorded in Deed Book 109, Page 335.
- 22) Easement granted Lee Telephone Company recorded in Deed Book 124, Page 239.
- 23) Easement granted Lee Telephone Company recorded in Deed Book 124, Page 239.
- 24) Easement granted Lee Telephone Company recorded in Deed Book 124, Page 252.
- 25) Terms and provisions of instrument entitled "Flowage Right and Easement Deed Smith Mountain Combination Hydro Electric Power Project Upper Reservoir" granted to Appalachian Power Company recorded in Deed Book 175, Page 355.
- 26) Terms and provisions of instrument entitled "Flowage Right and Easement Deed Smith Mountain Combination Hydro Electric Power Project Upper Reservoir" granted to Appalachian Power Company



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recorded in Deed Book 173, Page 165.

- 27) Terms and provisions of instrument entitled "Flowage Right and Easement Deed Smith Mountain Combination Hydro Electric Power Project Upper Reservoir" granted to Appalachian Power Company recorded in Deed Book 173, Page 108.
- 28) Easement granted Appalachian Power Company recorded in Deed Book 225, Page 381.
- 29) Easement granted Lee Telephone Company recorded in Deed Book 244, Page 529.
- 30) Easement granted Appalachian Power Company recorded in Deed Book 464, Page 981.
- 31) Boundary Line Agreement dated October 2, 1967, recorded in Deed Book 242, Page 105.
- 32) Matters disclosed by the subdivision plat of survey recorded in Deed Book 892, Pages 2473 and 2474.
- 33) Title to that portion of subject property lying within the bounds of the cemetery, together with the right of ingress and egress, as referenced in instruments recorded in Deed Book 102, Page 568; in Deed Book 112, Page 215; in Deed Book 89, Page 375; in Deed Book 99, Page 415.
- 34) Matters disclosed by the plat of survey (for offsite drainfield easement plan) recorded in Deed Book 838, Page 724 thru 726.
- 35) Easement granted Lake Watch Utility Company recorded in Deed Book 013, Page 1037.
- 36) Rights of others in and to the use of the conservation easements.
- 37) Rights of others in and to the use of the walk trail easements.

AS TO PARCEL TWO:

- 38) Easement(s) granted Appalachian Electric Power Company recorded in Deed Book 91, page 150.
- 39) Easement(s) granted Lee Telephone Company recorded in Deed Book 124, Page 239.
- 40) Easement(s) granted Appalachian Electric Power Company recorded in Deed Book 93, page 43.
- 41) Easement(s) granted Appalachian Electric Power Company recorded in Deed Book 108, page 428.
- 42) Terms and provisions of instrument entitled "Flowage Right and Easement Deed Smith Mountain Combination Hydro Electric Power. Project Upper Reservoir" granted to Appalachian Power Company recorded in Deed Book 176, Page 355.



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- 43) Easement(s) granted Appalachian Electric Power Company recorded in Deed Book 108, page 426.
- 44) Easement(s) granted Appalachian Electric Power Company recorded in Deed Book 108, page 429.
- 45) Easement(s) granted Lee Telephone Company recorded in Deed Book 124, Page 239.
- 46) Easement(s) granted Appalachian Electric Power Company recorded in Deed Book 109, page 335.
- 47) Terms and provisions of Instrument entitled "Flowage Right and Easement Deed Smith Mountain Combination Hydro Electric Power Project Upper Reservoir" granted to Appalachian Power Company recorded in Deed Book 173, Page 165.
- 48) Easement(s) granted Lee Telephone Company recorded in Deed Book 124, Page 252.
- 49) Terms and provisions of instrument entitled "Flowage Right and Easement Deed Smith Mountain Combination Hydro Electric Power Project Upper Reservoir" granted to Appalachian Power Company recorded in Deed Book 173, Page 108.
- 50) Easement(s) granted Appalachian Power Company recorded in Deed Book 225, page 381.
- 51) Easement(s) granted Lee Telephone Company recorded in Deed Book 244, Page 529.
- 52) Easement(s) granted Appalachian Power Company recorded in Deed Book 464, page 981.
- 53) Title to that portion of subject property lying within the bounds of the cemetery, together with the right of ingress and egress, as referenced in instruments recorded in Deed Book 102, Page 568; in Deed Book 112, Page 215; in Deed Book 89, Page 375; and in Deed Book 99, Page 415.
- 54) Boundary Line Agreement dated October 2, 1967, recorded in Deed Book 242, Page 105.
- 55) Non-payment of homeowners assessments/maintenance fees as set forth in the aforesaid restrictive covenants recorded in Deed Book 886, page 1414, as supplemented and amended.
- 56) Matters disclosed by the plat of survey (for offsite drainfield easement plan) recorded in Deed Book 838, Page 724 thru 726.
- 57) Easement to Appalachian Power Company by instrument recorded in Deed Book 868, Page 2294.
- 58) Easement to Appalachian Power Company by instrument recorded in Deed Book 868, Page 2296.
- 59) Easement granted Lake Watch Utility Company by instrument recorded in Deed Book 913, Page 1037.
- 60) Terms and conditions of Agreement as set forth in Deed Book 887, Page 2426.



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- 61) Disclosures as shown on plat of survey recorded in Deed Book 869, Page 2369.
- 62) Rights of others in and to the use of the common areas as set forth in the recorded restrictions
- 63) Rights of others in and to the use of the conservation easements.
- 64) Rights of others in and to the use of the walk trail easements.
- 65) Reservation of easements as set forth in the recorded restrictions.
- 66) Matters disclosed by the plat of survey recorded in Deed Book 915, pages 628 and 629.

Objections:

- A. Rights or claims of parties in possession not shown by the public records.
- B. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- C. Easements or claims of easement not shown by the public records.
- D. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
- E. Taxes or special exceptions which are not shown as existing liens by the public records.
- F. The exact acreage or volume of land stated hereinabove is not insured.
- G. This report does not include a search of the Bankruptcy records.

Notes:

The subject property is currently in bankruptcy. If the subject property is to be insured, the following will be required:

- a) Deed in proper form from Debtor in Possession or Trustee to {PR,"Purchaser",ST1,2} vesting FEE SIMPLE title to the land.

NOTE: A certified copy of the Court Order authorizing sale of the land must be recorded as an exhibit to the deed.

- b) Certification by Approved Attorney that proposed grantor has proper legal authorization and power pursuant to applicable bankruptcy law to convey the real property; that all parties having an interest in the



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real property have either consented to the sale or that a proper judicial order permitting the sale has been entered; and that all applicable appeal periods to challenge the sale have expired.

c) Provide the Company with a copy of the Plan and Order confirming the Plan, and Order authorizing the sale of the property described in Schedule A.

d) Expiration of 14 days from the entry of such Order without an appeal having been taken.

NOTE: Upon receipt and review of the above requirements concerning the bankruptcy proceedings, additional requirements and/or exceptions may be added, modified or deleted in accordance therewith.

e) Pay real estate taxes for the years 2018, 2019 and 2020, plus penalties and interest.

Examination period to April 20, 2021 at 8:00 am

The Company's liability for this Report is limited to actual losses of the Applicant not to exceed \$500.00. No liability is assumed for items not indexed or mis-indexed, or for matters which would be disclosed by an accurate survey or inspection of the premises. This Report and the legal description given herein are based upon information supplied by the Applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This Report is offered to you as a courtesy, and does not represent either a Commitment to Insure Title, or an opinion of title, or an opinion as to the marketability of title to the subject premises. In the event that a Title Insurance Commitment is issued in reliance upon the information contained in this Report, then the liability of the Company will be determined solely in accordance with, and subject to, the Requirements, Exceptions and Conditions of the issued Title Insurance Commitment.

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. At the time of this Report, the Company may have had and relied upon title evidence in the form of a title policy, master file, title report or abstract which predates the period searched.

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.

This Report may not be relied upon by any other party. No liability is assumed by the Company for unauthorized use or reliance. 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.

Issued By:

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Report of Title (cont'd)



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COUNTERSIGNED AND VALIDATED BY

A handwritten signature in black ink, appearing to read "Mark Maslyn". The signature is written in a cursive, flowing style.

Signature:

Consideration \$374,000.00
 Grantee's Address:
 6375 C Peters Creek Road
 Roanoke, VA 24019

Document Prepared By:
 C. Holland Perdue III
 VSB #81509
 Raine & Perdue, PLC
 245 South Main Street
 Rocky Mount, VA 24151
 RETURN TO:
 Raine & Perdue, PLC

TAX MAP/PARCEL #'S:

LOT 2: #15.10-2	LOT 3: #15.10-3	LOT 4: #15.10-4
LOT 5: #15.10-5	LOT 6: #15.10-6	LOT 7: #15.10-7
LOT 8: #15.10-8	LOT 10: #15.10-10	LOT 18: #15.10-18
LOT 19: #15.10-19	LOT 20: #15.10-20	LOT 21: #15.10-21
LOT 27: #15.10-27	LOT 28: #15.10-28	LOT 29: #15.10-29
LOT 30: #15.10-30	LOT 31: #15.10-31	LOT 32: #15.10-32
LOT 33: #15.10-33	LOT 34: #15.10-34	LOT 35: #15.10-35

THIS DEED, made and entered into this the 15th day of June, 2016, by and between NEW HORIZON DEVELOPMENT, LLC, a Virginia Limited Liability Company, Grantor and HECKMAN HOMES, INC., a Virginia Corporation, 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, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantor, NEW HORIZON DEVELOPMENT, LLC, a Virginia Limited Liability Company, does hereby bargain, sell, deed, grant and convey with General Warranty and English Covenants of Title, unto HECKMAN HOMES, INC., a Virginia Corporation, Grantee, all those certain lots or parcels of land, together with all appurtenances thereunto belonging, situate, lying and being in the Gills Creek Magisterial District, Franklin County, Virginia, and being

RAINE & PERDUE, PLC
 CLYDE HOLLAND PERDUE, III
 EARLY A. OLIVER
 ATTORNEY AT LAW
 245 S. MAIN STREET
 ROCKY MOUNT
 VIRGINIA 24151

more particularly described as follows, to-wit:

LOT 2, CONTAINING 0.357 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 1;

LOT 3, CONTAINING 0.331 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 1;

LOT 4, CONTAINING 0.398 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 1;

LOT 5, CONTAINING 0.404 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 1;

LOT 6, CONTAINING 0.391 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 1;

LOT 7, CONTAINING 0.378 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 1;

LOT 8, CONTAINING 0.364 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 1;

LOT 10, CONTAINING 0.393 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 1;

LOT 18, CONTAINING 0.369 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 1;

LOT 19, CONTAINING 0.360 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 1;

LOT 20, CONTAINING 0.329 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 1;

Each said lot being as shown and described according to plat of survey prepared by Philip W. Nester, L.S., dated July 24, 2006, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 892, at Page 2473, by this reference incorporated and made a part hereof for a more complete and particular description of the subject property.

AND BEING the same Lots 2, 10 and 18, in Phase 1 of the Carriage Homes at Lakewatch Plantation, as acquired by the Grantor herein by Deed dated October 15, 2015, which Deed is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1069, at Page 317.

AND BEING the same Lots 3, 4, 5, 6, 7, 8, 19 and 20, in Phase 1 of the Carriage Homes at Lakewatch Plantation, as acquired by the Grantor herein by Deed dated October 15, 2015, which Deed is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1069, at Page 322.

LOT 21, CONTAINING 0.443 ACRE, OF THE CARRIAGE HOMES AT LAKEWATCH PLANTATION, PHASE 2;

LOT 27, CONTAINING 0.398 ACRE, OF THE CARRIAGE HOMES AT LAKEWATCH PLANTATION, PHASE 2;

LOT 28, CONTAINING 0.414 ACRE, OF THE CARRIAGE HOMES AT LAKEWATCH PLANTATION, PHASE 2;

LOT 29, CONTAINING 0.435 ACRE, OF THE CARRIAGE HOMES AT LAKEWATCH PLANTATION, PHASE 2;

LOT 30, CONTAINING 0.531 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 2;

LOT 31, CONTAINING 0.298 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 2;

LOT 32, CONTAINING 0.276 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 2;

LOT 33, CONTAINING 0.326 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 2;

LOT 34, CONTAINING 0.482 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 2;

LOT 35, CONTAINING 0.429 ACRE, OF THE
CARRIAGE HOMES AT LAKEWATCH PLANTATION,
PHASE 2;

Each said lot being as shown and
described according to plat of survey
prepared by Philip W. Nester, L.S., dated
July 24, 2006, of record in the Clerk's
Office of the Circuit Court of Franklin
County, Virginia, in Deed Book 892, at
Page 2474, by this reference incorporated
and made a part hereof for a more
complete and particular description of
the subject property.

AND BEING the same Lots 21, 27, 28, 29,
30, 34 and 35, in Phase 2 of the Carriage
Homes at Lakewatch Plantation, as
acquired by the Grantor herein by Deed
dated October 15, 2015, which Deed is of
record in the Clerk's Office of the
Circuit Court of Franklin County,
Virginia, in Deed Book 1069, at Page 322.

AND BEING the same Lots 31, 32 and 33, in
Phase 2 of the Carriage Homes at

Lakewatch Plantation, as acquired by the Grantor herein by Deed dated October 15, 2015, which Deed is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1069, at Page 317.

AS TO LOTS 2, 3, 4, 5, 6, 7, 8, 10, 18, 19 and 20, THIS conveyance is made SUBJECT UNTO AND TOGETHER WITH all easements, reservations, restrictions, and conditions benefitting and/or burdening the subject property; specifically, the following:

(i) the disclosures as are set forth on the recorded plat of the Carriage Homes at Lakewatch Plantation Phase 1 (of record in the aforesaid Clerk's Office in Deed Book 892, at Page 2473);

(ii) to the Declarations of Restrictions, Covenants and Conditions of LakeWatch Plantation a Planned Commercial (Residential) Development recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 886, at Page 1414;

(iii) to the Declarations of Restrictions, Covenants and Conditions of the Carriage Homes at LakeWatch Plantation recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 893, at Page 458;

(iv) to the First Amendment to Declarations of Restrictions, Covenants and Conditions of the Carriage Homes at LakeWatch Plantation recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 903, at Page 624;

(v) to the Amendment to Declarations of

Covenants, Conditions and Restrictions of Lakewatch Plantation recorded in the aforesaid Clerk's Office in Deed Book 1016, at Page 1508;

(vi) to the Amendment to Declarations of Covenants, Conditions and Restrictions of Lakewatch Plantation recorded in the aforesaid Clerk's Office in Deed Book 1035, at Page 663;

(vii) to the Amendment to Declarations of Covenants, Conditions and Restrictions of Lakewatch Plantation recorded in the aforesaid Clerk's Office in Deed Book 1075, at Page 1721; and,

(viii) all existing and applicable proffers and conditions set forth in the Franklin County Planning Department for the Planned Commercial Development, Lakewatch Plantation, and as may be amended.

AS TO LOTS 21, 27, 28, 29, 30, 31, 32, 33, 34 and 35, THIS conveyance is made SUBJECT UNTO AND TOGETHER WITH all easements, reservations, restrictions, and conditions benefitting and/or burdening the subject property; specifically, the following:

(i) the disclosures as are set forth on the recorded plat of the Carriage Homes at Lakewatch Plantation Phase 2 (of record in the aforesaid Clerk's Office in Deed Book 892, at Page 2474);

(ii) to the Declarations of Restrictions, Covenants and Conditions of LakeWatch Plantation a Planned Commercial (Residential) Development recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 886, at Page 1414;

(iii) to the Declarations of Restrictions, Covenants and Conditions of the Carriage Homes at LakeWatch Plantation recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 893, at Page 458;

(iv) to the First Amendment to Declarations of Restrictions, Covenants and Conditions of the Carriage Homes at LakeWatch Plantation recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 903, at Page 624;

(v) to the Amendment to Declarations of Covenants, Conditions and Restrictions of Lakewatch Plantation recorded in the aforesaid Clerk's Office in Deed Book 1016, at Page 1508;

(vi) to the Amendment to Declarations of Covenants, Conditions and Restrictions of Lakewatch Plantation recorded in the aforesaid Clerk's Office in Deed Book 1035, at Page 663;

(vii) to the Amendment to Declarations of Covenants, Conditions and Restrictions of Lakewatch Plantation recorded in the aforesaid Clerk's Office in Deed Book 1075, at Page 1721; and,

(viii) all existing and applicable proffers and conditions set forth in the Franklin County Planning Department for the Planned Commercial Development, Lakewatch Plantation, and as may be amended.

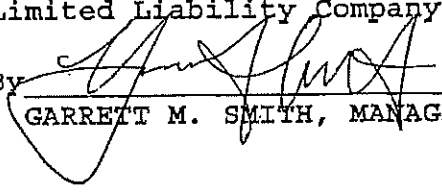
TO HAVE AND TO HOLD unto the said HECKMAN HOMES, INC., a Virginia Corporation, Grantee, their heirs and assigns, forever.

RAINE & PERDUE, P.L.C.
CLYDE HOLLAND PERDUE, III
EMILY A. OLIVER
ATTORNEYS AT LAW
245 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151

BK1078PG2137

Witness the following signature and seal.

NEW HORIZON DEVELOPMENT, LLC, a Virginia
Limited Liability Company

By  (SEAL)
GARRETT M. SMITH, MANAGER

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Albemarle, to-wit:

The foregoing Deed was signed and acknowledged
before me this the 15th day of June, 2016, by GARRETT M. SMITH,
the MANAGER of NEW HORIZON DEVELOPMENT, LLC, a Virginia
Limited Liability Company.

My commission expires: 9-30-2016


NOTARY PUBLIC

NOTARY ID # 7523146



Michelle R Farmer
Commonwealth of Virginia
Notary Public
Commission No. 7523146
My Commission Expires 9/30/2016

RAINE & PERDUE, P.C.
CLYDE HOLLAND PERDUE, III
EMILY A. OLIVER
ATTORNEY AT LAW
245 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24181

INSTRUMENT #160003616
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
JUNE 22, 2016 AT 03:58PM
\$374.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$187.00 LOCAL: \$187.00

TERESA J. BROWN, CLERK
RECORDED BY: AMT

BK089a PG 02473

BX 0002 PG 02473

KNOW ALL MEN BY THESE PRESENTS:

THAT THIS PLAT WAS APPROVED ON August 10, 2006
BY THE AGENT OF THE BOARD OF SUPERVISORS, THE FRANKLIN
COUNTY HEALTH DEPARTMENT, AND THE HIGHWAY ENGINEER OF
FRANKLIN COUNTY IN ACCORDANCE WITH THE SUBDIVISION
ORDINANCE OF FRANKLIN COUNTY, VIRGINIA.

Philip W. Nester
HIGHWAY ENGINEER
HEALTH DEPARTMENT
BOARD REPRESENTATIVE

VICINITY MAP



NUMBER	BEARING	DISTANCE
L45	N 79°48'05" E	23.95'
L46	N 79°48'05" E	53.59'
L47	N 79°48'05" E	47.39'
L48	N 79°48'05" E	39.69'
L49	N 79°48'05" E	32.00'
L50	N 79°48'05" E	24.31'
L51	N 03°51'59" W	39.41'
L52	N 03°51'59" W	70.43'
L53	N 03°51'59" W	70.43'
L54	N 03°51'59" W	70.43'
L55	N 03°51'59" W	67.61'
L56	N 33°05'30" W	3.04'
L57	N 33°05'30" W	75.99'
L58	N 33°05'30" W	10.13'

I, PHILIP W. NESTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY
SUPERVISION FROM A PLAT RECORDED IN DEED BOOK 839, PAGE 809; THAT
THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS
GREATER THAN 1:10,000; THAT THE BOUNDARIES NOT PLATTED ARE SHOWN AS
BROKEN LINES PLATTED FROM INFORMATION FOUND IN DEED BOOK 839, PAGE 809
THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE
FRANKLIN COUNTY SUBDIVISION ORDINANCES.

WITNESS MY HAND AND SEAL THIS 24 DAY OF JULY, A.D. 2006

Philip W. Nester
PHILIP W. NESTER

LS 1398

NOTES

- LEGAL REFERENCE: PORTION OF DEED BOOK 815, PAGE 1583 (LAKE WATCH L.L.C.)
- TAX REFERENCE: PORTION OF 015.00-042.00 (LAKE WATCH, L.L.C.)
- PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL NO. 5100610090 B.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- PROPERTY SERVED BY UNDERGROUND UTILITIES, EXACT LOCATION UNKNOWN.
- PROPERTY SERVED BY FRANKLIN COUNTY PUBLIC WATER AND LAKEWATCH PLANTATION COMMUNITY SEPTIC SYSTEM.
- SEE FRANKLIN COUNTY ZONING ORDINANCE FOR MINIMUM BUILDING LINES.
- CURRENT ZONING: PC2

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED, CERTIFY
THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT;
THAT I/WE HEREBY DEDICATE TO PUBLIC USE THE PROPOSED PUBLIC UTILITY
AND SEWER EASEMENTS AS SHOWN ON THIS PLAT. I/WE FURTHER CERTIFY THAT
PHILIP W. NESTER SURVEYED AND MADE THIS PLAT AT MY/OUR DIRECTION,
FREE WILL AND CONSENT, AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE
BOUNDARIES OF A TRACT OF LAND CONVEYED TO ME/US BY A DEED RECORDED IN
DEED BOOK 815, PAGE 1583 FRANKLIN COUNTY, VIRGINIA.

OWNER: Philip W. Nester

PRINTED NAME

TRUSTEE: Philip W. Nester

PRINTED NAME

STATE OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE
ACKNOWLEDGED BEFORE ME THIS 27th DAY OF July, 2006.

NOTARY PUBLIC: Philip S. QuenleyMY COMMISSION EXPIRES: 1-31-2007

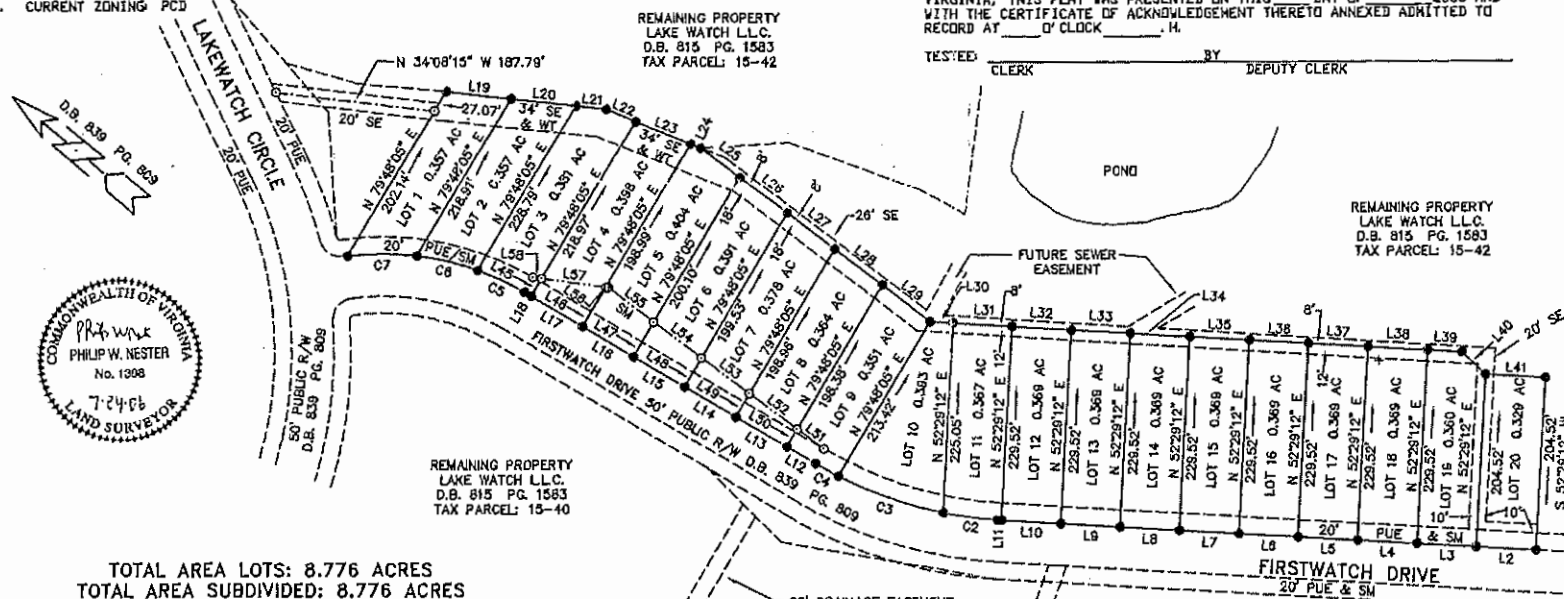
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN,
VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 27th DAY OF July, 2006 AND
WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED ADMITTED TO
RECORD AT 10 O'CLOCK A.M.

TESTED:

CLERK

BY DEPUTY CLERK

NUMBER	BEARING	DISTANCE
L2	N 37°30'48" W	70.00'
L3	N 37°30'48" W	70.00'
L4	N 37°30'48" W	70.00'
L5	N 37°30'48" W	70.00'
L6	N 37°30'48" W	70.00'
L7	N 37°30'48" W	70.00'
L8	N 37°30'48" W	70.00'
L9	N 37°30'48" W	70.00'
L10	N 37°30'48" W	70.00'
L11	N 37°30'48" W	4.93'
L12	N 10°08'17" W	39.15'
L13	N 10°08'17" W	70.00'
L14	N 10°08'17" W	70.00'
L15	N 10°08'17" W	70.00'
L16	N 10°08'17" W	70.00'
L17	N 10°08'17" W	70.00'
L18	N 10°08'17" W	9.38'
L19	S 34°25'32" E	78.76'
L20	S 34°25'32" E	78.76'
L21	S 34°25'32" E	36.68'
L22	S 17°59'33" E	37.83'
L23	S 17°59'33" E	70.85'
L24	S 17°59'33" E	12.82'
L25	S 03°24'16" E	58.00'
L26	S 03°24'16" E	70.50'
L27	S 03°24'16" E	70.50'
L28	S 03°24'16" E	70.50'
L29	S 03°24'16" E	70.50'
L30	S 37°30'48" E	27.55'
L31	S 37°30'48" E	70.00'
L32	S 37°30'48" E	70.00'
L33	S 37°30'48" E	70.00'
L34	S 37°30'48" E	70.00'
L35	S 37°30'48" E	70.00'
L36	S 37°30'48" E	70.00'
L37	S 37°30'48" E	70.00'
L38	S 37°30'48" E	70.00'
L39	S 37°30'48" E	40.48'
L40	S 02°43'17" W	38.70'
L41	S 37°30'48" E	70.00'



REMAINING PROPERTY
LAKE WATCH L.L.C.
D.B. 815 PG. 1583
TAX PARCEL: 15-42

REMAINING PROPERTY
LAKE WATCH L.L.C.
D.B. 815 PG. 1583
TAX PARCEL: 15-42

REMAINING PROPERTY
LAKE WATCH L.L.C.
D.B. 815 PG. 1583
TAX PARCEL: 15-40

20' DRAINAGE EASEMENT
D.B. 839 PG. 809

TOTAL AREA LOTS: 8.776 ACRES
TOTAL AREA SUBDIVIDED: 8.776 ACRES

LEGEND

— SURVEYED PROPERTY LINE
--- SURVEYED TIE LINE
--- DEED LINE
● SET 1/2" IRON REBAR POINT

PUE DENOTES PUBLIC UTILITY EASEMENT
SE DENOTES SANITARY SEWER EASEMENT
DE DENOTES DRAINAGE EASEMENT
SM DENOTES SLOPE MAINTENANCE EASEMENT
WT DENOTES WALK TRAIL EASEMENT



SCALE: 1" = 100'

SURVEY FOR
**PHASE 1 OF
THE CARRIAGE HOMES
AT
LAKEWATCH PLANTATION**
PLANNED COMMERCIAL DEVELOPMENT
DEVELOPED BY: LAKE WATCH, L.L.C.
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED MARCH 31, 2006
REVISED JULY 24, 2006
JOB NO. 21-04

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD
C2	07°52'25"	475.00	85.27	32.69	N 33°34'38" W	86.22
C3	16°48'40"	475.00	130.80	85.82	N 21°45'03" W	130.39
C4	03°43'27"	475.00	30.87	15.44	N 12°00'00" W	30.87
C5	10°45'11"	325.00	60.99	30.59	N 19°30'52" W	60.90
C6	12°59'36"	325.00	73.42	38.87	N 27°21'46" W	73.26
C7	14°24'40"	325.00	81.74	41.09	N 41°02'23" W	81.53

NOTES

- LEGAL REFERENCE: PORTION OF DEED BOOK 815, PAGE 1593 (LAKE WATCH, L.L.C.)
- TAX REFERENCE: PORTION OF 015.00-042.00 (LAKE WATCH, L.L.C.)
- PROPERTY LOCATED IN FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL NO. 5100610090 B.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- PROPERTY SERVED BY UNDERGROUND UTILITIES, EXACT LOCATION UNKNOWN.
- PROPERTY SERVED BY FRANKLIN COUNTY PUBLIC WATER AND LAKEWATCH COMMUNITY SEPTIC SYSTEM.
- SEE FRANKLIN COUNTY ZONING ORDINANCE FOR MINIMUM BUILDING LINES.
- CURRENT ZONING: PCO

**SURVEY FOR
PHASE 2 OF
THE CARRIAGE HOMES
AT
LAKEWATCH PLANTATION**

PLANNED COMMERCIAL DEVELOPMENT
DEVELOPED BY: LAKE WATCH, L.L.C.
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED MAY 3, 2006
REVISED JULY 24, 2006
JOB NO. 21-04

I, PHILIP W. NESTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A PLAT RECORDED IN DEED BOOK 839, PAGE 809, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1/10,000; THAT THE BOUNDARIES NOT PLATTED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND IN DEED BOOK 839, PAGE 809 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE FRANKLIN COUNTY SUBDIVISION ORDINANCES.

WITNESS MY HAND AND SEAL THIS 24 DAY OF JULY, A.D. 2006

PHILIP W. NESTER
LS 1398

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT; THAT I/WE HEREBY DEDICATE TO PUBLIC USE THE PROPOSED PUBLIC RIGHT OF WAY, UTILITY, AND SEWER EASEMENTS AS SHOWN ON THIS PLAT. I/WE FURTHER CERTIFY THAT PHILIP W. NESTER SURVEYED AND MADE THIS PLAT AT MY/OUR DIRECTION, FREE WILL AND CONSENT, AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF A TRACT OF LAND CONVEYED TO ME/US BY A DEED RECORDED IN DEED BOOK 815, PAGE 1593 FRANKLIN COUNTY, VIRGINIA.

OWNER: LAKEWATCH LLC
PRINTED NAME: PHILIP W. NESTER
SIGNATURE: [Signature]

TRUSTEE: Dwight E. Smith
PRINTED NAME: Dwight E. Smith
SIGNATURE: [Signature]
STATE OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 27th DAY OF July, 2006.

NOTARY PUBLIC: Barry P. Quinn

MY COMMISSION EXPIRES: 1-31-2007

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS DAY OF 2006 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREIN ANNEXED ADMITTED TO RECORD AT 0' O'CLOCK.

TESTEE: BY DEPUTY CLERK

NUMBER	BEARING	DISTANCE
L1	N 37°30'48" W	70.00
L2	N 02°43'17" E	38.70
L3	N 02°43'17" E	81.14
L4	S 37°30'48" E	58.19
L5	N 37°30'48" W	70.00
L6	N 52°29'12" E	204.52
L7	N 26°08'21" W	24.78
L8	N 26°08'21" W	61.70
L9	N 43°17'48" W	72.92
L10	N 43°17'48" W	85.99
L11	N 74°11'51" W	53.15
L12	N 74°11'51" W	48.37
L13	N 08°48'17" E	4.87
L14	N 08°48'17" E	4.13

LOT 21 - 0.443 ACRE
LOT 22 - 0.399 ACRE
LOT 23 - 0.402 ACRE
LOT 24 - 0.388 ACRE
LOT 25 - 0.349 ACRE
LOT 26 - 0.404 ACRE
LOT 27 - 0.398 ACRE
LOT 28 - 0.414 ACRE
LOT 29 - 0.435 ACRE
LOT 30 - 0.531 ACRE
LOT 31 - 0.298 ACRE
LOT 32 - 0.276 ACRE
LOT 33 - 0.326 ACRE
LOT 34 - 0.482 ACRE
LOT 35 - 0.429 ACRE

LEGEND

SURVEYED PROPERTY LINE
SURVEYED TIE LINE
DEED LINE
SET 1/2" IRON REBAR
POINT

PUE DENOTES PUBLIC UTILITY EASEMENT
SE DENOTES SANITARY SEWER EASEMENT
DE DENOTES DRAINAGE EASEMENT
SM DENOTES SLOPE MAINTENANCE EASEMENT



SCALE: 1" = 100'

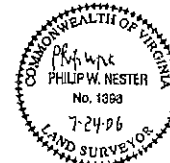
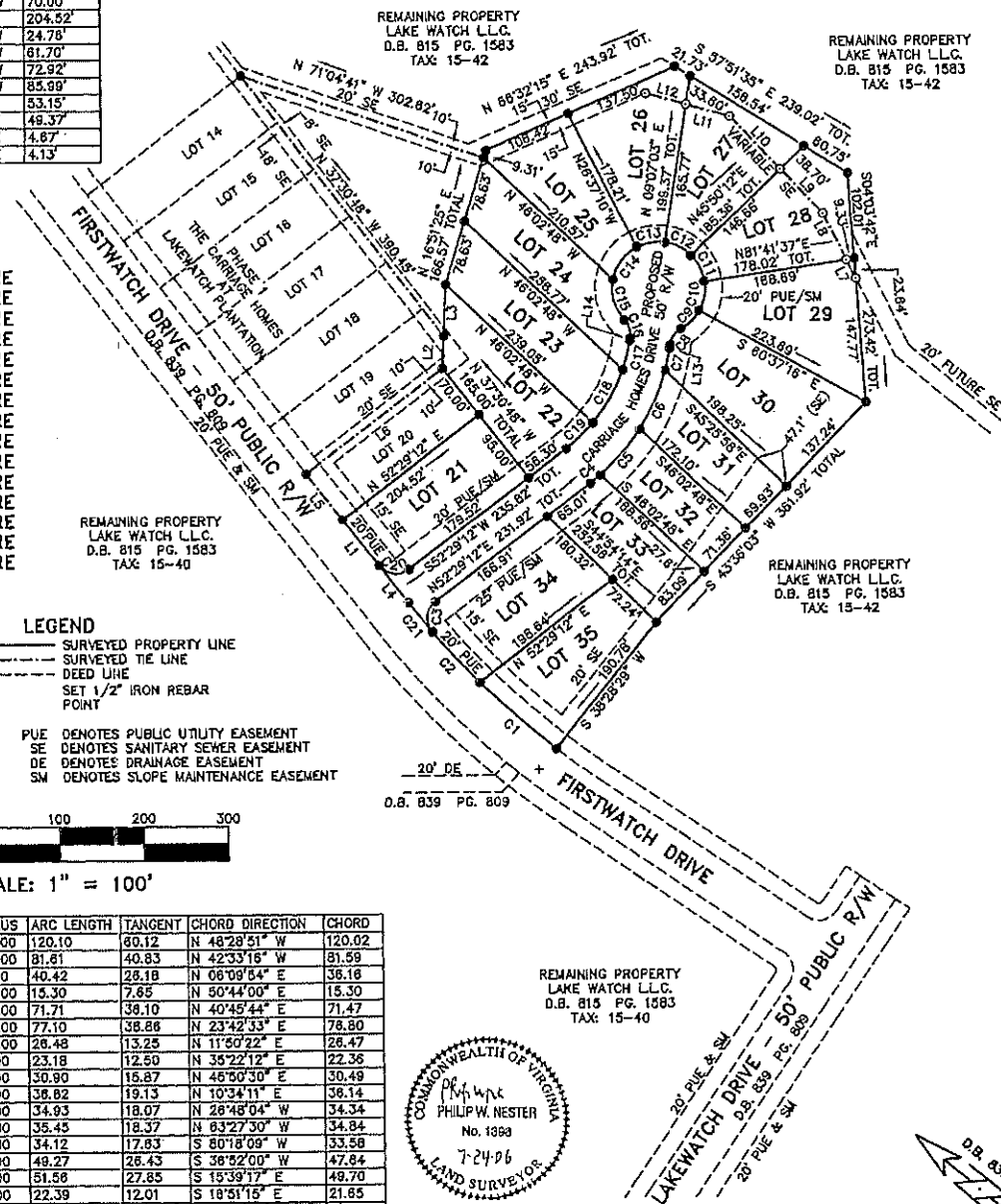
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD
C1	07°33'27"	975.00	120.10	60.12	N 48°28'51" W	120.02
C2	04°47'45"	975.00	81.81	40.83	N 42°33'16" W	81.59
C3	92°38'35"	25.00	40.42	26.18	N 06°08'54" E	38.16
C4	03°30'25"	250.00	15.30	7.65	N 50°44'00" E	15.30
C5	16°28'07"	250.00	71.71	38.10	N 40°45'44" E	71.47
C6	17°40'15"	250.00	77.10	38.88	N 23°42'33" E	78.80
C7	08°04'08"	250.00	26.48	13.25	N 11°50'22" E	26.47
C8	53°07'48"	25.00	23.18	12.50	N 35°22'12" E	22.36
C9	32°11'11"	55.00	30.90	15.87	N 46°50'30" E	30.49
C10	38°21'29"	55.00	38.82	19.13	N 10°34'11" E	38.14
C11	36°23'00"	55.00	34.93	18.07	N 28°48'04" W	34.34
C12	36°55'53"	55.00	35.45	18.37	N 63°27'30" W	34.84
C13	35°32'47"	55.00	34.12	17.83	S 80°18'09" W	33.58
C14	51°19'32"	55.00	48.27	26.43	S 38°52'00" W	47.84
C15	53°43'00"	55.00	51.56	27.85	S 15°39'17" E	48.70
C16	51°19'04"	25.00	22.39	12.01	S 18°51'15" E	21.65
C17	101°44'42"	200.00	35.76	17.93	S 13°53'38" W	35.71
C18	20°49'37"	200.00	72.70	38.76	S 29°27'48" W	72.30
C19	12°38'38"	200.00	44.02	22.10	S 48°10'54" W	43.93
C20	90°00'00"	25.00	39.27	25.00	N 82°30'48" W	35.38
C21	02°38'35"	975.00	44.98	22.49	S 38°50'06" E	44.97

KNOW ALL MEN BY THESE PRESENTS:

THAT THIS PLAT WAS APPROVED ON August 10, 2006, BY THE BOARD OF HEALTH DEPARTMENT OF FRANKLIN COUNTY IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF FRANKLIN COUNTY.

[Signature]
HEALTH DEPARTMENT
BOARD REPRESENTATIVE

VICINITY MAP



TOTAL AREA LOTS: 5.75 ACRES
TOTAL AREA IN R/W: 0.732 ACRE
TOTAL AREA SUBDIVIDED: 6.707 ACRES

PHILIP W. NESTER, INC., POB 827, ROCKY MOUNT, VA., 24151, PHONE: 540-483-9478

BK1081PG0480

Consideration \$324,000.00
Grantee's Address:
6375 C Peters Creek Road
Roanoke, VA 24019

Document Prepared By:
C. Holland Perdue III
VSB #81509
Raine & Perdue, PLC
245 South Main Street
Rocky Mount, VA 24151
RETURN TO:
Raine & Perdue, PLC

TAX MAP/PARCEL #'S:

LOT 1: #15.15-1	LOT 2: #15.15-2	LOT 3: #15.15-3
LOT 4: #15.15-4	LOT 6: #15.15-6	LOT 7: #15.15-7
LOT 8: #15.15-8	LOT 12: #15.15-12	LOT 13: #15.15-13
LOT 14: #15.15-14	LOT 15: #15.15-15	LOT 19: #15.15-19
LOT 20: #15.15-20	LOT 21: #15.15-21	LOT 22: #15.15-22
LOT 23: #15.15-23	LOT 24: #15.15-24	LOT 25: #15.15-25

THIS DEED, made and entered into this the 3rd day of August, 2016, by and between NEW HORIZON DEVELOPMENT, LLC, a Virginia Limited Liability Company, Grantor and HECKMAN HOMES, INC., a Virginia Corporation, 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, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantor, NEW HORIZON DEVELOPMENT, LLC, a Virginia Limited Liability Company, does hereby bargain, sell, deed, grant and convey with General Warranty and English Covenants of Title, unto HECKMAN HOMES, INC., a Virginia Corporation, Grantee, all those certain lots or parcels of land, together with all appurtenances thereunto

belonging, situate, lying and being in the Gills Creek
Magisterial District, Franklin County, Virginia, and being
more particularly described as follows, to-wit:

LOT 1, CONTAINING 0.821 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 2, CONTAINING 0.767 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 3, CONTAINING 0.716 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 4, CONTAINING 0.661 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 6, CONTAINING 0.676 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 7, CONTAINING 0.473 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 8, CONTAINING 0.523 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 12, CONTAINING 0.619 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 13, CONTAINING 0.542 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 14, CONTAINING 0.588 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 15, CONTAINING 0.494 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 19, CONTAINING 0.769 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 20, CONTAINING 0.664 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 21, CONTAINING 0.601 ACRE, OF THE

ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 22, CONTAINING 0.571 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 23, CONTAINING 0.497 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 24, CONTAINING 1.026 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

LOT 25, CONTAINING 0.706 ACRE, OF THE
ESTATE LOTS AT LAKEWATCH PLANTATION;

Each said lot being as shown and described according to plat of survey prepared by Ronald E. Yount, L.S., dated May 3, 2006, revised September 12, 2006, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 915, at Page 628, by this reference incorporated and made a part hereof for a more complete and particular description of the subject property.

AND BEING the same property as acquired as follows:

(i) being the same Lots 1, 2, 3, 23, 24 and 25 of the Estate Lots at Lakewatch Plantation, as acquired by the Grantor herein by Deed dated October 15, 2015, from Union Bank & Trust, which Deed is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1069, at Page 317; and, (ii) being the same Lots 4, 6, 7, 8, 12, 13, 14, 15, 19, 20, 21 and 22 of the Estate Lots at Lakewatch Plantation, as acquired by the Grantor herein by Deed dated

October 15, 2015, from Whitlow & Youell, PLC, Substitute Trustee and Union Bank & Trust, which Deed is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1069, at Page 322.

This conveyance is made SUBJECT UNTO AND TOGETHER WITH all easements, reservations, restrictions, and conditions benefitting and/or burdening the subject property; specifically (but not limited unto) the following:

(i) the disclosures as are set forth on the recorded plat of the Estate Lots at Lakewatch Plantation (of record in the aforesaid Clerk's Office in Deed Book 915, at Page 628);

(ii) to the Declarations of Restrictions, Covenants and Conditions of LakeWatch Plantation a Planned Commercial (Residential) Development recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 886, at Page 1414;

(iii) to the Declarations of Restrictions, Covenants and Conditions of the Estate Lots at LakeWatch Plantation recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 915, at Page 631;

(iv) to the Amendment to Declarations of Covenants, Conditions and Restrictions of Lakewatch Plantation recorded in the aforesaid Clerk's Office in Deed Book 1016, at Page 1508;

(v) to the Amendment to Declarations of Covenants, Conditions and Restrictions of Lakewatch Plantation recorded in the aforesaid Clerk's Office in Deed Book 1035, at Page 663;

(vi) to the Amendment to Declarations of Covenants, Conditions and Restrictions of Lakewatch Plantation recorded in the aforesaid Clerk's Office in Deed Book 1075, at Page 1035; and,

(vii) all existing and applicable proffers and conditions set forth in the Franklin County Planning Department for the Planned Commercial Development, Lakewatch Plantation as set forth in the Final Order of the Franklin County Board of Supervisors dated December 12, 2005 approving the Rezone Request made by Lake Watch LLC, a Virginia Limited Liability Company, and as may be amended.

TO HAVE AND TO HOLD unto the said HECKMAN HOMES, INC., a Virginia Corporation, Grantee, their heirs and assigns, forever.

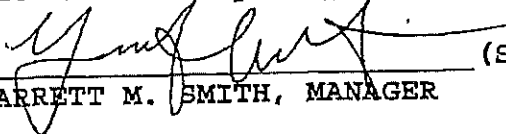
SEE SIGNATURE(S) ON PAGE 6

THIS SPACE INTENTIONALLY LEFT BLANK

BK1081PG0485

Witness the following signature and seal.

NEW HORIZON DEVELOPMENT, LLC, a Virginia
Limited Liability Company

By  (SEAL)
GARRETT M. SMITH, MANAGER

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Albemarle, to-wit:

The foregoing Deed was signed and acknowledged
before me this the 16th day of August, 2016, by GARRETT M.
SMITH, the MANAGER of NEW HORIZON DEVELOPMENT, LLC, a Virginia
Limited Liability Company.

My commission expires: 9-30-2016


NOTARY PUBLIC

NOTARY ID # 7523146



Michelle R Farmer
Commonwealth of Virginia
Notary Public
Commission No. 7523146
My Commission Expires 9/30/2016

INSTRUMENT #160004948
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
AUGUST 17, 2016 AT 03:00PM
\$324.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$162.00 LOCAL: \$162.00

TERESA J. BROWN, CLERK
RECORDED BY: KAR

RECEIVED MAY 04 2006

NOTES

- LEGAL REFERENCE: PORTION OF DEED BOOK 874, PAGE 142 (LAKE WATCH, L.L.C.)
- TAX REFERENCE: PORTION OF DIS. 00-040.00 (LAKE WATCH, L.L.C.)
- PROPERTY LOCATED IN HUD FLOOD HAZARD ZONE X. SEE COMMUNITY PANEL NO. 5100610090 B.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- PROPERTY SERVED BY UNDERGROUND UTILITIES, EXACT LOCATION UNKNOWN.
- PROPERTY SERVED BY FRANKLIN COUNTY PUBLIC WATER AND LAKEWATCH COMMUNITY SEPTIC SYSTEM.
- SEE FRANKLIN COUNTY ZONING ORDINANCE FOR MINIMUM BUILDING LINES.
- CURRENT ZONING: PCD

SURVEY FOR
THE ESTATE LOTS
 AT
LAKEWATCH PLANTATION
 PLANNED COMMERCIAL DEVELOPMENT
 DEVELOPED BY: LAKE WATCH, L.L.C.
 GILLS CREEK MAGISTERIAL DISTRICT
 FRANKLIN COUNTY, VIRGINIA
 SURVEYED MAY 3, 2006
 REVISED SEPTEMBER 12, 2006
 JOB NO. 21-04
 SHEET 1 OF 2

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC 5-610-10 et seq. THE "REGULATIONS").

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 32.1 - 163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY BRIAN ANDERSON AOSE #180 PHONE (540) 537-1917. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 360 OF THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEMS DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. THE APPROVED ONSITE SEWAGE SYSTEM SITES ARE NOT SHOWN ON THIS PLAT. THOSE SITES ARE SHOWN ON A SEPARATE PLAT ON FILE IN THE FRANKLIN COUNTY HEALTH DEPARTMENT.

I, RONALD E. YOUNT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A PLAT RECORDED IN DEED BOOK 839, PAGE 809, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS GREATER THAN 1:10,000, THAT THE BOUNDARIES NOT PLATTED ARE SHOWN AS BROKEN LINES PLATTED FROM INFORMATION FOUND IN DEED BOOK 839, PAGE 809 THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE FRANKLIN COUNTY SUBDIVISION ORDINANCES.

WITNESS MY HAND AND SEAL THIS 12 DAY OF September, A.D. 2006

RONALD E. YOUNT LS 2760

KNOW ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED, CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT, THAT I/WE HEREBY DEDICATE TO PUBLIC USE THE PROPOSED PUBLIC RIGHTS OF WAY, UTILITY, AND SEWER EASEMENTS AS SHOWN ON THIS PLAT. I/WE FURTHER CERTIFY THAT RONALD E. YOUNT SURVEYED AND MADE THIS PLAT AT MY/OUR DIRECTION, FREE WILL AND CONSENT, AND THAT THE ENTIRE SUBDIVISION IS WITHIN THE BOUNDARIES OF A TRACT OF LAND CONVEYED TO ME/US BY A DEED RECORDED IN DEED BOOK 815, PAGE 1583 FRANKLIN COUNTY, VIRGINIA.

OWNER: LAKEWATCH LLC
LAKEWATCH LLC

PRINTED NAME

SIGNATURE

TRUSTEE: NICOLE L. WAGNER

PRINTED NAME

SIGNATURE

STATE OF VIRGINIA, COUNTY OF FRANKLIN, THE FOREGOING INSTRUMENTS WERE ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF May, 2006.

NOTARY PUBLIC: Randy H. Mills

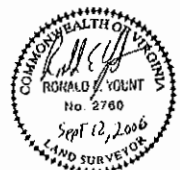
MY COMMISSION EXPIRES: July 31, 2008

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN, VIRGINIA, THIS PLAT WAS PRESENTED ON THIS 12 DAY OF September, 2006 AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED ADMITTED TO RECORD AT 10 O'CLOCK AM.

TESTEE: CLERK BY DEPUTY CLERK

Know all men by these presents:
 That this plat was approved on 6/18, 2007
 By the Agent of the Board Supervisors, the Health
 Department and The Highway Engineer of Franklin
 County in accordance with the Sub Plan Regulations
 of the Franklin County Zoning Ordinance.
Randy H. Mills
Notary Public
Franklin County, Virginia

VICINITY MAP



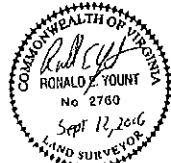
NUMBER	BEARING	DISTANCE
L1	S 12°55'51" W	114.26'
L2	S 83°38'34" W	79.11'
L3	S 83°38'34" W	53.26'
L4	N 21°47'41" E	180.46'
L5	S 82°50'45" E	75.72'
L6	N 05°38'43" E	51.32'
L7	N 05°38'43" E	100.00'
L8	N 05°38'43" E	31.28'
L9	S 05°38'43" W	88.90'
L10	S 05°38'43" W	93.61'
L11	S 38°48'03" W	1.98'
L12	S 48°47'40" E	40.20'
L13	S 48°47'40" E	83.76'
L14	N 48°47'40" W	103.97'
L15	N 82°50'45" W	72.71'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD
C1	15°34'56"	525.00	142.78	71.83	S 84°32'10" E	142.34
C2	03°41'41"	525.00	33.86	18.93	N 85°49'31" E	33.86
C3	07°43'50"	525.00	70.84	35.47	N 80°08'45" E	70.78
C4	58°17'10"	375.00	368.39	200.59	N 08°20'54" W	353.78
C5	88°05'25"	25.00	38.44	24.18	N 22°16'02" W	34.76
C6	10°26'58"	525.00	95.75	48.01	S 71°31'13" E	95.61
C7	81°27'37"	25.00	35.54	21.53	S 82°31'29" E	32.82
C8	10°50'13"	325.00	61.47	30.83	S 16°22'34" W	61.38
C9	20°28'35"	325.00	115.98	58.60	S 00°44'10" W	115.35
C10	19°31'27"	325.00	110.75	55.92	S 19°14'51" E	110.21
C11	33°50'10"	325.00	191.93	98.85	S 45°55'40" E	189.15
C12	97°52'38"	25.00	42.71	28.70	N 68°12'56" E	37.70
C13	13°39'58"	325.00	77.51	38.94	N 12°28'40" E	77.33
C14	48°11'23"	25.00	21.03	11.18	N 18°28'59" W	20.41
C15	51°38'02"	50.00	45.08	24.19	N 18°45'39" W	43.55
C16	34°54'55"	50.00	30.47	15.72	N 26°30'49" E	30.00
C17	34°54'58"	50.00	30.47	15.72	N 26°30'49" E	30.00
C18	34°54'58"	50.00	30.47	15.72	S 83°39'22" E	30.00
C19	44°23'55"	50.00	38.75	20.40	S 43°59'57" E	37.78
C20	75°38'05"	50.00	65.97	38.79	S 16°00'03" W	61.29
C21	48°11'23"	25.00	21.03	11.18	S 29°42'24" W	20.41
C22	00°59'42"	375.00	6.51	3.25	S 06°06'34" W	6.51
C23	16°38'51"	375.00	102.41	51.53	S 14°25'51" W	102.10
C24	17°23'43"	375.00	113.85	57.37	S 30°57'08" W	113.41
C25	47°43'16"	125.00	104.11	55.29	S 16°05'30" W	101.13
C26	41°01'33"	125.00	89.50	46.77	S 28°16'53" E	87.80
C27	25°35'05"	175.00	78.14	39.73	S 36°00'08" E	77.50
C28	31°46'20"	175.00	97.04	49.80	S 07°19'26" E	95.80
C29	13°03'59"	25.00	5.70	2.88	S 02°01'46" W	5.69
C30	28°30'17"	25.00	11.58	5.89	S 17°45'24" E	11.46
C31	45°29'06"	50.00	39.69	20.96	S 08°15'59" E	38.66
C32	40°36'39"	50.00	35.43	18.49	S 34°46'24" W	34.69
C33	67°35'57"	50.00	50.26	27.49	S 83°52'12" W	48.17
C34	60°00'00"	50.00	62.38	28.87	N 37°19'49" W	50.00
C35	70°48'07"	50.00	61.79	35.53	N 28°04'18" E	57.93
C36	82°43'13"	25.00	27.37	15.24	N 32°06'41" E	26.02
C37	38°22'58"	125.00	79.37	41.08	N 17°28'24" W	78.05
C38	13°09'48"	125.00	28.72	14.42	N 42°12'47" W	28.65
C39	07°24'30"	175.00	22.83	11.33	N 45°05'25" W	22.61
C40	36°58'25"	175.00	112.93	58.51	N 22°53'58" W	110.98
C41	33°41'30"	175.00	102.91	52.99	N 12°26'00" E	101.43
C42	10°40'23"	175.00	32.60	16.35	N 34°38'56" E	32.55
C43	01°28'42"	325.00	8.38	4.19	N 39°12'47" E	8.38
C44	101°19'11"	25.00	44.21	30.50	N 12°11'09" W	38.67
C45	28°21'15"	375.00	185.58	94.73	N 48°40'07" W	183.69

SURVEY FOR THE ESTATE LOTS AT

LAKEWATCH PLANTATION
PLANNED COMMERCIAL DEVELOPMENT
DEVELOPED BY: LAKE WATCH, L.L.C.
GILLS CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA
SURVEYED MAY 3, 2006
REVISED SEPTEMBER 12, 2006
JOB NO. 21-04
SHEET 2 OF 2

RECEIVED MAY 9 4 2007

S.B. 908
P.C. 938
D.B. 101

CONSERVATION EASEMENT #3
D.B. 889 PG. 2368

REMAINING PROPERTY
LAKEWATCH, L.L.C.
D.B. 815 PG. 1583
TAX: 15-40
ZONED: PCO

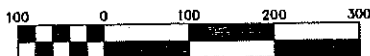
FRANK H. BASHAM
D.B. 101 PG. 282
TAX: 15-37
ZONED: A-1

CONSERVATION EASEMENT #2
D.B. 889 PG. 2368

REMAINING PROPERTY
LAKEWATCH, L.L.C.
D.B. 815 PG. 1583
TAX: 15-39
ZONED: PCO

LEGEND

- SURVEYED PROPERTY LINE
- - - SURVEYED TIE LINE
- DEED LINE
- - - NATURAL WATER COURSE
- SET 1/2" IRON REBAR POINT
- PUE DENOTES PUBLIC UTILITY EASEMENT
- SM DENOTES SLOPE MAINTENANCE EASEMENT
- DE DENOTES DRAINAGE EASEMENT
- SE DENOTES SEWER EASEMENT
- E DENOTES EXISTING, SEE D.B. 839, PG. 809



SCALE: 1" = 100'

COMPASS POINT LAND SURVEYING, P.C., 190 SOUTH MAIN STREET, ROCKY MOUNT, VA., 24151, PHONE: 540-483-9478

TOTAL AREA IN LOTS: 16.468 ACRES
TOTAL AREA IN RIGHT OF WAYS: 2.351 ACRES
TOTAL AREA SUBDIVIDED: 18.819 ACERS

Prepared by:
MBC VSB #22593
Clark & Bradshaw, PC
92 N. Liberty Street
Harrisonburg, VA 22802
(540) 433-2601
#19-1099/cap

Tax Map Numbers: 15.10-2, 15.10-3, 15.10-5, 15.10-6, 15.10-8, 15.10-10,
15.10-18, 15.10-19, 15.10-20, 15.10-21, 15.10-28, 15.10-30, 15.10-31, 15.10-32,
15.10-33, 15.10-34 and 15.10-35

SUBSTITUTION OF TRUSTEE

THIS DESIGNATION AND APPOINTMENT OF SUBSTITUTE TRUSTEES, made this 25th day of February, 2021, by LEGEND MORTGAGE, INC., successor in interest to NEW HORIZON DEVELOPEMNT, LLC, Grantor, (for indexing purposes the Clerk of the Court should also index HECKMAN HOMES, INC., a Virginia corporation, as Grantor) and MARK B. CALLAHAN, SUBSTITUTE TRUSTEE, AND QUINTON B. CALLAHAN, SUBSTITUTE TRUSTEE, either of whom may act, Grantees.

RECITALS:

1. By a certain Deed of Trust dated June 16, 2016 and duly recorded in the Clerk's Office of the Circuit Court of Franklin, Virginia, as Instrument Number 160003617, Heckman Homes, Inc., a Virginia corporation, conveyed to C. Holland Perdue, III, of 245 South Main Street, Rocky Mount, Virginia, as Trustee, certain

real properties described in said Deed of Trust to secure the payment of the principal sum of \$299,200.00 and all interest accruing thereon, payable to NEW HORIZON DEVELOPMENT, LLC, predecessor in interest to LEGEND MORTGAGE, INC., evidenced by a Fixed Rate Deed of Trust Note and/or Promissory Note in the principal amount of \$299,200.00, therein described;

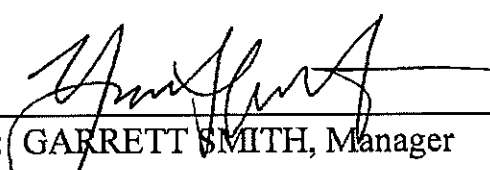
1. The said Deed of Trust is now in default;
2. The aforesaid Deed of Trust provides that substitution of trustee is permitted;
3. The beneficiary of said Fixed Rate Deed of Trust Note and/or Promissory Note, Legend Mortgage, Inc., successor in interest to New Horizon Development, LLC, beneficiary/noteholder, pursuant to the terms of said Deed of Trust desires to designate and appoint substitute trustees to serve with regard to said Deed of Trust.

NOW, THEREFORE, pursuant to the terms of the aforementioned Deed of Trust, the undersigned beneficiary of said Fixed Rate Deed of Trust Note and/or Promissory Note secured thereby, by these presents, do hereby designate and appoint Mark B. Callahan and Quinton B. Callahan, either of whom may act, both of 92 North Liberty Street, Harrisonburg, Virginia, as Substitute Trustees to stand in place and stead of C. Holland Perdue, III, original trustee. The Substitute Trustees are

hereby vested with and succeeds to the rights, title, interests, and duties of the original trustee and shall have all the powers and authority granted in said Deed of Trust and in accordance with Section 26-49 of the 1950 Code of Virginia, as amended, as if they had been named originally as trustees.

WITNESS the following signature and seal:

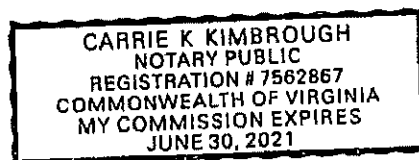
LEGEND MORTGAGE, INC., successor in interest NEW
HORIZON DEVELOPMENT, LLC, Noteholder


By:  (Seal)
Title: GARRETT SMITH, Manager

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF ARLENDALE, to-wit:

Subscribed, sworn to, and acknowledged before me by GARRETT SMITH, Manager of Legend Mortgage, Inc., successor in interest to New Horizon Development, LLC, Noteholder, this 7 day of MARCH, 2021.

My Commission Expires: 06-30-21
Registration No: 7502507




NOTARY PUBLIC

INSTRUMENT # 210002101
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
March 4, 2021 AT 3:57pm
TENESE J. BROWN, CLERK
BY: Annie M. Super (DC)

BK 1158PG0953

Prepared by:
MBC VSB #22593
Clark & Bradshaw, PC
92 N. Liberty Street
Harrisonburg, VA 22802
(540) 433-2601
#19-1099/cap

Tax Map Numbers: 15.15-2, 15.15-3, 15.15-4, 15.15-6, 15.15-7, 15.15-8, 15.15-12, 15.15-13, 15.15-14, 15.15-15, 15.15-19, 15.15-20, 15.15-21, 15.15-22, 15.15-23, 15.15-24

SUBSTITUTION OF TRUSTEE

THIS DESIGNATION AND APPOINTMENT OF SUBSTITUTE TRUSTEES, made this 25th day of February, 2021, by **LEGEND MORTGAGE, INC., successor in interest to NEW HORIZON DEVELOPEMNT, LLC,** Grantor, (for indexing purposes the Clerk of the Court should also index **HECKMAN HOMES, INC.,** a Virginia corporation, as Grantor) and **MARK B. CALLAHAN, SUBSTITUTE TRUSTEE, AND QUINTON B. CALLAHAN, SUBSTITUTE TRUSTEE,** either of whom may act, Grantees.

RECITALS:

1. By a certain Deed of Trust dated August 17, 2016 and duly recorded in the Clerk's Office of the Circuit Court of Franklin, Virginia, as Instrument Number 160004949, Heckman Homes, Inc., a Virginia corporation, conveyed to C. Holland Perdue, III, of 245 South Main Street, Rocky Mount, Virginia, as Trustee, certain

real properties described in said Deed of Trust to secure the payment of the principal sum of \$243,000.00 and all interest accruing thereon, payable to NEW HORIZON DEVELOPMENT, LLC, predecessor in interest to LEGEND MORTGAGE, INC., evidenced by a Fixed Rate Deed of Trust Note and/or Promissory Note in the principal amount of \$243,000.00, therein described;

1. The said Deed of Trust is now in default;
2. The aforesaid Deed of Trust provides that substitution of trustee is permitted;
3. The beneficiary of said Fixed Rate Deed of Trust Note and/or Promissory Note, Legend Mortgage, Inc., successor in interest to New Horizon Development, LLC, beneficiary/noteholder, pursuant to the terms of said Deed of Trust desires to designate and appoint substitute trustees to serve with regard to said Deed of Trust.

NOW, THEREFORE, pursuant to the terms of the aforementioned Deed of Trust, the undersigned beneficiary of said Fixed Rate Deed of Trust Note and/or Promissory Note secured thereby, by these presents, do hereby designate and appoint Mark B. Callahan and Quinton B. Callahan, either of whom may act, both of 92 North Liberty Street, Harrisonburg, Virginia, as Substitute Trustees to stand in place and stead of C. Holland Perdue, III, original trustee. The Substitute Trustees are

BK 1158PG0955

hereby vested with and succeeds to the rights, title, interests, and duties of the original trustee and shall have all the powers and authority granted in said Deed of Trust and in accordance with Section 26-49 of the 1950 Code of Virginia, as amended, as if they had been named originally as trustees.

WITNESS the following signature and seal:

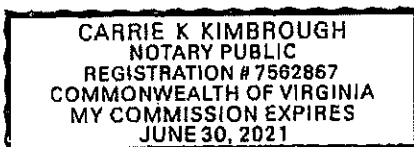
LEGEND MORTGAGE, INC., successor in interest NEW
HORIZON DEVELOPMENT, LLC, Noteholder

By: [Signature] (Seal)
Title: GARRETT SMITH, Manager

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF ALBEMARLE, to-wit:

Subscribed, sworn to, and acknowledged before me by GARRETT SMITH,
Manager of Legend Mortgage, Inc., successor in interest to New Horizon
Development, LLC, Noteholder, this 2 day of MARCH, 2021.

My Commission Expires: 06-30-21
Registration No: 7562867



[Signature]
NOTARY PUBLIC

INSTRUMENT # 210002102
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
March 4, 2021 AT 3:58 PM
TERESA J. BROWN, CLERK
BY: Annie M. Sykes (DC)

190000955

ABSTRACT OF JUDGMENT

Case No. CL17000406-00

ROANOKE COUNTY CIRCUIT COURT

Circuit Court

CITY OR COUNTY

MORROW, GREGG
FULL NAME OF PLAINTIFF(S)v HECKMAN HOMES INC
FULL NAME OF DEFENDANT
6375 C PETERS CREEK RD
ROANOKE, VA 24019
DEFENDANT'S ADDRESS

MORROW, DIANNA

DEFENDANT'S DATE OF BIRTH/SSN (LAST 4 DIGITS ONLY)

This is to certify that a Judgment was rendered in

☒ this Court

FULL NAME OF DEFENDANT

☐

in favor of:

☒ PLAINTIFF(S) against DEFENDANT(S)

DEFENDANT'S ADDRESS

☐ DEFENDANT(S) against PLAINTIFF(S)

DEFENDANT'S DATE OF BIRTH/SSN (LAST 4 DIGITS ONLY)

☐

v.

containing the following terms:

DATE OF JUDGMENT AUGUST 6, 2019		
\$ 64,911.00 AMOUNT OF JUDGMENT		
HOMESTEAD EXEMPTION WAIVED <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> CANNOT BE DEMANDED		
\$ ALTERNATE VALUE OF SPECIFIC PROPERTY AWARDED		
INTEREST RATE(S) AND BEGINNING DATE(S) 6% AS OF AUGUST 6, 2019		
COSTS	ATTORNEY'S FEES	ATTORNEY
\$ 6,049.31	\$ 56,500.00	JASON R. WHITING

OTHER:

I certify the above to be a true abstract of a Judgment docketed in the Clerk's office of this Court in Judgment Lien Docket

Book/Reel , page/frame , or Instrument / page 201901166

on AUGUST 8, 2019 at 8:58 AM

AUGUST 13, 2019

DATE

by

STEVEN A. MCGRAW Clerk

RECEIVED & FILED
2019 AUG 15 PM 3:24
FRAZEE, J. L.
CLERK OF CIRCUIT COURT
TERESA J. L. MCNEEL

