

THIS DEED, made and entered into this 22nd day of January, 1979, by and between FRED A. HALE and TRUDY L. HALE, husband and wife, parties of the first part; and MARGARET C. HALEY, PARTY of the second part.

: W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the parties of the second part to the parties of the first part, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part do hereby GRANT, BARGAIN, SELL, and CONVEY with Covenants of General Warranty of Title and English Covenants of Title, unto MARGARET C. HALEY, all of the following tract or parcel of land, lying and being in the County of Roanoke, State of Virginia, and more particularly described as follows, to-wit:

✓ PARCEL 2 as shown in Deed to Fred A. Hale and Trudy L. Hale, husband and wife, dated June 16, 1976, of record in Deed Book 1047, page 578:

BEGINNING at a point in the center of the bridge on the King Road corner to Charlton and Pruett land at the crossing of Mill creek; thence down Mill Creek N. 15° W. 230.0 ft. to a point; thence N. 37° 30' E. 450.0 ft. to a point; thence N. 69° E. 30.0 ft. crossing Mill Creek to the middle of King Road to a point; thence S. 21° E. 50.0 ft., more or less, to a point in the road; thence S. 6° W. 200.0 ft. to a point; thence S. 17° 15' W. 200.0 ft. to a point; thence S. 51° W. 188.0 ft. to the center of the bridge in the King road, the place of BEGINNING, and containing about 2 acres, more or less, according to the map made for C. W. Francis by James F. MacTier, Cert. Prof. Engr., dated March 19, 1935; and,

PARCEL 3 as shown in Deed to Fred A. Hale and Trudy L. Hale, husband and wife, dated June 16, 1976, of record in Deed Book 1047, page 578:

BEGINNING at a stake by a 10" diameter locust in fence, corner to Mary E. Simpson and C. M.

SOLD TO  
M. KERSEY  
WITH 12 AC

2 AC +

Armes; thence with the South line of said Armes property, N. 78° 12' E. 3210.0 ft. to a point in Mill Creek, corner to C. W. Francis, formerly Joseph C. King; thence up the center of Mill Creek with said Francis line, S. 32° 30' E. 128.0 ft. to a point; thence S. 37° 30' W. 450 ft. to a point; thence S. 15° 00' E. 230 ft. to a point in the middle of bridge, and in the middle of the King Road; thence leaving Mill Creek and with the middle of King Road S. 33° 30' W. 395.0 ft. to a point; thence S. 57° W. 242.0 ft. to a point; thence S. 36° W. 100 ft. to the King line in the middle of King Road, also known as the Price line; thence with the old Price line and said King line, S. 79° 45' W. 3589.0 ft. to the Craighead line at a stake by a 30" diameter chestnut stump and fallen water oak; thence with the Craighead line, N. 15° 00' W. 100 ft. to a stake near an old barn site; thence N. 39° 15' E. 613.1 ft. to an 8" diameter chestnut oak and 24" chestnut, corner to Craighead, Woods and Mary E. Simpson; thence with the Simpson line, N. 46° 15' E. 909 ft. to the place of BEGINNING, and containing 87.60 acres according to survey made by James F. MacTier, Certified Professional Engineer, dated June 11, 1937; and

LESS AND EXCEPT the following parcel conveyed to Michele A. Kersey by Fred A. Hale and Trudy L. Hale, husband and wife, by Deed dated December 28, 1978, and more particularly described as follows: BEGINNING at an iron located on the Westerly side of Va. Rte. 607 on the outside boundary of the property of Fred A. Hale and Trudy L. Hale as shown on the hereinafter referred to plat; thence along the Westerly side of Va. Rte. 607 the following seven courses and distances: S. 12° 10' 49" E. 42.99 ft. to a point; thence S. 6° 36' 06" W. 88.02 ft. to a point; thence S. 18° 16' 10" W. 219.05 ft. to a point; thence S. 25° 33' 38" W. 70.93 ft. to a point; thence S. 48° 26' 05" W. 258.89 ft. to a point; thence S. 39° 07' 08" W. 83.01 ft. to a point; thence S. 33° 22' 33" W. 72.12 ft. to an iron; thence leaving Va. Rte. 607 along two new courses through the property of Fred A. Hale and Trudy L. Hale, N. 9° 57' 29" W. 274.29 ft. to an iron; thence N. 80° 02' 53" W. 1267.25 ft. to an iron located on the Southerly side of Lot 4, Bent Mountain Lake Development; thence along the rear of Lots 4 through 18, N. 78° 57' 29" E. 1626.48 ft. to a point located in the center of Mill Creek; thence with same, S. 31° 25' 00" E. 128.00 ft. to a point; thence N. 71° 00' 00" E. 19.67 ft. to the place of BEGINNING and containing 12.009 acres as shown on plat made by David B. Scott, C. L. S., dated December 15, 1978, and being all of Parcel No. 2 and a portion of Parcel No. 3 of

the property conveyed to Fred A. Hale and Trudy L. Hale, husband and wife, as hereinabove described.

Parcel hereby conveyed being all of the remaining portion of said Parcel 3 hereinabove described, containing 75.6 acres, more or less.

BEING a part of the same property conveyed unto Fred A. Hale and Trudy L. Hale, husband and wife, by Roxie S. Sisson, Widow of Guy L. Sisson, et als, by Deed dated June 16, 1976, and recorded in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Deed Book 1047, page 578.

This Deed is made subject to all easements, restrictions, and conditions of record affecting the hereinabove described property.

WITNESS the following signatures and seals:

[Signature] (SEAL)  
Fred A. Hale

[Signature] (SEAL)  
Trudy L. Hale

STATE OF VIRGINIA *at Large*  
CITY OF ROANOKE, TO-WIT:

The foregoing instrument was acknowledged before me this 29th day of January, 1979, by Fred A. Hale and Trudy L. Hale, husband and wife.

My commission expires: Sept. 2, 1980

[Signature]  
Notary Public

State Tax	\$ 675.00	In the Clerk's Office of the Circuit Court for the County of Roanoke, Va. this
County Tax	\$ 22.50	29 day of <u>Jan</u> 1979 this instrument was presented, and
Transfer Fee	\$ 100.00	with the Certificate of acknowledgment thereon paid, admitted to record at
Clerk's Fee	\$ 100.00	3.25 o'clock P. M. The taxes imposed by par. 58-54 and 58-54.1
Plats	\$	of the code have been paid.
120 & 220A	\$ 43.00	
Total	\$ 1460.00	

ARTIN, HOPKINS  
40 LEMON, P. C.  
ANOKE, VIRGINIA

Testes: [Signature] Clerk  
By [Signature] Dep. Clerk