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TITLE SEARCH REPORT

This Title Search Report is issued for the use of the agent to whom it is addressed. This Report is to be used only by the agent to determine the insurability of title to the property described herein in conjunction with issuance of commitments, policies and endorsements by the above named title insurers ("the Company"). The agent reviewing this Title Search Report must follow all underwriting guidelines set forth in the underwriting Manual and Bulletins issued by the Company. 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. 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. Use of this Title Search Report for any reason other than the issuance of a Company commitment, policy or endorsement is not authorized. The liability under this Title Search Report is limited to the liability under the policy or policies issued pursuant to this Title Search Report. 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.

CASE NO: 11339 91051 CUSTOMER Fidelity

TITLE TO THE BELOW DESCRIBED PROPERTY IS VESTED OF RECORD IN:

Christopher M Beisser Katrina M Beisser

☐ t/e w/s ☐ j/t w/s ☐ t/c ☐ no tenancy ☐ prtshp ☐ corp ☐ llc

☐ UNDER THE FOLLOWING DEED: \_\_\_\_\_

Grantor(s): VA Hunter LLC  
Dated: 4.1.08 Recorded: 4.16.08 Deed Book & Pg./Inst. No: 168-747

☐ Current owner is surviving tenant of survivorship tenancy created in the above deed.  
Deceased tenant died \_\_\_\_\_ pursuant to information at /in \_\_\_\_\_

☐ UNDER THE WILL OF: \_\_\_\_\_

Date of Death: \_\_\_\_\_ Date of Probate: \_\_\_\_\_  
Will Book & Pg./Inst. No: \_\_\_\_\_

☐ BY INHERITANCE FROM: \_\_\_\_\_

Date of Death: \_\_\_\_\_  
Heirs determined by: \_\_\_\_\_

IF PROPERTY ACQUIRED BY WILL OR INHERITANCE

Decedent Acquired the Property By: \_\_\_\_\_

Address: 0 Caddis Ln

THE PROPERTY LIES IN THE County OF Craig, VIRGINIA. Recordation references are to the Clerk's Office of the Circuit Court thereof unless otherwise stated.

BRIEF LEGAL DESCRIPTION:

Lot 73 Black Diamond

☐ Use description on attached page(s) marked "description" in brackets "[ ]"

☐ Use description in \_\_\_\_\_ recorded in/as \_\_\_\_\_

DEEDS OF TRUST: ☒ None

*Clear*

1. Grantor(s): \_\_\_\_\_

Trustee(s): \_\_\_\_\_

Dated: \_\_\_\_\_ Deed Book & Pg./Inst. No: \_\_\_\_\_

Recorded: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

Named Beneficiary: \_\_\_\_\_

Assignments, Subordination Agmts, etc.: \_\_\_\_\_

2. Grantor(s): \_\_\_\_\_

Trustee(s): \_\_\_\_\_

Dated: \_\_\_\_\_ Deed Book & Pg./Inst. No: \_\_\_\_\_

Recorded: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

Named Beneficiary: \_\_\_\_\_

Assignments, Subordination Agmts, etc.: \_\_\_\_\_

3. Grantor(s): \_\_\_\_\_

Trustee(s): \_\_\_\_\_

Dated: \_\_\_\_\_ Deed Book & Pg./Inst. No: \_\_\_\_\_

Recorded: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

Named Beneficiary: \_\_\_\_\_

Assignments, Subordination Agmts, etc.: \_\_\_\_\_

JUDGMENTS: ☒ None

Dated \_\_\_\_\_ docketed \_\_\_\_\_ in/as \_\_\_\_\_

rendered in favor of \_\_\_\_\_ against \_\_\_\_\_

Dated \_\_\_\_\_ docketed \_\_\_\_\_ in/as \_\_\_\_\_

rendered in favor of \_\_\_\_\_ against \_\_\_\_\_

Dated \_\_\_\_\_ docketed \_\_\_\_\_ in/as \_\_\_\_\_

rendered in favor of \_\_\_\_\_ against \_\_\_\_\_

Dated \_\_\_\_\_ docketed \_\_\_\_\_ in/as \_\_\_\_\_

rendered in favor of \_\_\_\_\_ against \_\_\_\_\_

( ) See additional judgments attached

LIENS HAVE BEEN CHECKED IN THE NAME OF THE FOLLOWING PURCHASER(S):

Woltz + Associates Inc

LIENS FOUND: —

CC/FINANCING STATEMENTS:

☒ None

Filed

as Financing Statement No.

Debtor:

Secured Party:

( ) See additional Financing Statements attached

AX & ASSESSMENT INFORMATION:

Assessed Owner:

Christopher Katrina Beisser

Assessed Description:

lot 23 Black Diamond

Tax Map/ID#

29A-1-23

Bill #

Land \$

64300

Improvements \$

0

Total \$ 64300

Annual Amt:

405.10

; Payable on:

615723, 1215723

Taxes Paid Thru:

1 1/2 23

615723

Delinquent Taxes:

Taxes a Lien, Not Yet Due:

2 1/4 23

1215723

Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc:

Property Address (not warranted):

0 Caddis Ln

RESTRICTIONS AND/OR DECLARATIONS:

( ) None

See Policy + 1 more supplemental

Dated:

Recorded:

Deed Book & Pg./Inst. No:

Amendments at:

10.7.13

rec 11.7.13

DB 191-265

Contain Reverter: ( ) Yes ( ) No

Contain Easements (not shown on subd. plat): ( ) Yes ( ) No

Contain Minimum Building Line not shown on subd. plat: ( ) Yes ( ) No

Contain Assessments: ( ) Yes ( ) No

See Policy + This one

DEEDED EASEMENTS:

( ) NONE

VA Hunter LLC

From:

To:

SAd

Dated:

4.1.08

Recorded:

4.16.08

Deed Book & Pg./Inst. No: 168.747

Use of roads by VA Hunter + prop owners in Black Diamond

From:

To:

Dated:

Recorded:

Deed Book & Pg./Inst. No:

From:

To:

Dated:

Recorded:

Deed Book & Pg./Inst. No:

From: \_\_\_\_\_

To: \_\_\_\_\_

Dated: \_\_\_\_\_ Recorded: \_\_\_\_\_ Deed Book & Pg./Inst. No.: \_\_\_\_\_

SHOWN ON PLAT OF SUBDIVISION recorded in/as 161-829 : ( ) None

1. Setback lines
2. Stream Buffer
3. 10' Utility
4. \_\_\_\_\_

ON OTHER PLATS OF RECORD as follows: ( ) None

1. Plat recorded as \_\_\_\_\_ showing: See Policy
2. Plat recorded as \_\_\_\_\_ showing: \_\_\_\_\_

ISS: \_\_\_\_\_

( ) Public street(s) named: \_\_\_\_\_

( ) Appurtenant easement created by Deed Book & Pg./Inst. No.: 158-68 on Policy

( ) Road Maintenance Agreement in Deed Book & Pg./Inst. No.: 158-68

ER MATTERS: ( ) None

ACH TYPE: ( ) Current Owner ( ) Two Owner

( ) Standard Residential ( ) Commercial

( ) Other: \_\_\_\_\_

< TITLE INFO RELIED UPON IS Policy/Case # 8230646-22274959 (10+76) Items to be picked up

this policy affecting the property listed on page 1 are as follows: 1-7

Item 5 (162.599 Does not Apply)

EFFECTIVE DATE: 9/28/23 @ 8:00 A.M.

RCHER: Deeds Inc Keith A Kincke

REPORT CONSISTS OF \_\_\_\_\_ PAGES, excluding document copies, adverse sheets, etc



CHAIN OF TITLE		
GRANTOR:	Ratliff Farms Bob H Ratliff	
GRANTEE:	VA Hunter Inc	
DATED:	RECORDED:	INST:
8.8.06	8.9.06	157-767
CONSID:	LEGAL:	
8.8.06	8.9.06	157-175
NOTES:		

CHAIN OF TITLE		
GRANTOR:		
GRANTEE:		
DATED:	RECORDED:	INST:
CONSID:	LEGAL:	
NOTES:		

CHAIN OF TITLE		
GRANTOR:		
GRANTEE:		
DATED:	RECORDED:	INST:
CONSID:	LEGAL:	
NOTES:		

ESTATE INFORMATION		
DECEDENT:	DATE OF DEATH:	
TESTATE INTESATE:	REFERENCE:	
WILL DATED:	RECORDED:	SPECIFIC DEVISE: YES/NO
IF SPECIFIC DEVISE TO:		
NOTES:		

[illegible]



**Fidelity National Title Insurance Company**  
**SCHEDULE A**

Name and Address of Title Insurance Company:  
Fidelity National Title Insurance Company  
Attn: Claims Department  
P.O. Box 45023, Jacksonville, Florida 32232-5023

Policy No.: 8230646-222749519  
Address Reference: Caddis Lane  
New Castle, VA 24127

Date of Policy: January 12, 2021 at 02:58 PM

Amount of Insurance: \$ 70,000.00  
Premium: \$ 287.00

1. Name of Insured:  
Charles Thomas Elliott and Karen Skeirik Elliott
2. The estate or interest in the Land that is insured by this policy is:  
Fee Simple
3. Title is vested in:  
Charles Thomas Elliott and Karen Skeirik Elliott
4. The Land referred to in this policy is described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Dated: March 7, 2021

Countersigned: *Sam R. Selwa* Cumberland Title LLC  
Cumberland Title LLC

This policy is invalid unless the policy jacket and Schedules A and B are attached.

27S104 (6/06)

ALTA Owner's Policy Schedule A-06

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(208835.PFD/208835/18)



# Fidelity National Title Insurance Company

Policy No.: 8230646-222749519

## SCHEDULE B

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) which arise by reason of the following:

1. This item left intentionally blank.
2. Those taxes which become due and payable subsequent to the date of the policy, which are not yet due and payable.
3. Terms, provisions, covenants, conditions, restrictions, reservations, easements, liens for assessments, developer rights, options, rights of first refusal and reservations and other matters, if any, and any amendments thereto, appearing of record in Declaration dated September 26, 2006, recorded on September 27, 2006, in Deed Book 158, Page 68; Amendments recorded in Deed Book 162, Page 276; Deed Book 162, Page 262; Deed Book 167, Page 730; Deed Book 170, Page 193; Deed Book 170, Page 622; Deed Book 173, Page 3 and Deed Book 173, Page 564; in the related bylaws; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid, but 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.
4. Easement to Continental Telephone Company of record in Deed Book 73, Page 463, and Deed Book 57, at Page 141.
5. Plats of record in Deed Book 157, Page 204, Deed Book 158, Page 252 and 268, Deed Book 161, at Page 829, and Deed Book 162, at Page 599, including but not limited to utility easements and notes contained thereon.
6. Rights of others in and to the use of the streets, roads, common areas and easements within the subdivision.
7. Rights of others in and to the continued uninterrupted flow of branch(es), if any, located on the Land.
8. Items shown on Boundary Plat of Tax Map 79-A-1-76 to be Acquired by Charles T. & Karen S. Elliott Potts Mountain Magisterial District Craig County, Virginia, by Eric Genry, Land Surveyor, dated December 19, 2020, Project No. 2020-034.

This policy is invalid unless the policy jacket and Schedules A and B are attached.

27S105 (6/06)

ALTA Owner's Policy Schedule B-06

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(208835.PFD/208835/18)





## Fidelity National Title Insurance Company

Policy No.: 8230646-222749519

### LEGAL DESCRIPTION

#### EXHIBIT "A"

The following described property located in the Potts Magisterial District, County of Craig, Virginia, (the "Property"):

Lot # 76, containing 6.521 acres, as shown and designated on that certain plat of survey entitled "Boundary Plat of Tax Map 79-A-1-76 Currently Owned By William H. & Sara M. Genry To Be Acquired By Charles T. & Karen S. Elliott Potts Mountain Magisterial District Craig County, Virginia", a copy of which is recorded in \_\_\_\_\_.

This policy is invalid unless the policy jacket and Schedules A and B are attached.

27S104 (6/06)

ALTA Owner's Policy Exhibit "A"-06  
(208835.PFD/208835/18)



# Craig County, Virginia

Jackie Parsons - Treasurer

## *Ticket Detail*

### REAL ESTATE 2023

<b>Department:</b>	RE2023
<b>Ticket No:</b>	2910002
<b>Frequency:</b>	2
<b>Supplement No:</b>	0
<b>Name:</b>	BEISSER CHRISTOPHER M ET AL
<b>Account No:</b>	5360
<b>Name 2:</b>	N/A
<b>Map ID:</b>	79A 1 73
<b>Address:</b>	3370 MCDANIEL ROAD BEDFORD VA 24523
<b>Description:</b>	JOHNS CK 14.92 AC LOT 73 INST 080000365
<b>District:</b>	04
<b>Bill Date:</b>	10/01/2023
<b>Due Date:</b>	12/10/2023
<b>Land Value:</b>	\$64,300
<b>Original Bill:</b>	\$202.55
<b>Acres:</b>	14.92
<b>Last Transaction Date:</b>	10/01/2023
<b>Payments:</b>	\$0.00
<b>Penalty Paid:</b>	\$0.00
<b>Interest Paid:</b>	\$0.00
<b>Amount Owed:</b>	\$202.55
<b>Total Owed:</b>	\$202.55
<b>Penalty:</b>	\$0.00
<b>Interest:</b>	\$0.00

Note: If payment was received within the past 10 business days, then any returned items may not be posted at this time.

Show 25  entries

Date	Type	Transaction No.	Amount	Balance
10/01/2023	Charge		0 \$ 202.55	\$ 202.55
<div>FirstPrevious1NextLast</div> <div>New SearchPrevious</div>				



# Craig County, Virginia

Jackie Parsons - Treasurer

Name: *BEISSER CHRISTOPHER M ET AL*

Show 25  entries

Dept	Ticket No.	Seq.	Account No.	Due Date	Name
- RE2019	288	2	5360	12/5/2019	BEISSER CHRISTOPHER M ET AL
<b>Description</b> JOHNS CK					
<b>Map ID</b> 79A 1 73					
<b>Balance</b> \$0.00					
<input type="button" value="Details"/>					
- RE2020	289	1	5360	6/26/2020	BEISSER CHRISTOPHER M ET AL
<b>Description</b> JOHNS CK					
<b>Map ID</b> 79A 1 73					
<b>Balance</b> \$0.00					
<input type="button" value="Details"/>					
- RE2020	289	2	5360	12/5/2020	BEISSER CHRISTOPHER M ET AL
<b>Description</b> JOHNS CK					
<b>Map ID</b> 79A 1 73					
<b>Balance</b> \$0.00					
<input type="button" value="Details"/>					
- RE2021	292	1	5360	6/8/2021	BEISSER CHRISTOPHER M ET AL



Dept	Ticket No.	Seq.	Account No.	Due Date	Name
<b>Description</b> JOHNS CK <b>Map ID</b> 79A 1 73 <b>Balance</b> \$0.00 <a href="#">Details</a>					
- RE2021	292	2	5360	12/7/2021	BEISSER CHRISTOPHER M ET AL
<b>Description</b> JOHNS CK <b>Map ID</b> 79A 1 73 <b>Balance</b> \$0.00 <a href="#">Details</a>					
- RE2022	285	1	5360	6/7/2022	BEISSER CHRISTOPHER M ET AL
<b>Description</b> JOHNS CK <b>Map ID</b> 79A 1 73 <b>Balance</b> \$0.00 <a href="#">Details</a>					
- RE2022	285	2	5360	12/11/2022	BEISSER CHRISTOPHER M ET AL
<b>Description</b> JOHNS CK <b>Map ID</b> 79A 1 73 <b>Balance</b> \$0.00 <a href="#">Details</a>					
- RE2023	291	1	5360	6/7/2023	BEISSER CHRISTOPHER M ET AL

Dept	Ticket No.	Seq.	Account No.	Due Date	Name
<b>Description</b> JOHNS CK <b>Map ID</b> 79A 1 73 <b>Balance</b> \$0.00 <a href="#">Details</a>					
- RE2023	291	2	5360	12/10/2023	BEISSER CHRISTOPHER M ET AL
<b>Description</b> JOHNS CK <b>Map ID</b> 79A 1 73 <b>Balance</b> \$202.55 <a href="#">Details</a>					

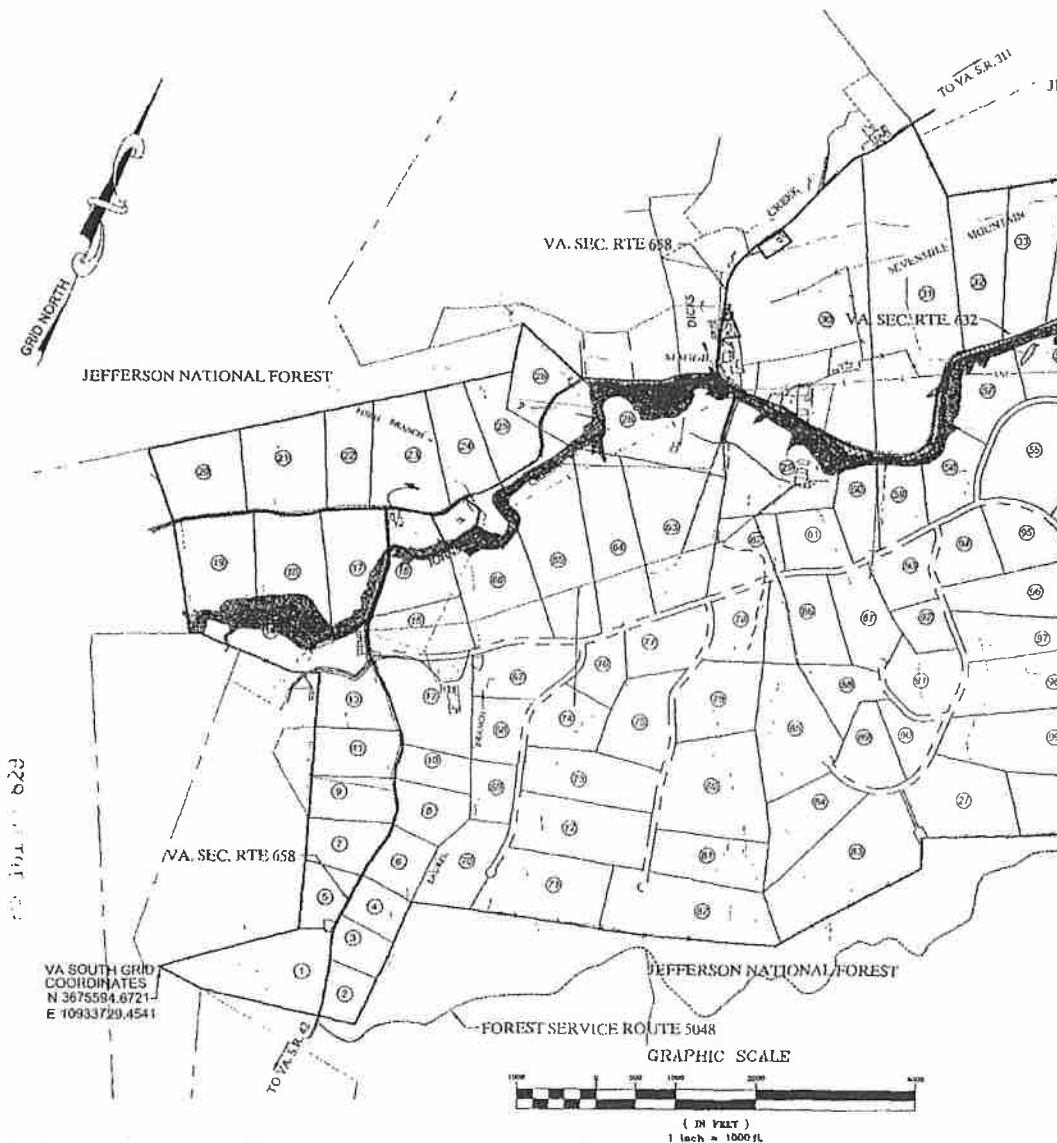
Total Due: \$202.55

Note: If payment was received within the past 10 business days, then any returned items may not be posted yet.

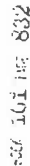
PROJECT:  
BLACK DIAMOND SUBDIVISION  
LOCATED ON THE WATERS OF JOHNS CREEK  
POTTS MOUNTAIN DISTRICT, CRAIG COUNTY, VIRGINIA

SITE ADDRESS:  
BLACK DIAMOND RANCH  
ROUTE 2, BOX 260  
NEW CASTLE, CRAIG COUNTY, VIRGINIA

DEVELOPER:  
HUNTER COMPANY OF WEST VIRGINIA  
471 B & O OVERPASS ROAD  
HEDGESVILLE, WV 25427



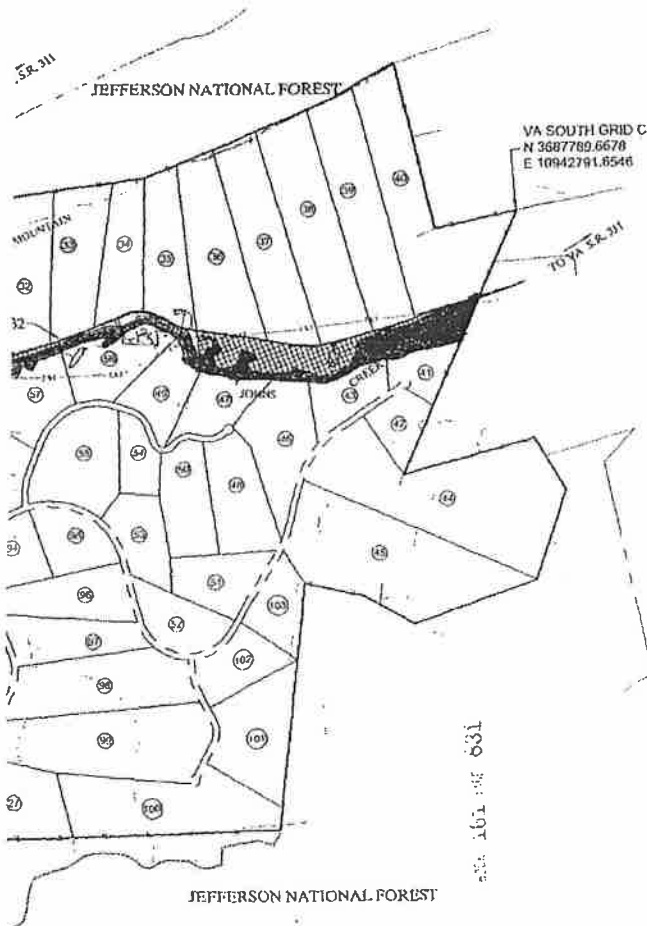
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



LOCATION MAP  
1"=2 MILES

**HUNTER  
COMPANY  
OF WEST VIRGINIA**






VA SOUTH GRID COORDINATES  
N 3687789.6678  
E 10942791.6546



031

INDEX OF SHEETS	
A1	COVER SHEET
A2	PARENT TRACTS EXHIBIT
A3	SHEET INDEX
A4	NOTES/CERTIFICATIONS
A5	LEACHFIELD & WATER WELL INFO
1-34	FINAL PLAN
39 SHEETS TOTAL	

### LEGEND

-  EXTERIOR BOUNDARY LINE  
 PROPOSED 60' WIDE ROAD RIGHT OF WAY  
 PROPOSED LOT LINE  
 100 YEAR FLOOD PLAIN  
 COMMON AREA



**TERRADON**  
Engineering • Surveying • Landscape Architecture  
P.O. Box 519  
Arlene, West Virginia 25143  
(304) 755-8281 FAX 755-2636

FINAL PLAT  
BLACK DIAMOND SUBDIVISION

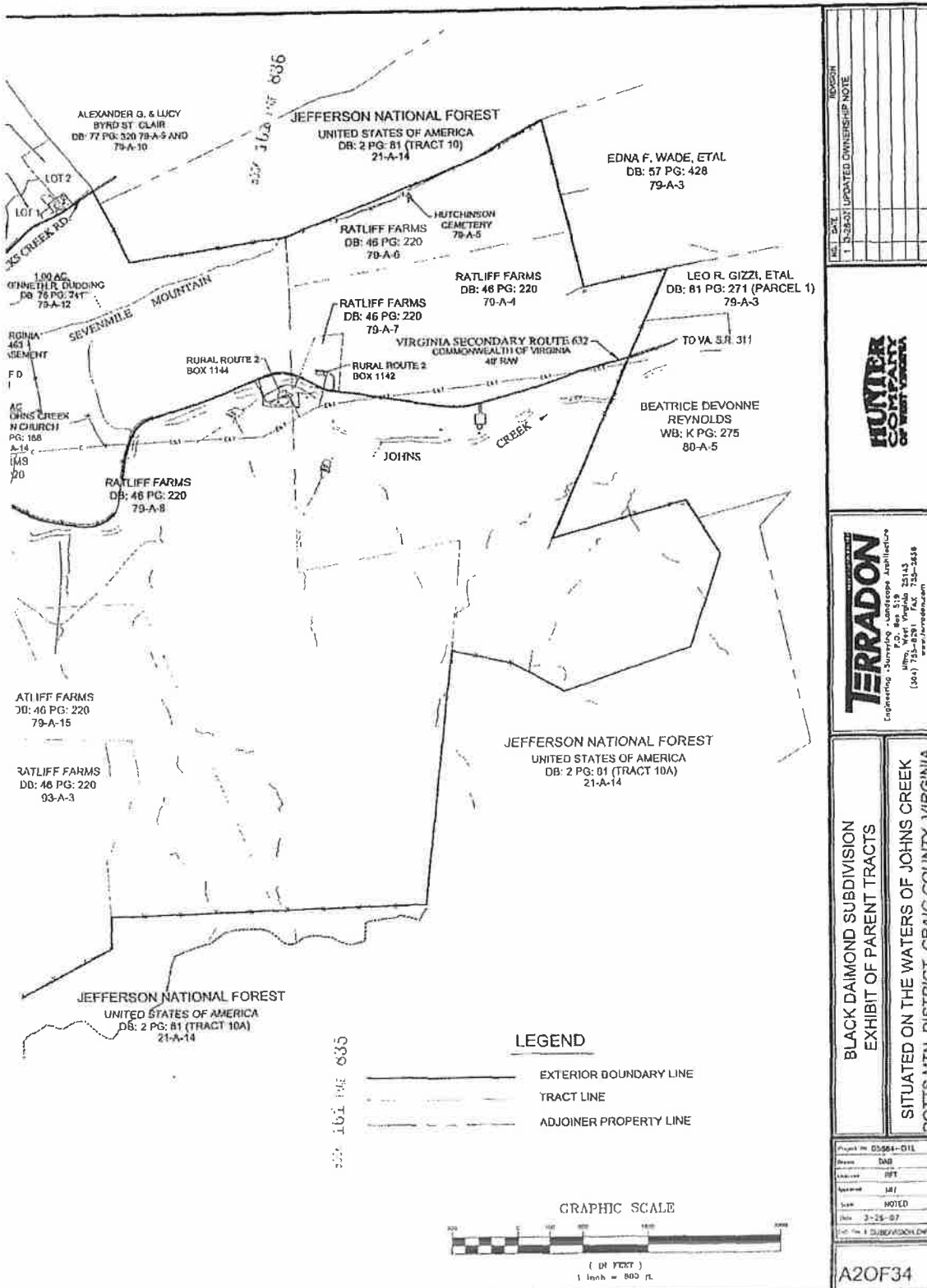
SITUATED ON THE WATERS OF JOHNS CREEK  
— — — — — SPAN CO. VIRGINIA

A10F34



[illegible]

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



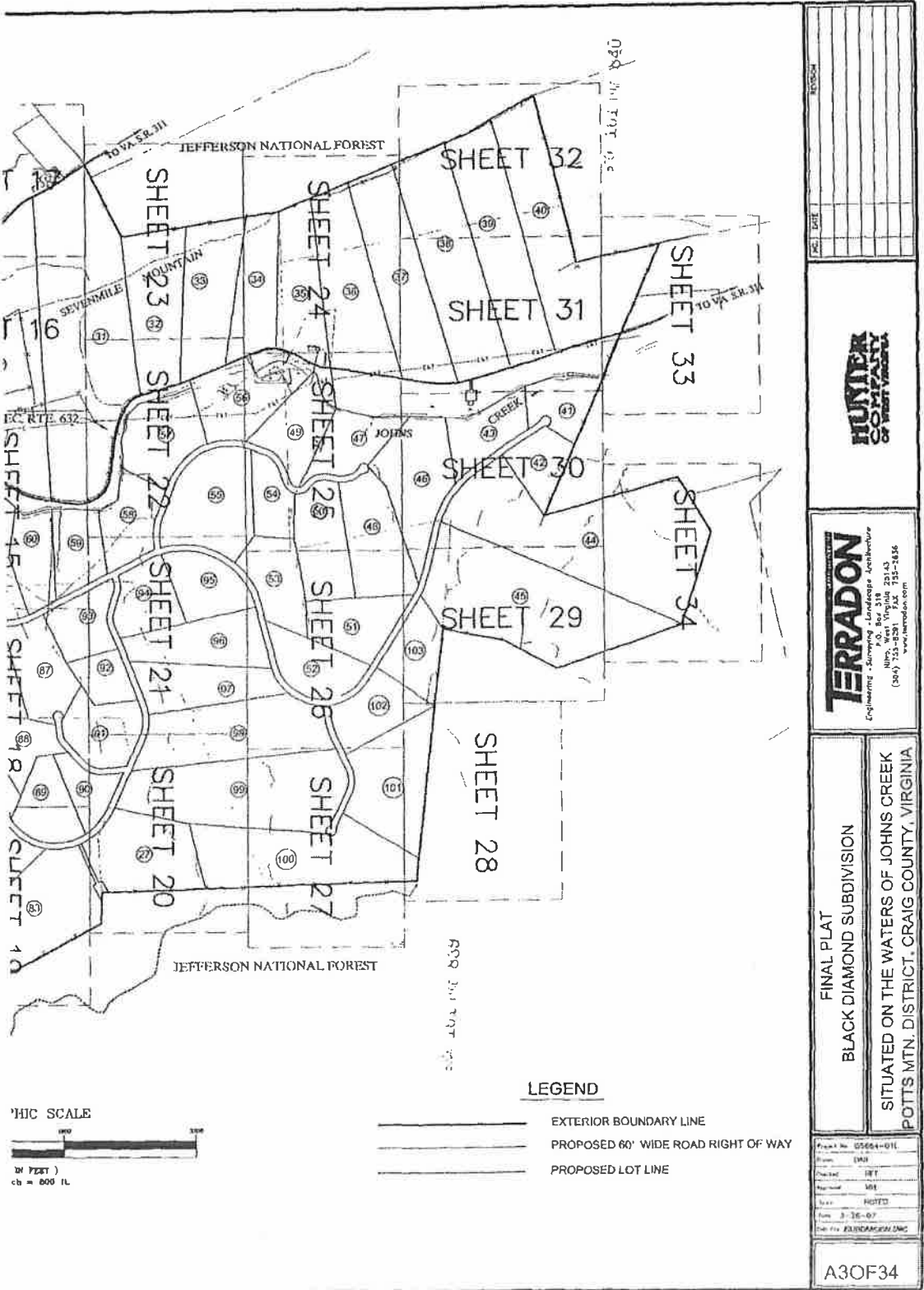
This map displays the layout of 19 numbered sheets covering a portion of the Jefferson National Forest. The sheets are arranged in a grid-like fashion, with some overlapping. Key features include:

- Geographical Features:** Maguire Creek, Mill Creek, and several smaller creeks and streams.
- Roads:** VA Sec. RTE 658, VA Sec. RTE 673, and other local roads.
- Land Ownership:** Boundaries between U.S. Reclamation Service land and private landowners, specifically S.E. Regan & Co., Inc.
- Map Elements:** A graphic scale bar at the bottom left (0 to 1 mile), a north arrow at the top right, and various labels for specific locations and landmarks.

Q. C. C.



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REVISION	
NO.	DATE
Engineering - Surveying - Landscape Architecture P.O. Box 218 Hills, West Virginia 26035-0218 (304) 755-1856 www.terraron.com	
FINAL PLAT BLACK DIAMOND SUBDIVISION SITUATED ON THE WATERS OF JOHNS CREEK POTTS MTN. DISTRICT, CRAIG COUNTY, VIRGINIA	
Project No. 02664-011 Drawn: JWH Checked: JET Reviewed: MBE Date: 10/10/07 Date: 3-16-07 Date: 10/10/07	
A30F34	



CURVE TABLE				
URVE	LENGTH	RADIUS	CHORD DIR	CHORD
C91	243.01	570.00	N14°27'26"W	241.17
C92	542.34	630.00	S22°25'05"W	526.75
C93	803.68	570.00	N42°40'56"E	805.06
C94	207.63	220.00	S33°53'30"W	195.55
C95	29.36	280.00	N77°17'14"E	29.24
C96	228.64	280.00	N59°54'02"E	222.34
C97	34.12	50.00	N69°59'41"E	33.46
C98	110.60	50.00	S54°08'16"W	89.39
C99	110.78	50.00	N60°50'45"E	89.47
C100	31.15	50.00	N46°28'19"E	30.65
C101	768.53	780.00	S78°45'50"W	737.62
C102	1162.98	720.00	N83°32'07"W	1040.51
C103	486.71	780.00	N55°08'15"W	478.85
C104	27.55	530.00	S30°46'03"E	27.55
C105	1101.74	470.00	N75°35'00"E	866.20
C106	202.49	530.00	S56°35'27"E	208.49
C107	375.17	530.00	N80°46'47"E	367.38
C108	477.14	530.00	N34°13'14"E	481.19
C109	235.71	630.00	S37°27'46"E	234.34
C110	213.27	570.00	S37°27'46"E	212.02
C111	195.38	220.00	N22°44'23"W	189.02
C112	248.66	280.00	N22°44'23"W	240.57
C113	32.18	50.00	S15°43'50"E	31.62
C114	141.15	50.00	N46°42'28"E	80.73
C115	60.20	50.00	S06°25'21"E	71.03
C116	32.18	50.00	N21°08'13"E	31.62
C117	25.80	720.00	N07°24'11"E	25.80
C118	58.44	780.00	N06°17'01"E	58.43
C119	110.58	720.00	N01°58'38"E	110.46
C120	171.74	780.00	N02°10'14"W	171.39
C121	78.10	720.00	N05°27'50"W	78.07
C122	643.72	970.00	S13°50'18"W	621.97
C123	55.95	970.00	S06°49'32"E	55.96
C124	471.47	1030.00	S04°38'07"W	467.37
C125	271.47	1030.00	S25°17'57"W	270.69
C126	32.18	50.00	N14°24'54"E	31.62
C127	221.43	50.00	N57°09'00"W	80.00
C128	32.18	50.00	S51°17'05"W	31.62
C129	26.03	380.00	S48°56'48"E	26.03
C130	139.03	380.00	S36°30'08"E	139.26
C131	134.64	370.00	S15°35'46"E	133.90
C132	120.08	330.00	S15°35'46"E	119.42
C133	119.60	770.00	S61°00'57"W	119.54
C134	154.23	730.00	S63°24'55"W	153.94
C135	43.02	770.00	S64°57'48"W	43.01
C136	101.84	600.00	N60°13'32"E	101.72
C137	106.63	640.00	N58°13'32"E	106.50
C138	126.27	600.00	N69°15'36"E	126.02
C139	137.80	640.00	N69°15'36"E	137.82
C140	153.31	605.00	S68°10'24"W	152.96
C141	142.17	546.00	S68°10'24"W	142.70
C142	207.27	950.00	S34°51'18"W	206.86
C143	275.54	940.00	S54°38'59"W	205.13
C144	185.23	270.00	N57°42'08"E	179.81
C145	136.27	429.00	S34°02'48"W	135.82
C146	192.67	165.00	N03°28'55"E	181.91
C147	230.33	205.00	N03°28'55"E	220.01
C148	21.79	245.00	S27°25'22"E	21.78
C149	50.09	285.00	N24°56'06"E	50.63
C150	134.57	265.00	S00°22'20"E	133.33
C151	136.06	245.00	S08°51'36"E	135.19
C152	147.85	325.00	S20°11'16"W	146.58
C153	129.65	285.00	S20°11'16"W	129.54
C154	306.65	853.64	N88°54'54"E	307.95
C155	322.60	893.64	N86°54'37"E	322.03
C156	279.84	379.92	N67°17'39"E	273.56
C157	307.98	419.92	N57°15'34"E	301.12
C158	203.92	225.00	N11°22'41"E	197.01
C159	240.17	265.00	N11°22'41"E	232.03
C160	100.67	245.00	S25°42'55"W	185.88
C161	159.54	205.00	S20°42'55"W	155.54
C162	136.35	310.00	S50°49'50"W	137.20
C163	208.86	270.00	S60°59'45"W	201.84
C164	99.15	310.00	S81°46'51"W	98.74
C165	77.63	510.00	S87°51'17"E	77.76
C166	179.64	470.00	N85°34'04"E	178.55
C167	172.10	510.00	N81°11'44"E	116.84
C168	237.74	730.00	N66°35'25"E	238.86
C169	312.41	770.00	N64°17'44"E	310.27
C170	376.34	630.00	S64°11'35"W	376.34
C171	3.95	445.00	N24°18'37"W	3.95
C172	30.10	380.00	S44°16'20"W	30.10

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	S85°50'38"W
L2	44.77	S24°01'41"E
L3	5.00	N55°58'18"E
L4	45.00	S24°01'41"E
L5	21.07	N25°54'46"W
L6	5.00	S64°06'31"W
L7	11.07	S70°08'11"E
L8	21.15	S70°08'11"E
L9	23.69	N65°09'04"W
L10	25.60	N57°23'25"E
L11	77.21	S68°44'31"E
L12	43.18	N24°55'04"W
L13	66.26	N26°43'19"W
L14	53.38	N20°52'43"W
L15	40.84	N14°07'36"W
L16	17.09	N50°38'41"E
L17	20.46	N30°45'26"W
L18	29.90	N30°45'26"W
L19	24.12	S28°33'40"E
L20	4.91	N13°33'21"W
L21	74.04	N61°09'01"E
L22	30.70	N16°47'14"W
L23	49.80	N16°47'14"W
L24	30.26	N72°50'33"E
L25	49.91	S15°35'08"E
L26	39.08	S72°52'43"W
L27	15.13	S48°31'03"E
L28	125.37	N22°46'13"E
L29	72.90	N13°38'30"E
L30	101.05	N71°24'22"E
L31	106.87	N80°48'55"E
L32	73.37	S80°21'03"E
L33	34.17	N28°10'06"W
L34	47.28	N45°23'33"W
L35	23.76	N26°59'08"W
L36	24.11	N01°48'22"W
L37	25.58	N24°48'06"E
L38	37.29	N33°39'37"E
L39	37.68	N45°01'56"E
L40	86.40	N50°10'29"E
L41	73.04	N70°22'10"E
L42	52.90	N30°44'34"W
L43	25.00	S09°15'26"W
L44	52.14	S30°44'34"E
L45	25.01	N61°12'29"E
L46	1.25	N58°02'19"E
L47	22.18	N48°17'53"E
L48	67.50	N31°57'41"W
L49	22.18	S67°46'45"W
L50	22.18	S67°46'45"W
L51	22.16	N88°17'53"W
L52	5.00	N42°41'40"E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	20.58	N40°20'57"E
E2	83.84	S61°03'25"E
E3	78.64	S78°58'37"E
E4	56.91	S19°20'47"E
E5	11.98	S28°30'40"E
E6	268.38	S17°15'41"E
E7	20.36	S33°22'27"W
E8	13.36	S26°08'40"E
E9	252.63	S17°15'41"E
E10	45.56	N65°25'54"W
E11	67.92	N78°56'37"W
E12	93.11	S01°03'25"E
E13	47.78	S69°27'00"E
E14	20.14	S68°16'25"E
E15	63.68	N61°40'42"E
E16	11.09	S44°41'59"E
E17	33.69	S26°33'22"E
E18	25.97	S23°30'00"E
E19	46.43	S34°22'11"E
E20	111.85	N74°58'17"E
E21	16.90	S63°22'47"E
E22	49.48	S43°13'44"E
E23	19.68	S40°05'48"E
E24	44.85	S41°02'31"E
E25	79.09	S36°00'43"E
E26	12.01	S44°54'24"W
E27	10.92	S67°08'08"E
E28	18.89	S10°09'20"E
E29	67.63	S12°49'07"E
E30	49.11	S61°31'13"W
E31	60.51	N43°02'25"W
E32	9.38	N83°28'02"W
E33	30.00	N13°35'04"E
E34	16.58	N43°52'25"W
E35	16.65	N63°28'02"W
E36	17.51	S41°11'22"W
E37	15.72	N72°00'19"W
E38	21.10	N55°41'55"W
E39	17.10	N83°35'32"W
E40	45.23	N50°49'11"W
E41	17.66	N64°46'13"W
E42	19.84	N60°13'26"E
E43	25.45	S80°13'14"E
E44	25.50	N55°04'46"E

WETLAND EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
W1	85.75	N11°05'34"E
W2	45.05	N38°46'10"E
W3	41.67	N63°26'27"E
W4	34.33	S40°11'18"W
W5	11.35	S88°22'14"W
W6	48.40	S18°34'08"E
W7	73.74	S10°59'54"W
W8	81.30	S18°47'34"W
W9	26.03	S29°43'14"W
W10	26.02	N36°39'23"W
W11	50.06	N83°18'06"W
W12	51.59	N05°54'46"E

#### CRAIG COUNTY APPROVAL:

UNDER THE AUTHORITY OF THE SUBDIVISION AND ZONING ORDINANCES ACTING FOR AND ON THE BEHALF OF CRAIG COUNTY VIRGINIA, THIS SUBDIVISION IS HEREBY APPROVED FOR RECORDATION AS A MAJOR SUBDIVISION.

*Robert E. Brown* 4/19/07  
SUBDIVISION AGENT DATE  
HUNTER WILSON Line Planner

#### OWNER'S STATEMENT:

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE TO THE DESIRES OF THE UNDERSIGNED OWNERS.

*Robert E. Brown* 4/19/07  
HUNTER WILSON DATE

#### NOTARY'S STATEMENT:

STATE OF VA COUNTY OF Spotsylvania TO WIT:

I, Robert E. Brown,  
A NOTARY PUBLIC TO AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT HUNTER WILSON, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES Dec 2, 2011  
GIVEN UNDER MY HAND THIS 19 DAY OF April 2007  
*Robert E. Brown*  
NOTARY PUBLIC



NO.	DATE	REASON
2	6-13-08	ADDED NOTE 13 - 17
3	9-11-08	REVISED CAMILL LANE ALIGNMENT
4	6-22-08	WETLAND EASEMENT TABLE
5	3-18-07	STREAM BUFFERS
6	3-25-07	OWNERSHIP UPDATED

**HUNTER WILSON**  
ENGINEERING  
1000 West Virginia Ave.  
P.O. Box 518  
Huntersville, NC 28006  
(704) 885-1116  
www.hunterwilson.com

**TERRADON**  
Engineering Surveying Landmark Analysis  
P.O. Box 518  
Huntersville, NC 28006  
(704) 885-1116  
www.terradon.com

**FINAL PLAT**  
**BLACK DIAMOND SUBDIVISION**  
**SITUATED ON THE WATERS OF JOHNS CREEK**  
**POTTS MTN. DISTRICT, CRAIG COUNTY, VIRGINIA.**

Project: 05664-031  
Drawn: DWB  
Checked: RTI  
Reviewed: MJS  
Date: 4/19/07  
Scale: 1"=100'-00"  
Loc: 1"=100'-00" (ENC)

A4OF34

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED ON THIS PLAT IS THE PROPERTY ACQUIRED BY THE FOLLOWING CONVEYANCE  
UNTO VA HUNTER LLC BY A DEED RECORDED IN DEED BOOK 157 PAGE 167  
AND 175, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CRANE  
COUNTY VIRGINIA, WHICH IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO  
SAID PROPERTY.  
DATE: 11/14/2011  
MICHAEL D. HUNTER

SURVEYOR'S STATEMENT

1. THE BOUNDARY LINES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY.
2. ALL ENCUMBRANCES AFFECTING THE PROPERTY MAY NOT BE SHOWN ON THE SURVEY.
3. THE FOLLOWING EASEMENTS ARE RELAYED TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING EASEMENTS ARE RELAYED TO AFFECT THE SUBJECT PROPERTY. THE FOLLOWING EASEMENTS ARE RELAYED TO AFFECT THE SUBJECT PROPERTY.
4. EASEMENTS FOR OVERHEAD UTILITIES MAY EXIST.
5. ALL OLD TRACT LINES WITHIN THE EXTERIOR BOUNDARY ARE TO BE VACATED.
6. MEANDERING FENCES CROSS PRIVATELY LINES.
7. THE LOCATION OF STRUCTURES SHOWN HEREON WERE DETERMINED BY ACTUAL MAPPING AND WERE NOT FIELD THEO.
8. THE SUBJECT PROPERTY IS SHOWN IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 51062C0075 A PANEL 25 OF 175, BEARING AN EFFECTIVE DATE OF FEBRUARY 02, 1990. HOWEVER, UPON THE REQUIRING AN EFFECTIVE DATE OF READING COMMISSION, A FLOOD STUDY WAS PERFORMED (UTILIZING FIELD SURVEY CROSS SECTIONS, TO DETERMINE THE 100 YEAR FLOOD SHOW ON THIS SURVEY.
9. THE TOTAL AREA SUBDIVIDED IS 166.41 ACRES +/-.
10. THE STREETS IN THIS SUBDIVISION AND ANY ACCESS ROADS HERETO ARE NOT INTENDED FOR ACCESS TO THE SECONDARY SYSTEM OF HIGHWAYS. ACCORDINGLY, THE VOLUMES DETERMINED OF THIS SUBDIVISION (NOT A MAJOR THE COUNTRY OF ROAD HAVE NO RESPONSIBILITY, LEAVE OR OBTAIN, TO EXPEND PUBLIC FUNDS TO MAINTAIN OR IMPROVE SUCH ROADS. THE MAINTENANCE OF THESE ROADS SHALL BE THE RESPONSIBILITY OF THE CURRENT AND FUTURE OWNERS OF LOTS WITHIN THIS SUBDIVISION.
11. CENTRAL LINE DATA FOR THE PROPOSED ROADSWAYS IS SHOWN ON THE GRADING PLAN.
12. ALL LOTS ARE SUBJECT TO A TEN FOOT WIDE UTILITY EASEMENT ALONG ALL SIDE LOT LINES, AS SHOWN ON THIS SURVEY.
13. A PORTION OF THESE LOTS ARE LOCATED BELOW 1 TO A FLOOD CONTROL DAMS ON JOHNS CREEK AND DICKS CREEK. THE 100-YEAR FLOODPLAIN IS SHOWN ON THE SUBDIVISION PLAT. BUILDING IN THE 100-YEAR FLOODPLAIN IS PROHIBITED.
14. FURTHER SUBDIVISION WITHIN BLACK DIAMOND SUBDIVISION IS PROHIBITED.
15. ALL LOTS ADJACENT TO THE PROPOSED ROADS MUST BE ACCESSIBLE INTERNALLY.
16. ALL LOTS SERVING BY EXISTING STATE MAINTAINED ROADS REQUIRE AN EASEMENT PERMIT FROM V.D.O.T.
17. ALL PRIVATE EASEMENTS ON STATE MAINTAINED ROADS MUST BE IN A LOCATION WHERE IT MEETS THE CURRENT SIGHT DISTANCE REQUIREMENTS, OR WHERE IT HAS THE OPTIMUM LINES OF SIGHT.

CURVE	LENGTH	RADIUS	CHORD BEAR	CHORD
C100	266.59	630.00	S14°21'20"E	266.59
C09	138.57	720.00	S44°42'25"W	138.46
C08	101.76	720.00	S42°33'31"W	101.69
C07	34.64	50.00	S33°06'35"E	33.95
C06	221.30	50.00	S24°17'31"W	60.00
C05	30.20	50.00	N14°32'05"W	29.74
C04	50.72	605.00	S60°04'12"E	50.20
C03	434.79	605.00	S83°25'45"E	425.49
C02	222.51	605.00	N60°42'39"E	210.71
C01	601.11	605.00	N70°22'18"E	152.80
C00	30.00	605.00	N44°01'01"E	30.00
C79	434.60	605.00	N22°01'31"E	435.16
C78	316.10	645.00	N18°04'07"E	311.68
C77	32.18	50.00	N44°58'04"W	31.62
C76	221.43	50.00	S83°26'12"W	60.00
C75	32.18	50.00	S08°07'42"E	31.62
C74	191.63	280.00	S40°10'09"E	187.91
C73	150.66	220.00	S46°10'09"E	147.64
C72	263.81	280.00	N01°14'01"E	264.16
C71	207.28	220.00	N01°14'01"E	199.70
C70	282.79	530.00	N13°43'52"W	279.44
C69	278.96	470.00	N21°31'28"W	268.94
C68	142.29	630.00	N06°43'33"W	141.87
C67	146.41	220.00	S25°26'05"E	143.73
C66	166.35	250.00	S25°26'05"E	162.83
C65	194.57	250.00	N06°16'36"W	190.66
C64	141.90	220.00	N25°30'19"W	145.21
C63	87.56	720.00	N41°36'42"E	82.53
C62	10.26	780.00	N66°23'48"E	10.26
C61	365.71	780.00	N62°35'17"E	362.37
C60	284.50	720.00	N66°27'13"E	282.65
C59	164.02	760.00	S60°43'38"W	164.82
C58	240.64	720.00	S57°11'27"W	239.71
C57	95.96	780.00	S51°08'10"W	96.92
C56	32.18	50.00	N04°09'10"E	31.62
C55	221.43	50.00	N15°30'04"E	60.00
C54	32.18	50.00	S10°52'07"E	31.62
C53	67.37	630.00	S10°27'32"E	67.30
C52	78.06	570.00	S10°27'32"E	78.09
C51	30.06	200.00	N09°39'30"W	30.93
C50	74.06	230.00	N09°39'30"W	71.73
C49	62.34	260.00	N19°17'57"W	63.20
C48	191.72	260.00	N19°17'57"W	187.54
C47	159.25	220.00	S00°12'00"E	167.35
C46	554.56	570.00	N14°31'11"W	532.94
C45	612.93	630.00	N14°31'11"W	609.04
C44	32.18	50.00	N27°12'00"E	31.62
C43	112.04	50.00	S27°12'00"E	90.03
C42	109.39	50.00	N31°34'23"E	68.84
C41	32.18	50.00	S14°42'12"E	31.62
C40	239.04	630.00	N04°55'21"W	233.68
C39	212.65	570.00	N04°55'21"W	211.42
C38	264.30	430.00	S03°20'03"W	270.27
C37	214.92	370.00	S03°20'03"W	237.63
C36	337.01	370.00	N01°30'02"W	322.56
C35	275.74	270.00	N01°30'02"W	263.91
C34	121.32	780.00	S03°03'08"E	121.47
C33	60.91	780.00	N04°32'22"E	60.44
C32	259.23	720.00	N07°52'05"E	266.85
C31	290.21	870.00	S08°24'34"W	295.06
C30	314.53	1030.00	S08°24'34"W	313.31
C29	177.59	780.00	N57°11'02"E	177.71
C28	162.93	720.00	N57°11'02"E	163.58
C27	167.00	780.00	N58°50'33"E	166.74
C26	154.21	720.00	N60°50'33"E	153.92
C25	225.44	720.00	S67°00'30"W	224.52
C24	244.72	760.00	S67°00'30"W	243.20
C23	83.72	50.00	S72°59'28"E	74.20
C22	70.60	40.00	S03°33'33"W	66.11
C21	94.91	110.00	S45°47'29"W	91.63
C20	46.97	35.00	N01°12'35"E	43.52
C19	169.31	830.00	N45°10'55"W	166.06
C18	174.35	870.00	N45°10'55"W	174.00
C17	66.77	870.00	S41°37'22"E	66.75
C16	63.70	830.00	S41°37'22"E	63.68
C15	14.73	355.00	N42°38'07"W	14.73
C14	150.81	355.00	N02°48'23"W	152.74
C13	116.60	355.00	N12°10'55"W	116.21
C12	234.03	355.00	N22°30'43"W	230.38
C11	110.32	355.00	S12°30'16"E	109.77
C10	122.63	355.00	S12°30'16"E	122.14
C09	70.66	380.00	S58°43'02"E	70.66
C08	78.45	380.00	N19°55'37"W	78.45
C07	139.29	380.00	N19°55'37"W	139.81
C06	121.67	380.00	N02°44'42"E	121.38
C05	179.36	480.00	N02°44'42"E	184.66
C04	168.47	480.00	S01°47'57"E	162.61
C03	162.79	465.00	S02°37'55"E	174.49
C02	87.84	512.71	S12°14'14"E	87.73
C01	175.53	465.00	S12°14'14"E	174.49

CURVE	LENGTH	RADIUS	CHORD BEAR	CHORD
C100	266.59	630.00	S14°21'20"E	266.59
C09	138.57	720.00	S44°42'25"W	138.46
C08	101.76	720.00	S42°33'31"W	101.69
C07	34.64	50.00	S33°06'35"E	33.95
C06	221.30	50.00	S24°17'31"W	60.00
C05	30.20	50.00	N14°32'05"W	29.74
C04	50.72	605.00	S60°04'12"E	50.20
C03	434.79	605.00	S83°25'45"E	425.49
C02	222.51	605.00	N60°42'39"E	210.71
C01	601.11	605.00	N70°22'18"E	152.80
C00	30.00	605.00	N44°01'01"E	30.00
C79	434.60	605.00	N22°01'31"E	435.16
C78	316.10	645.00	N18°04'07"E	311.68
C77	32.18	50.00	N44°58'04"W	31.62
C76	221.43	50.00	S83°26'12"W	60.00
C75	32.18	50.00	S08°07'42"E	31.62
C74	191.63	280.00	S40°10'09"E	187.91
C73	150.66	220.00	S46°10'09"E	147.64
C72	263.81	280.00	N01°14'01"E	264.16
C71	207.28	220.00	N01°14'01"E	199.70
C70	282.79	530.00	N13°43'52"W	279.44
C69	278.96	470.00	N21°31'28"W	268.94
C68	142.29	630.00	N06°43'33"W	141.87
C67	146.41	220.00	S25°26'05"E	143.73
C66	166.35	250.00	S25°26'05"E	162.83
C65	194.57	250.00	N06°16'36"W	190.66
C64	141.90	220.00	N25°30'19"W	145.21
C63	87.56	720.00	N41°36'42"E	82.53
C62	10.26	780.00	N66°23'48"E	10.26
C61	365.71	780.00	N62°35'17"E	362.37
C60	284.50	720.00	N66°27'13"E	282.65
C59	164.02	760.00	S60°43'38"W	164.82
C58	240.64	720.00	S57°11'27"W	239.71
C57	95.96	780.00	S51°08'10"W	96.92
C56	32.18	50.00	N04°09'10"E	31.62
C55	221.43	50.00	N15°30'04"E	60.00
C54	32.18	50.00	S10°52'07"E	31.62
C53	67.37	630.00	S10°27'32"E	67.30
C52	78.06	570.00	S10°27'32"E	78.09
C51	30.06	200.00	N09°39'30"W	30.93
C50	74.06	230.00	N09°39'30"W	71.73
C49	62.34	260.00	N19°17'57"W	63.20
C48	191.72	260.00	N19°17'57"W	187.54
C47	159.25	220.00	S00°12'00"E	167.35
C46	554.56	570.00	N14°31'11"W	532.94
C45	612.93	630.00	N14°31'11"W	609.04
C44	32.18	50.00	N27°12'00"E	31.62
C43	112.04	50.00	S27°12'00"E	90.03
C42	109.39	50.00	N31°34'23"E	68.84
C41	32.18	50.00	S14°42'12"E	31.62
C40	239.04	630.00	N04°55'21"W	233.68
C39	212.65	570.00	N04°55'21"W	211.42
C38	264.30	430.00	S03°20'03"W	270.27
C37	214.92	370.00	S03°20'03"W	237.63
C36	337.01	370.00	N01°30'02"W	322.56
C35	275.74	270.00	N01°30'02"W	263.91
C34	121.32	780.00	S03°03'08"E	121.47
C33	60.91	780.00	N04°32'22"E	60.44
C32	259.23	720.00	N07°52'05"E	266.85
C31	290.21	870.00	S08°24'34"W	295.06
C30	314.53	1030.00	S08°24'34"W	313.31
C29	177.59	780.00	N57°11'02"E	177.71
C28	162.93	720.00	N57°11'02"E	163.58
C27	167.00	780.00	N58°50'33"E	166.74
C26	154.21	720.00	N60°50'33"E	153.92
C25	225.44	720.00	S67°00'30"W	224.52
C24	244.72	760.00	S67°00'30"W	243.20
C23	83.72	50.00	S72°59'28"E	74.20
C22	70.60	40.00	S03°33'33"W	66.11
C21	94.91	110.00	S45°47'29"W	91.63
C20	46.97	35.00	N01°12'35"E	43.52
C19	169.31	830.00	N45°10'55"W	166.06
C18	174.35	870.00	N45°10'55"W	174.00
C17	66.77	870.00	S41°37'22"E	66.75
C16	63.70	830.00	S41°37'22"E	63.68
C15	14.73	355.00	N42°38'07"W	14.73
C14	150.81	355.00	N02°48'23"W	152.74
C13	116.60	355.00	N12°10'55"W	116.21
C12	234.03	355.00	N22°30'43"W	230.38
C11	110.32	355.00	S12°30'16"E	109.77
C10	122.63	355.00	S12°30'16"E	122.14
C09	70.66	380.00	S58°43'02"E	70.66
C08	78.45	380.00	N19°55'37"W	78.45
C07	139.29	380.00	N19°55'37"W	139.81
C06	121.67	380.00	N02°44'42"E	121.38
C05	179.36	480.00	N02°44'42"E	184.66
C04	168.47	480.00	S01°47'57"E	162.61
C03	162.79	465.00	S02°37'55"E	174.49
C02	87.84	512.71	S12°14'14"E	87.73
C01	175.53	465.00	S12°14'14"E	174.49

SOIL AND ENVIRONMENTAL TECHNOLOGY, INC  
111 N. Franklin Street, Christiansburg, VA 24073  
Phone: (540) 381-0309 Fax: (540) 381-0309  
Visit our Web Site: setec@soilandenvironmentaltechnology.com

**Black Diamond Ranch Subdivision  
Craig County  
Advanced Secondary Treatment into Conventional Lines**

Lot #	# BR	Manif. DF System Type	# lines x length or width x length	Installation Depth	Reactive DF System Type	# lines x length or width x length	LPR
2	3	AST w/CL	2 x 70'	18"	AST w/CL	2 x 70'	40
78	3	AST w/CL	3 x 50'	12"	AST w/CL	3 x 50'	45
29	3	AST w/CL	8 x 50'	12"	AST w/CL	8 x 50'	65
30	3	AST w/CL	2 x 50'	12"	AST w/CL	2 x 50'	30
42	3	AST w/CL	3 x 55'	12"	AST w/CL	3 x 55'	45
53	3	AST w/CL	4 x 55'	15"	AST w/CL	4 x 55'	60
68	3	AST w/CL	6 x 50'	14"	AST w/CL	6 x 50'	45
78	3	AST w/CL	3 x 75'	12"	AST w/CL	3 x 75'	65
85	3	AST w/CL	2 x 75'	18"	AST w/CL	2 x 75'	45
93	3	AST w/CL	4 x 50'	16"	AST w/CL	4 x 50'	55

SOIL AND ENVIRONMENTAL TECHNOLOGY, INC  
111 N. Franklin Street, Christiansburg, VA 24073  
Phone: (540) 381-0309 Fax: (540) 381-0309  
Visit our Web Site: setec@soilandenvironmentaltechnology.com

**Black Diamond Ranch Subdivision  
Craig County  
Advanced Secondary Treatment into Drip Irrigation**

Lot #	# BR	Manif. DF System Type	# lines x length or width x length	Installation Depth	Reactive DF System Type	# lines x length or width x length	LPR
1	3	AST w/DI	100' x 23'	2"	AST w/DI	100' x 23'	55
12	3	AST w/DI	90' x 16'	4"	AST w/DI	90' x 16'	45
17	3	AST w/DI	80' x 23'	4"	AST w/DI	80' x 23'	50
18	3	AST w/DI	70' x 26'	4"	AST w/DI	70' x 26'	50
20	3	AST w/DI	80' x 30'	4"	AST w/DI	80' x 30'	50
21	3	AST w/DI	80' x 23'	4"	AST w/DI	80' x 23'	50
22	3	AST w/DI	70' x 30'	4"	AST w/DI	70' x 30'	50
23	3	AST w/DI	70' x 32'	4"	AST w/DI	70' x 32'	55
24	3	AST w/DI	60' x 30'	6"	AST w/DI	60' x 30'	60
29	3	AST w/DI	45' x 100'	0"	AST w/DI	45' x 100'	75
30	3	AST w/DI	80' x 26'	4"	AST w/DI	80' x 26'	50
38	3	AST w/DI	80' x 20'	6"	AST w/DI	80' x 20'	50
46	3	AST w/DI	40' x 44'	6"	AST w/DI	40' x 44'	45
67	3	AST w/DI	100' x 70'	4"	AST w/DI	100' x 70'	45
75	3	AST w/DI	50' x 60'	0"	N/A	N/A	40
77	3	AST w/DI	30' x 78'	8"	AST w/DI	30' x 78'	65
83	3	AST w/DI	65' x 40'	0"	AST w/DI	65' x 40'	50
87	3	AST w/DI	60' x 43'	8"	AST w/DI	60' x 43'	60
88	3	AST w/DI	55' x 35'	6"	AST w/DI	55' x 35'	60
89	3	AST w/DI	70' x 40'	4"	AST w/DI	70' x 40'	60
91	3	AST w/DI	100' x 25'	0"	N/A	N/A	45
93	3	AST w/DI	100' x 25'	0"	AST w/DI	100' x 25'	60
94	3	AST w/DI	80' x 60'	4"	N/A	N/A	45
96	3	AST w/DI	70' x 35'	6"	AST w/DI	70' x 35'	55
98	3	AST w/DI	70' x 30'	6"	AST w/DI	70' x 30'	45
103	3	AST w/DI	50' x 54'	4"	N/A	N/A	44

NOTE:  
ALL WATER WELLS ARE TO BE 3B.

**STATEMENT**

APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND IG AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS"), AND LOCAL ORDINANCES IF THE LOCALITY HAS A HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES.

3 SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO § 32-1-163.5 OF THE CODE OF VIRGINIA WHICH 4 DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S ARLES NELSON, CERTIFICATION # 15, PHONE # 540-381-0309. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT

THE REGULATIONS THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL IT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE D UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

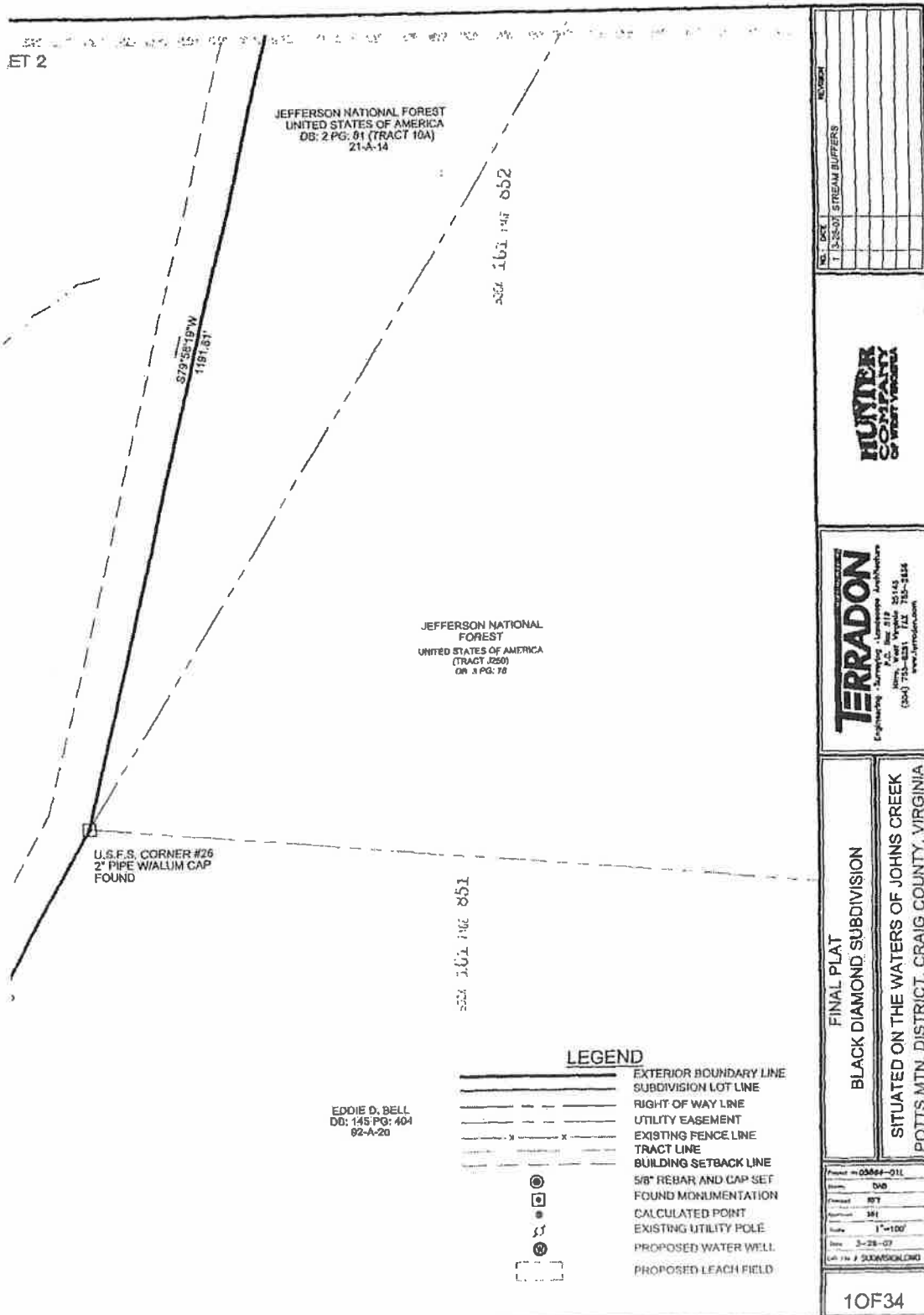
THIS APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS," STEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

*Quint Taylor*  
CRAIG COUNTY HEALTH DEPT. REPRESENTATIVE

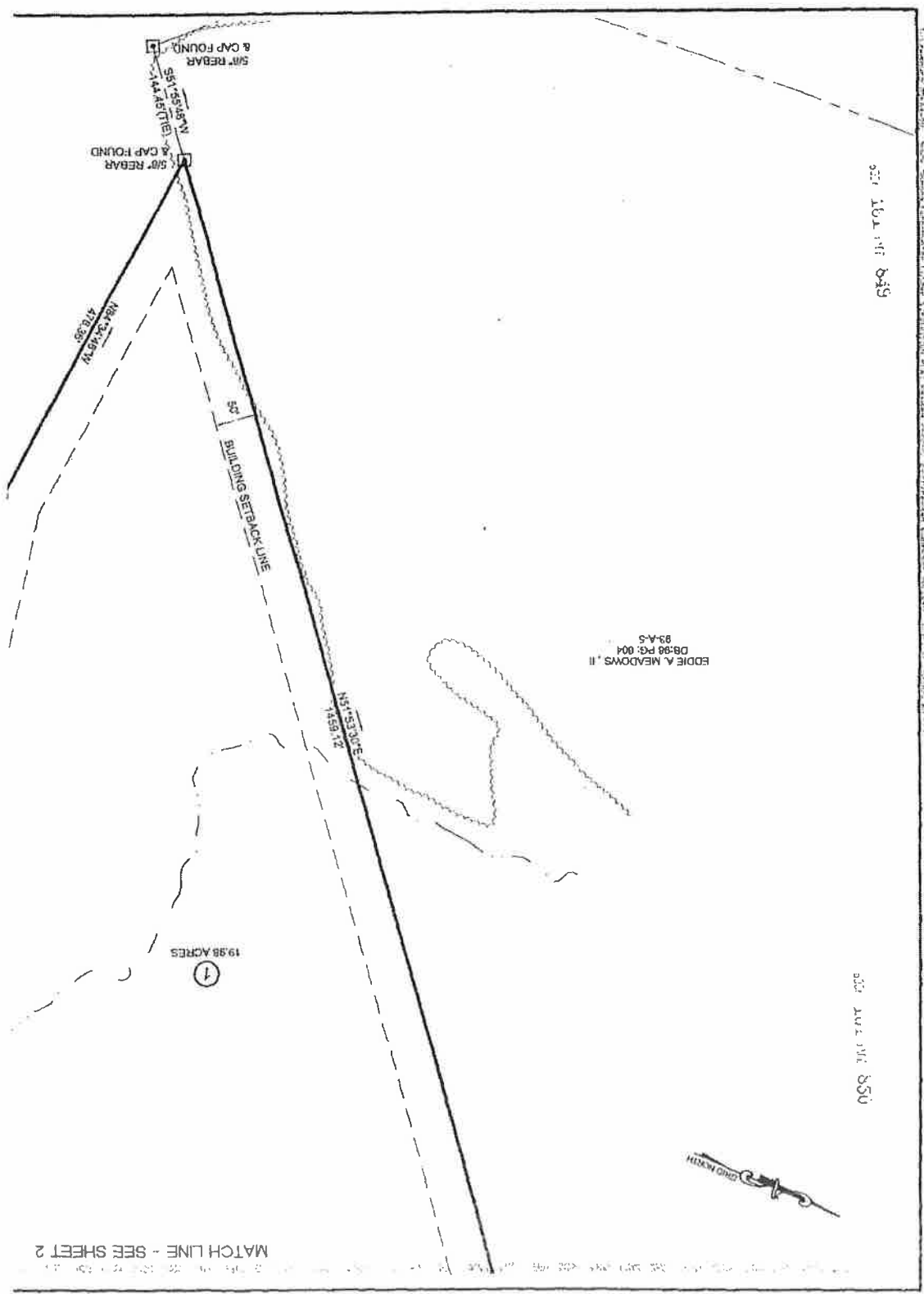
<b>HUNTER COUNTY</b> OF WEST VIRGINIA	
<b>TERRADON</b> Engineering - Surveying - Landscape Architecture 1010 West Virginia 15143 (304) 733-0291 Fax: 733-7434 www.terradon.com	
<b>FINAL PLAT</b>  <b>BLACK DIAMOND SUBDIVISION</b>  SITUATED ON THE WATERS OF JOHNS CREEK POTTS MTN. DISTRICT, CRAIG COUNTY, VIRGINIA	
Project No. 05601-D11 Date: 04B Author: JST Reviewer: MLL Date: 04B Date: 5-25-07 By: 01/05/2008 DMC	A50F34



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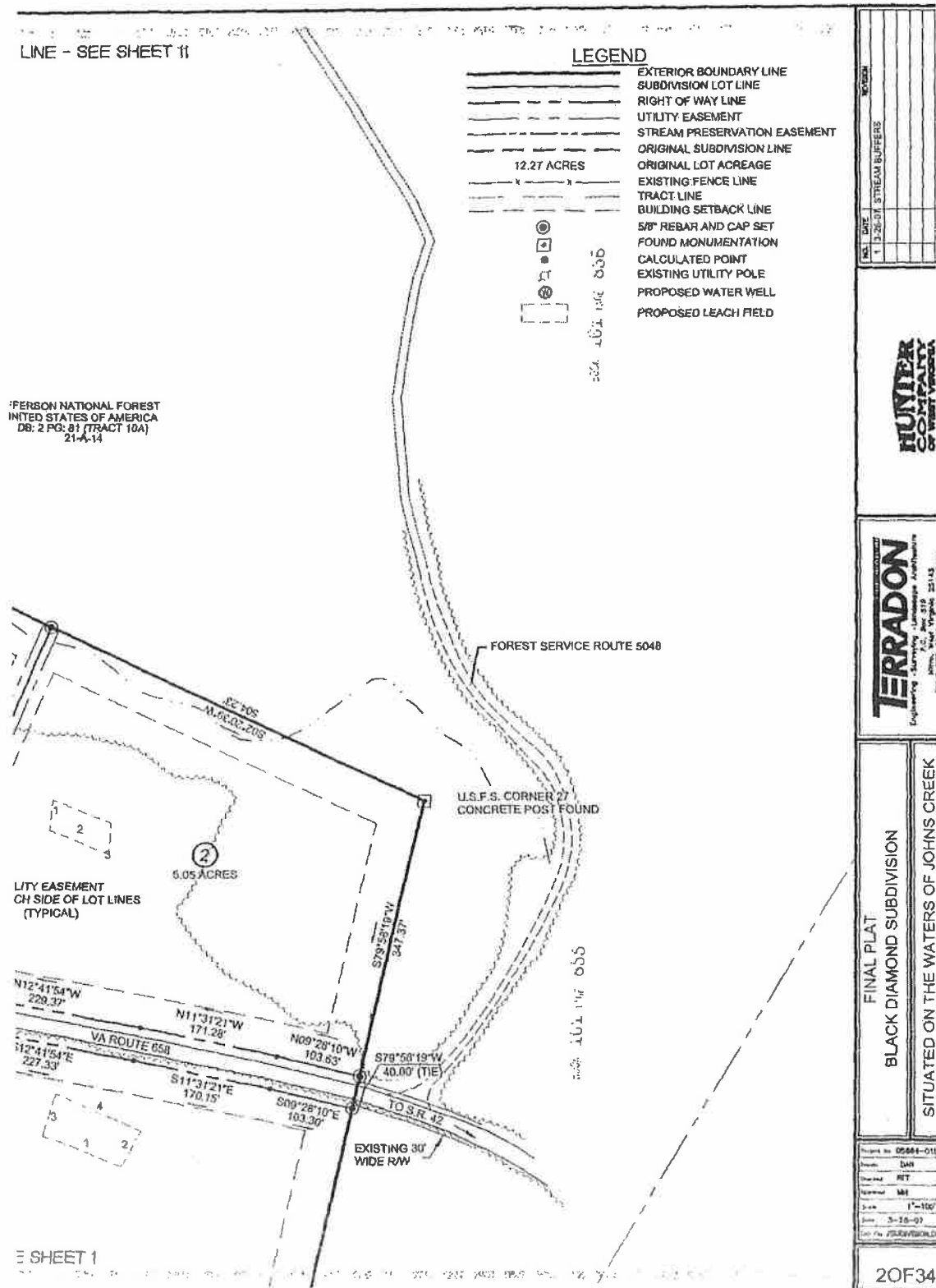


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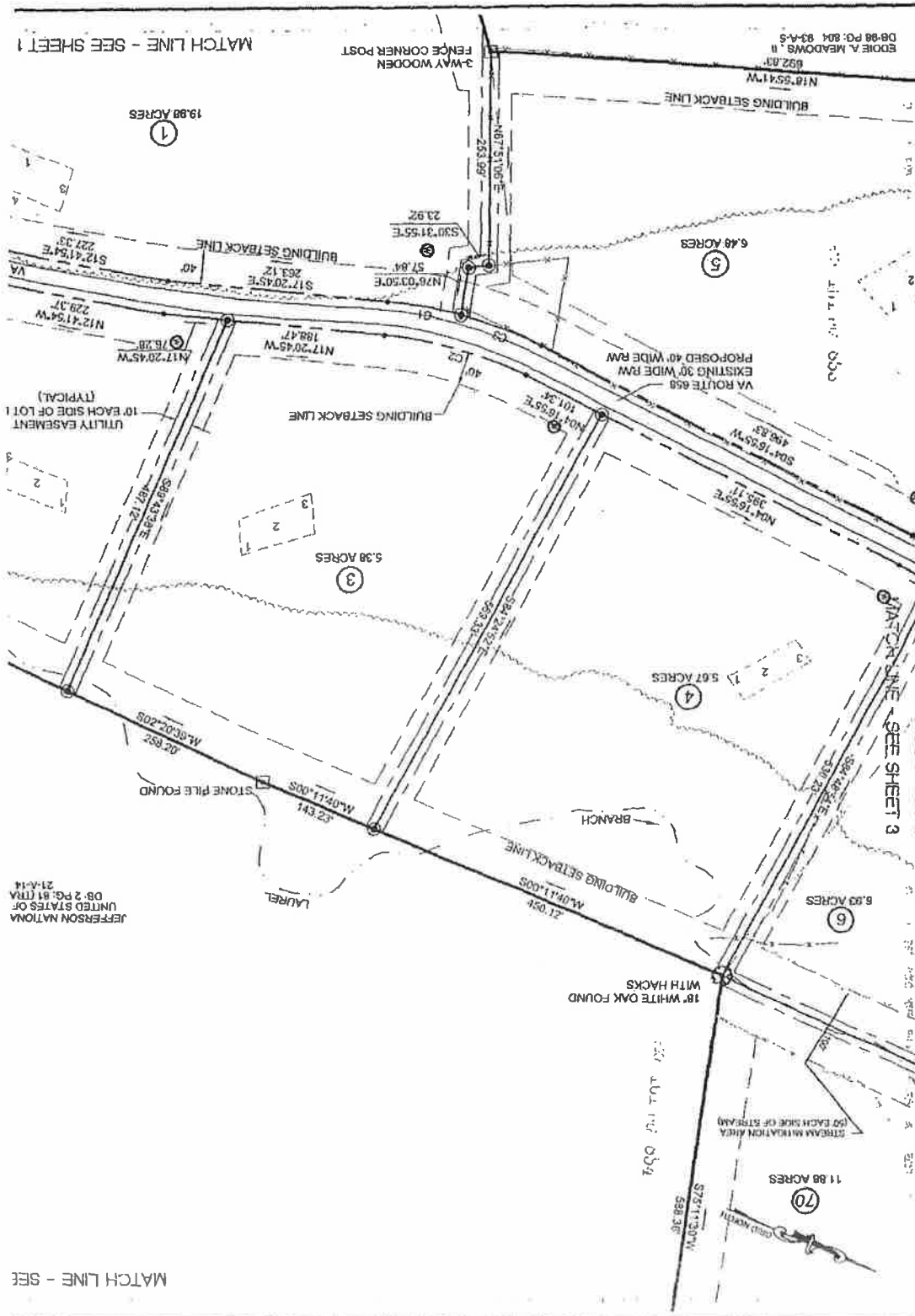




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**30F34**

**FINAL PLAT**

**BLACK DIAMOND SUBDIVISION**

SITUATED ON THE WATERS OF JOHNS CREEK  
DOTTIE HARTIN DISTRICT ROAD COMMUNITY VIRGINIA

**TERRADON**  
Engineering - Surveying - Planning - Architecture  
1000 West Virginia Ave.  
Martinsburg, WV 26155  
(304) 293-2833

**HUNTER COMPANY**  
OF WEST VIRGINIA

VA ROUTE 658  
EXISTING 30' WIDE R/W  
PROPOSED 40' WIDE R/W

STREAM LUTHER CREEK  
(99' EACH SIDE OF STREAM)

BRANCH LAUREL

LOT 7 6.00 ACRES

LOT 8 8.32 ACRES

LOT 9 8.32 ACRES

LOT 10 11.88 ACRES

LOT 11 6.00 ACRES

LOT 12 6.00 ACRES

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LOT 213 6.00 ACRES

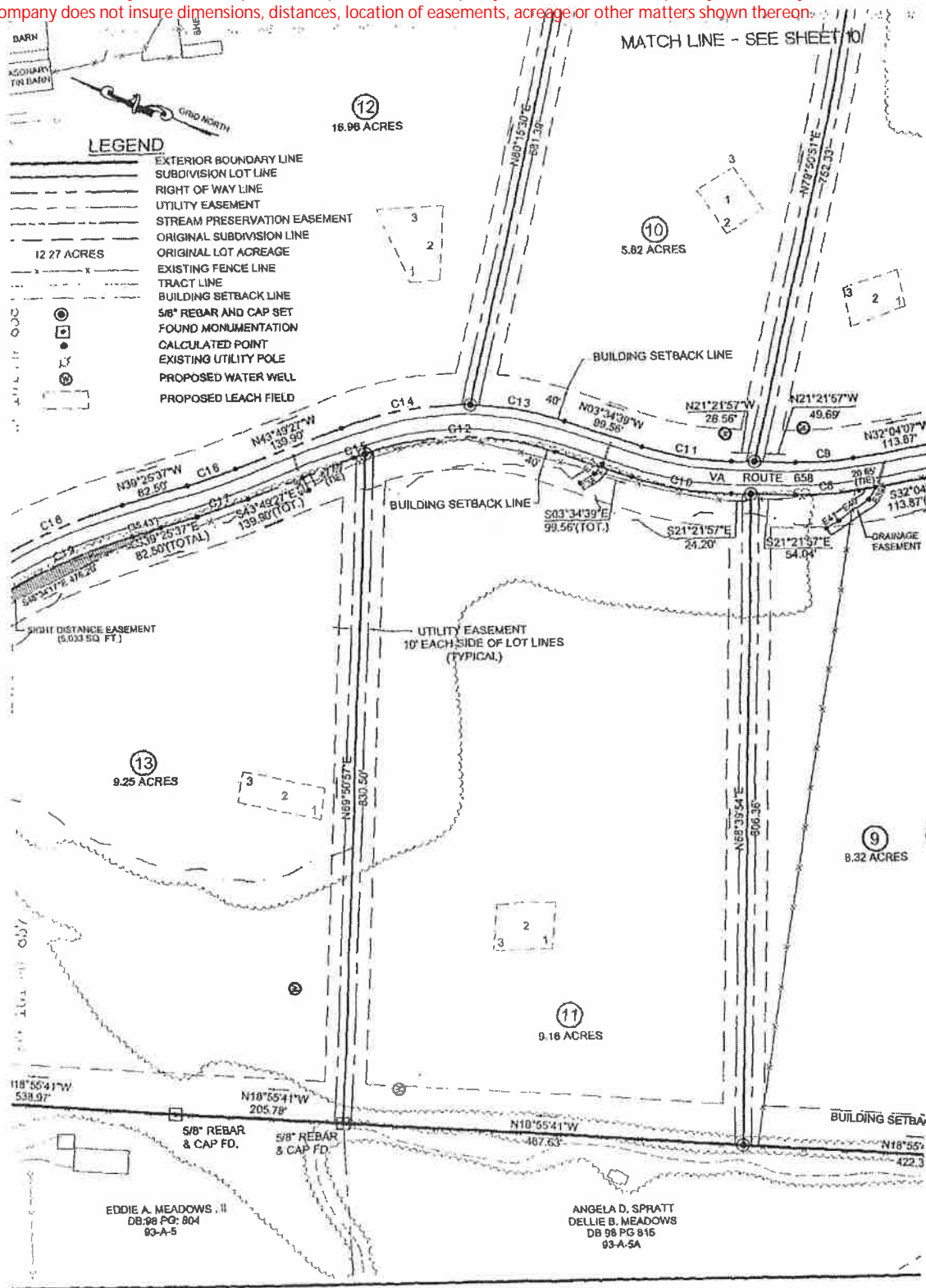
LOT 214 6.00 ACRES

LOT 215 6.00 ACRES

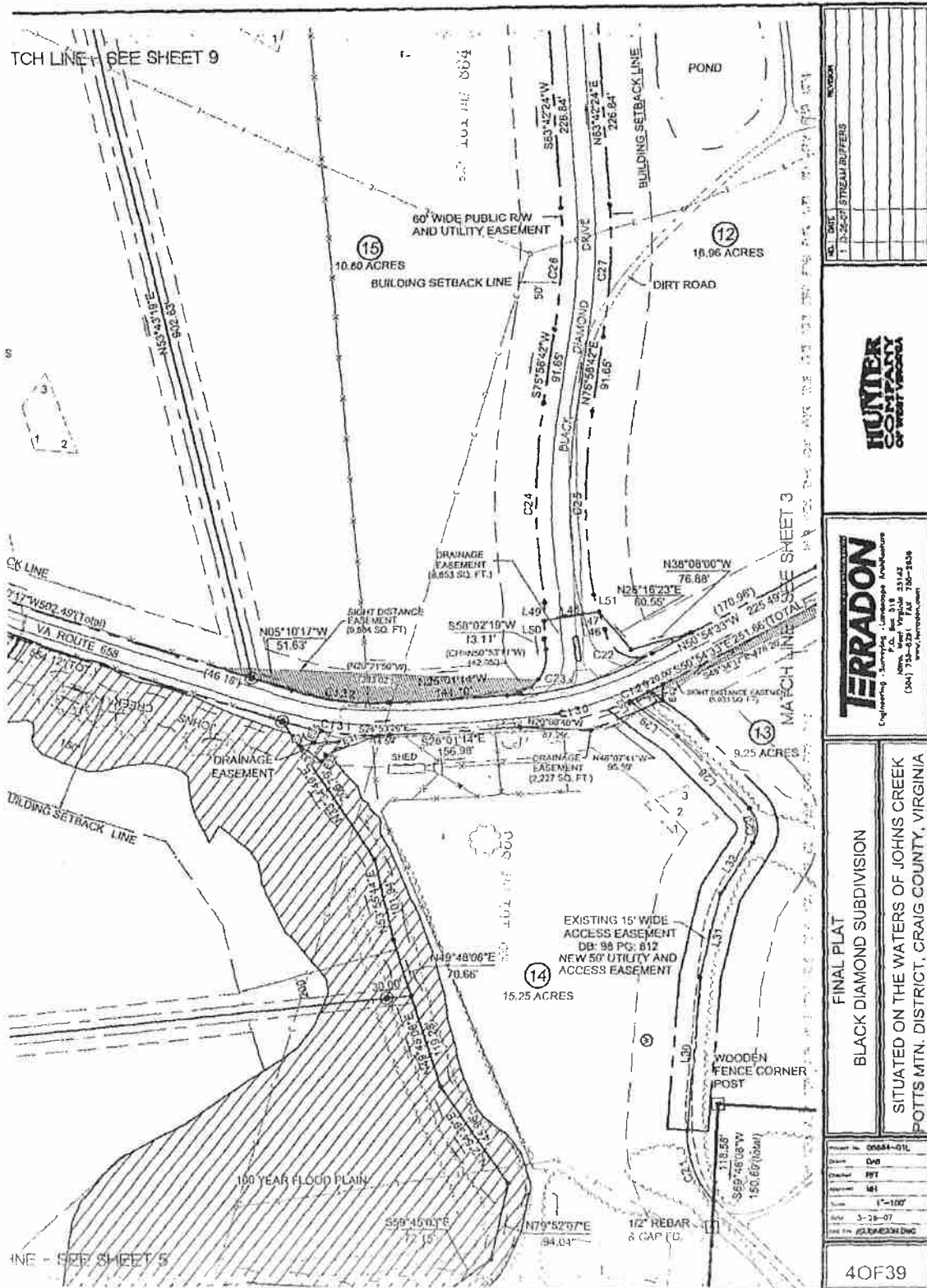
LOT 216 6.00 ACRES

LOT 217 6.00 AC

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**HUNTER COMPANY**  
OF WEST VIRGINIA

**TERRADON**  
Engineering, Surveying, Mapping, and Construction  
1000 West Virginia Ave., Suite 200  
Martinsburg, WV 26151  
(304) 793-0301 FAX 793-7836  
www.terradon.com

**FINAL PLAT**  
**BLACK DIAMOND SUBDIVISION**  
SITUATED ON THE WATERS OF JOHNS CREEK  
POTTS MTN. DISTRICT, CRAIG COUNTY, VIRGINIA

Project No. 00654-01L  
Date: 02  
Drawn: RPT  
Reviewed: M1  
Scale: 1"=100'  
Date: 3-28-07  
Drawn by: JESSAMON DMC



16.00 ACRES (16)

14.75 ACRES (17)

17.95 ACRES (18)

17.40 ACRES (21)

10.58 ACRES (22)

17.11 ACRES (23)

2.89 AC (79-A-18)  
DB: 81 PG: 288  
LAKE HUFFMAN

4.83 AC (93-A-2)  
DB: 13 PG: 202  
BERTIE HUFFMAN

20' WIDE DRAINAGE EASEMENT

BUILDING SETBACK LINE

STREAM BUFFER

VA ROUTE 632

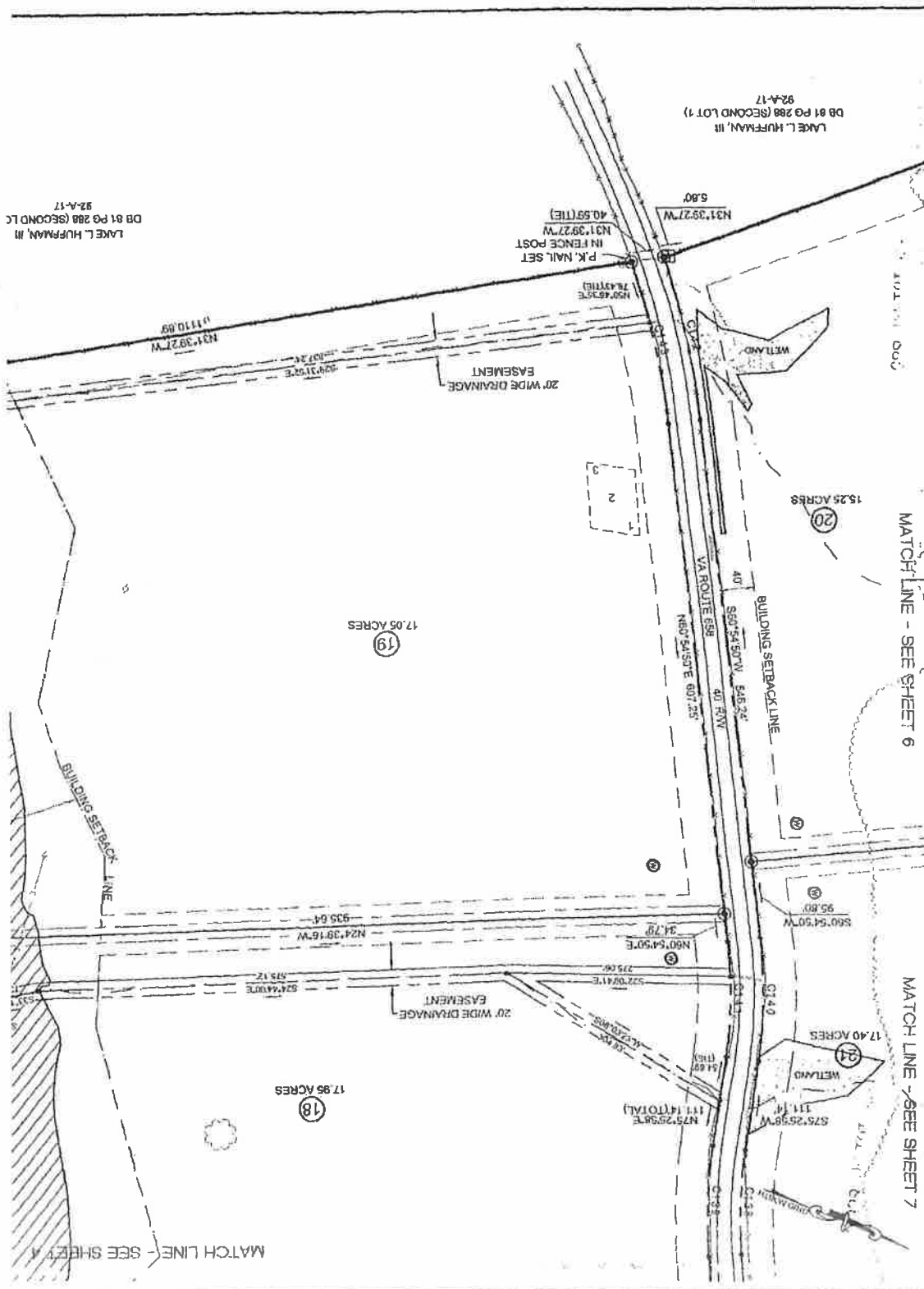
VA ROUTE 858

MATCH LINE - SEE SHEET 16

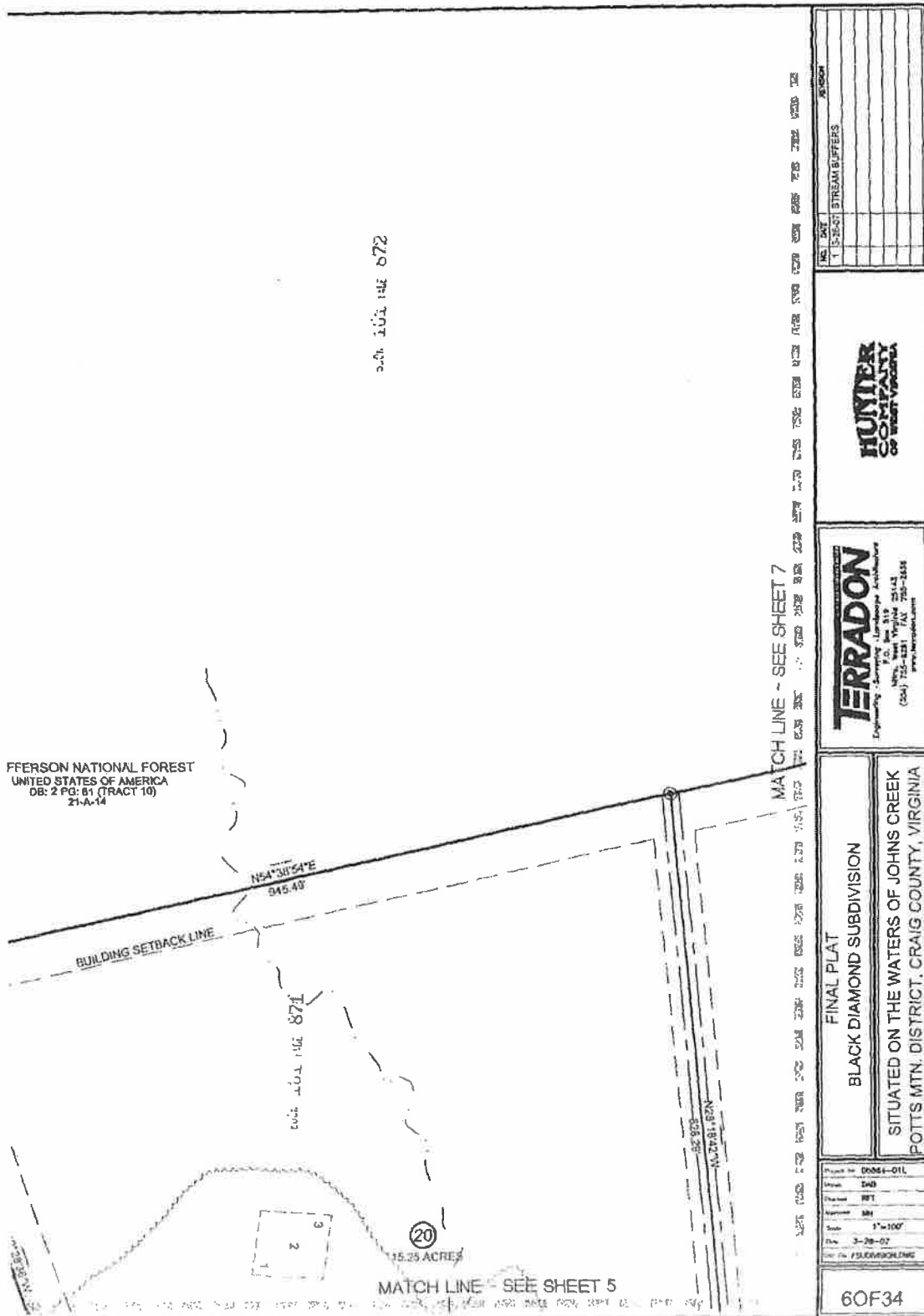
MATCH LINE - SEE SHEET 17

SHEET A  
 100 YEAR FLOOD PLAIN  
 BUILDING SETBACK LINE  
 15.25 ACRES  
 14  
 JOHN'S CREEK  
 5/8" REBAR & CAP FD.  
 1/2" REBAR & CAP FD.  
 1/2" REBAR & CAP FD.  
 EDDIE D. BELL  
 DB: 145 PG: 104  
 92-A-20  
 DELLIE D. MEADOWS  
 DEDRA M. RAMEY  
 DB: 98 PG: 617  
 93-A-6B  
 HUNTER COMPANY OF WEST VIRGINIA  
 TERRADON  
 Engineering & Surveying  
 1800 West Virginia 22143  
 (304) 252-2500  
 www.terradon.com  
 FINAL PLAT  
 BLACK DIAMOND SUBDIVISION  
 SITUATED ON THE WATERS OF JOHN'S CREEK  
 POITTS MTN. DISTRICT, CRAIG COUNTY, VIRGINIA  
 Project No. 05684-01L  
 Owner TMB  
 Drafting RBT  
 Approved JBI  
 Scale 1"=100'  
 Date 3-78-07  
 Date Plotted 3-78-07

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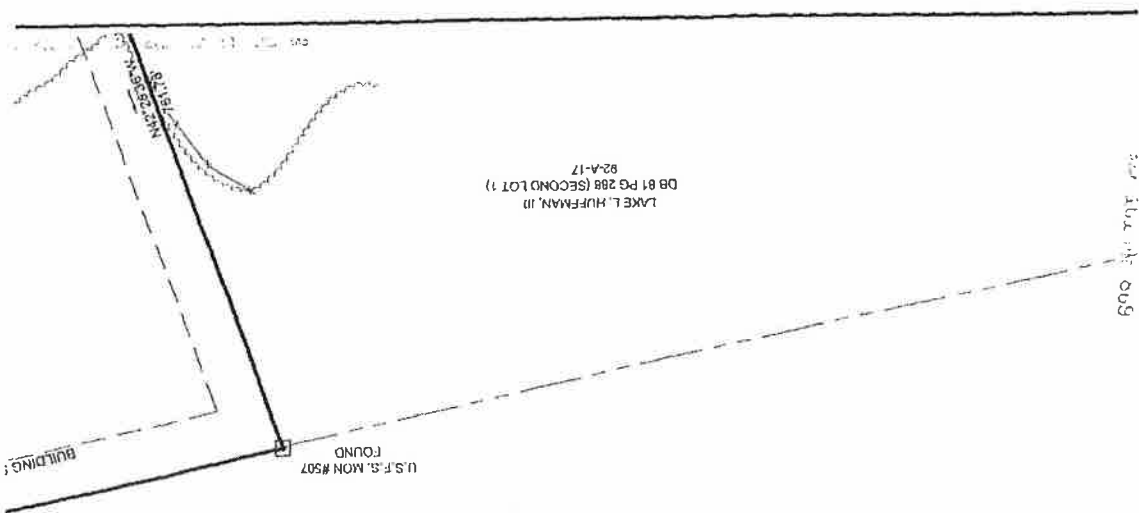


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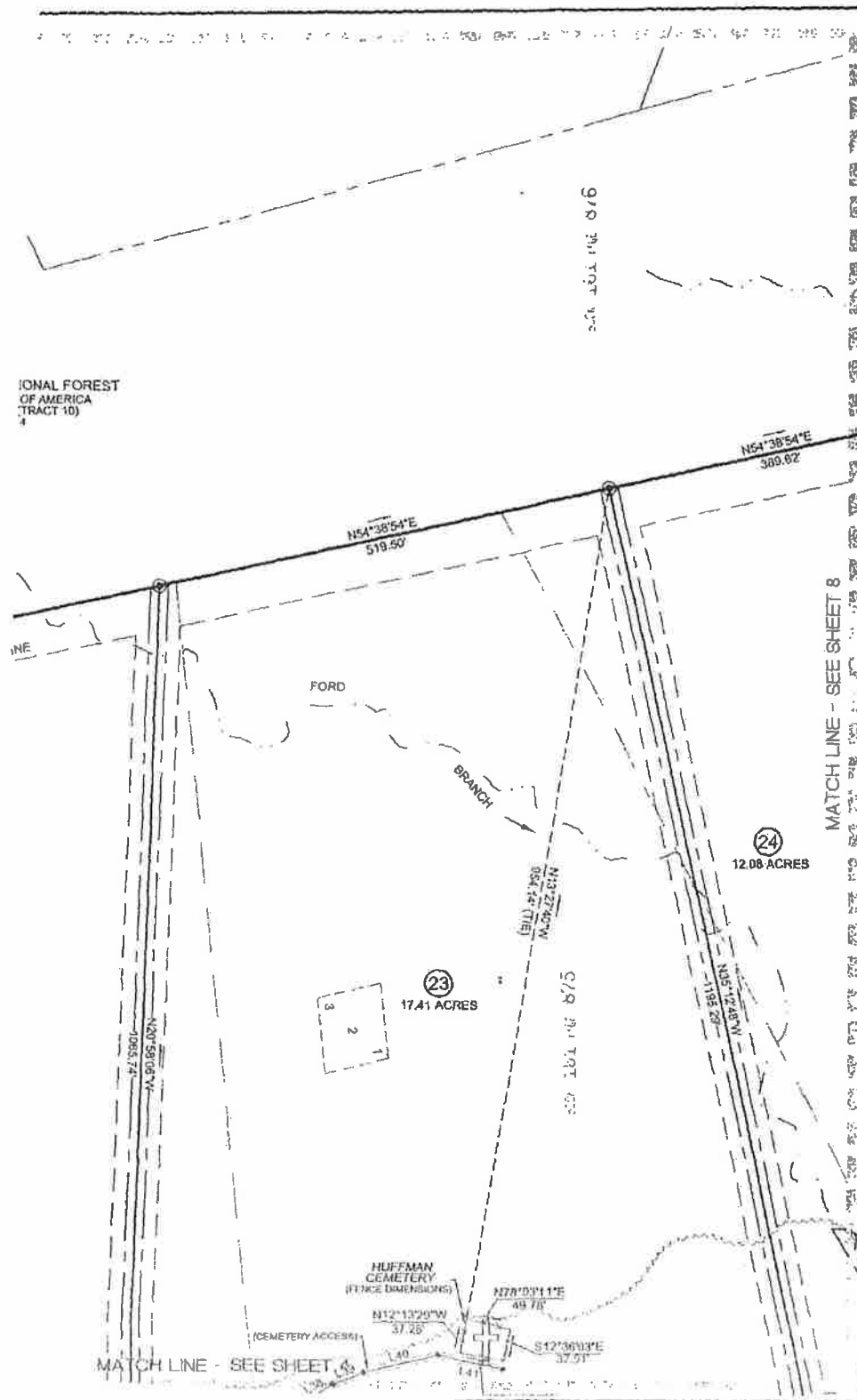
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JEFFERSON NATIONAL  
UNITED STATES OF AM  
DB: 2 PG: 81 (TRACT  
21-A-14

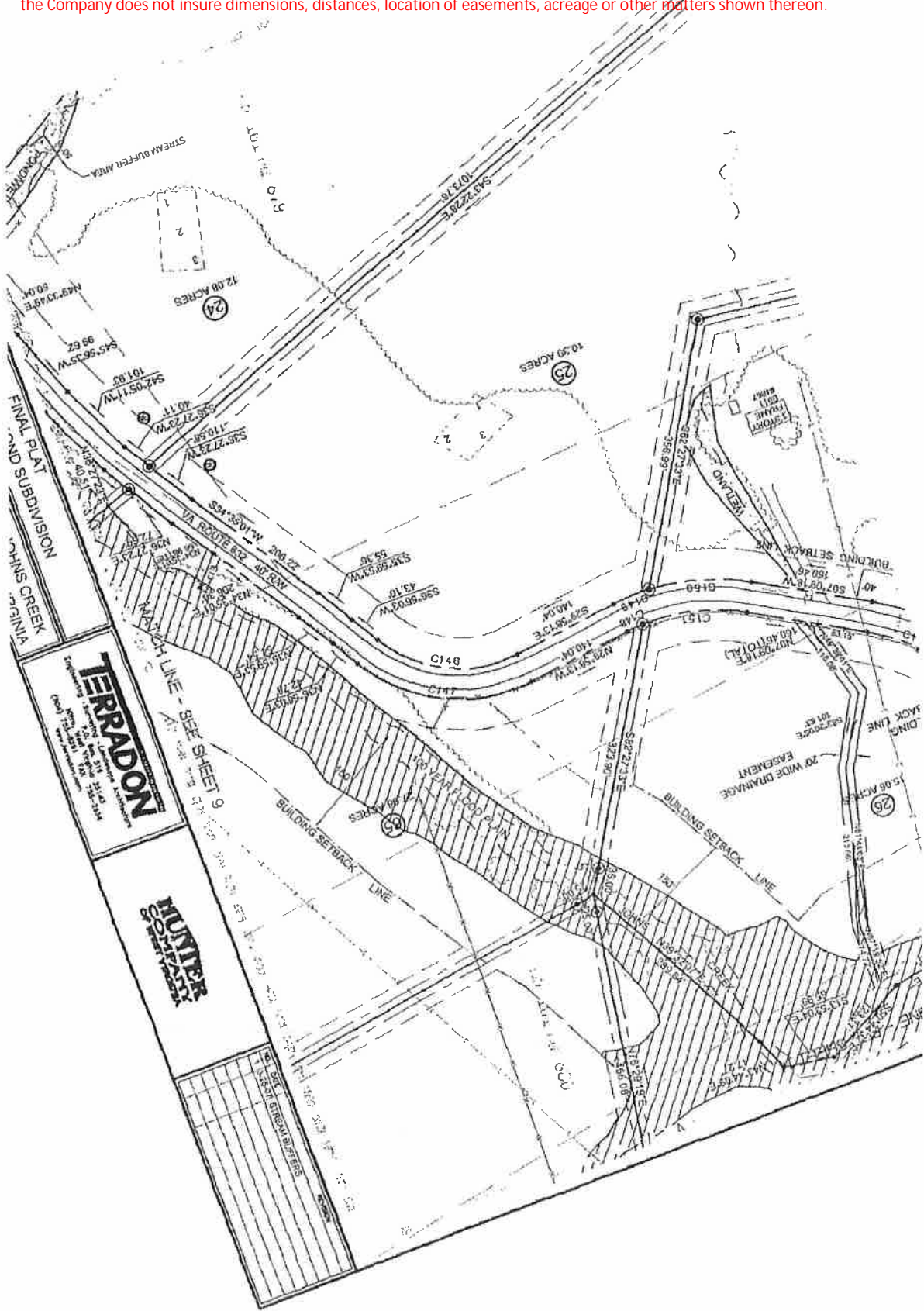


<b>TERRADON</b> Engineering • Landscaping • Architecture P.O. Box 318 2845 Johns Creek, GA 30097-0318 FAX 770-488-3554 <a href="http://www.terradon.com">www.terradon.com</a>		<b>HUNTER COMPANY</b> OF WEST VIRGINIA	
Project No. 00664-Q1L		Rev.	
Drawn DW		Date	
Approved ML		Scale 1"=100'	
Title 3-38-07		Sheet # 1 OF 1	
Client Mr. & Mrs. STEVENSON INC		Project Name 70F34	
Project Location Potts Mountain District, Craig County, Virginia		Project Description Final Plat Black Diamond Subdivision	

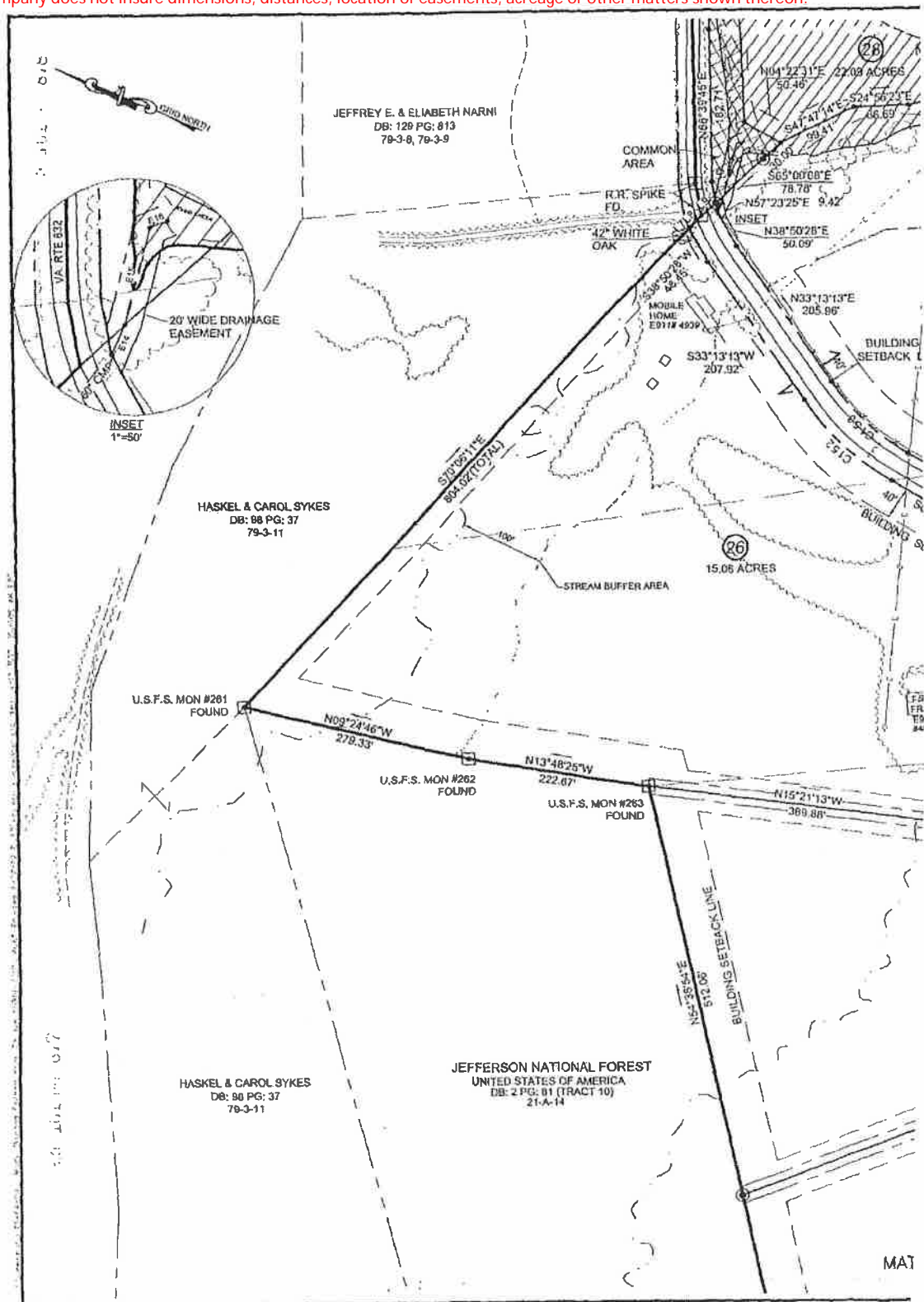




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[illegible]



the company does not insure dimensions, distances, or other matters shown on this plat.

MATCH LINE - SEE SHEET 13

76 6.52 ACRES

74 9.14 ACRES

73 14.92 ACRES

67 11.32 ACRES

68 7.72 ACRES

69 5.99 ACRES

12 16.96 ACRES

10 5.82 ACRES

CADDIS LANE

STREAM BUFFER AREA

WETLAND

BRANCH LAUREL

UTILITY EASEMENT 10' EACH SIDE OF LOT LINES (TYPICAL)

BUILDING SETBACK LINE

MATCH LINE - SEE SHEET 3

MASONRY & TIN BARN

BARN

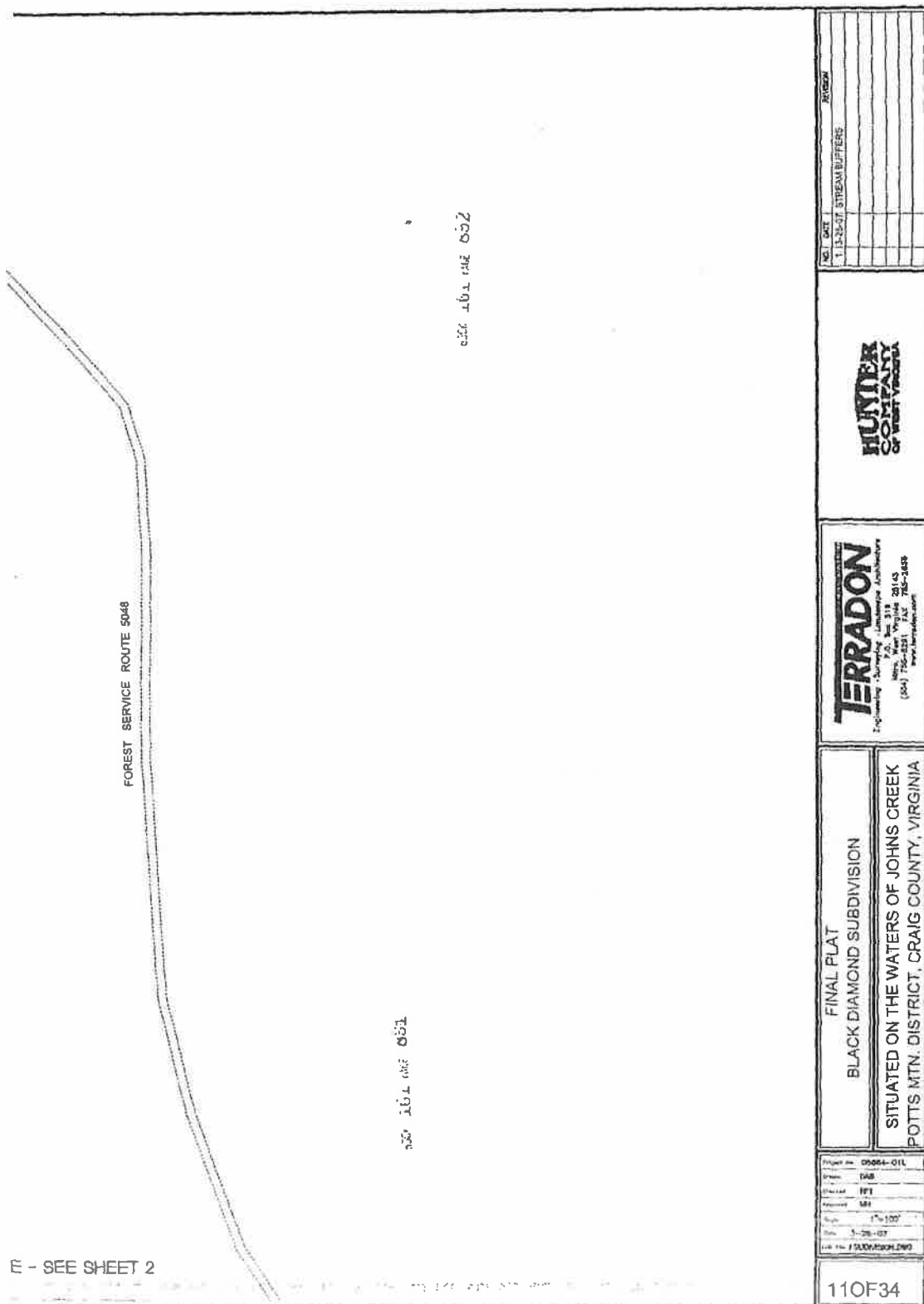
SHED

STREAM MITIG (50' EACH SIDE)

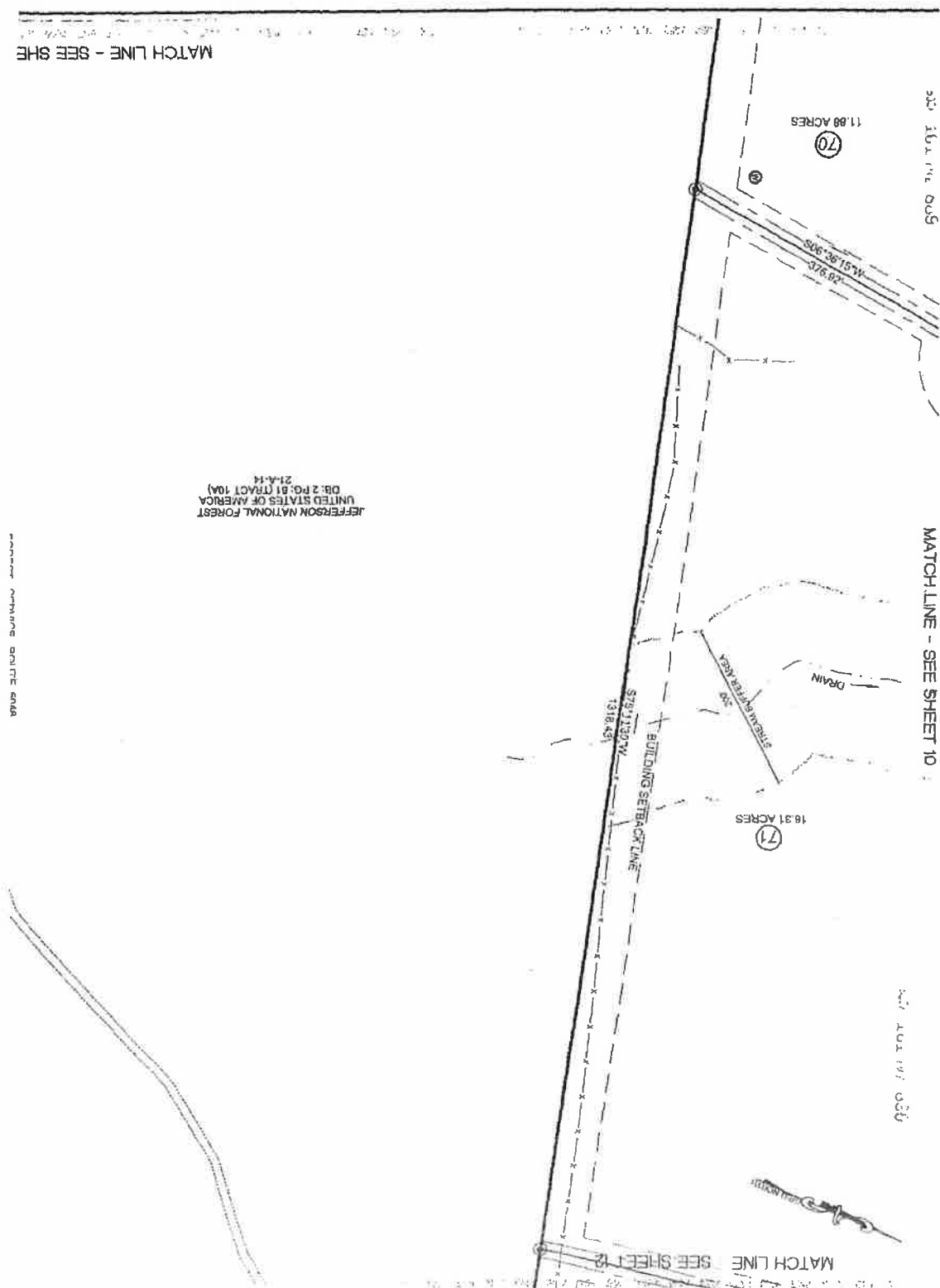
BF



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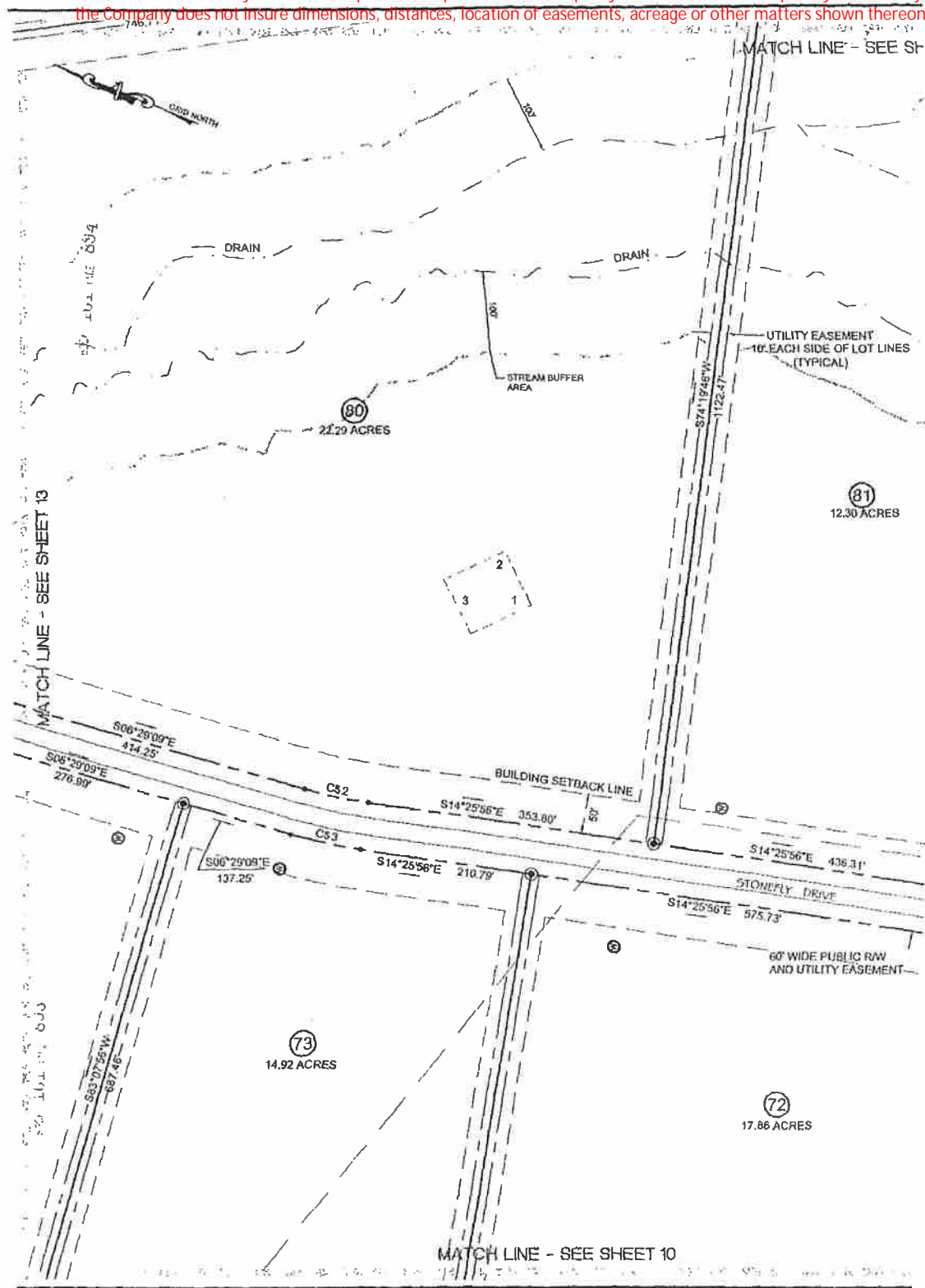


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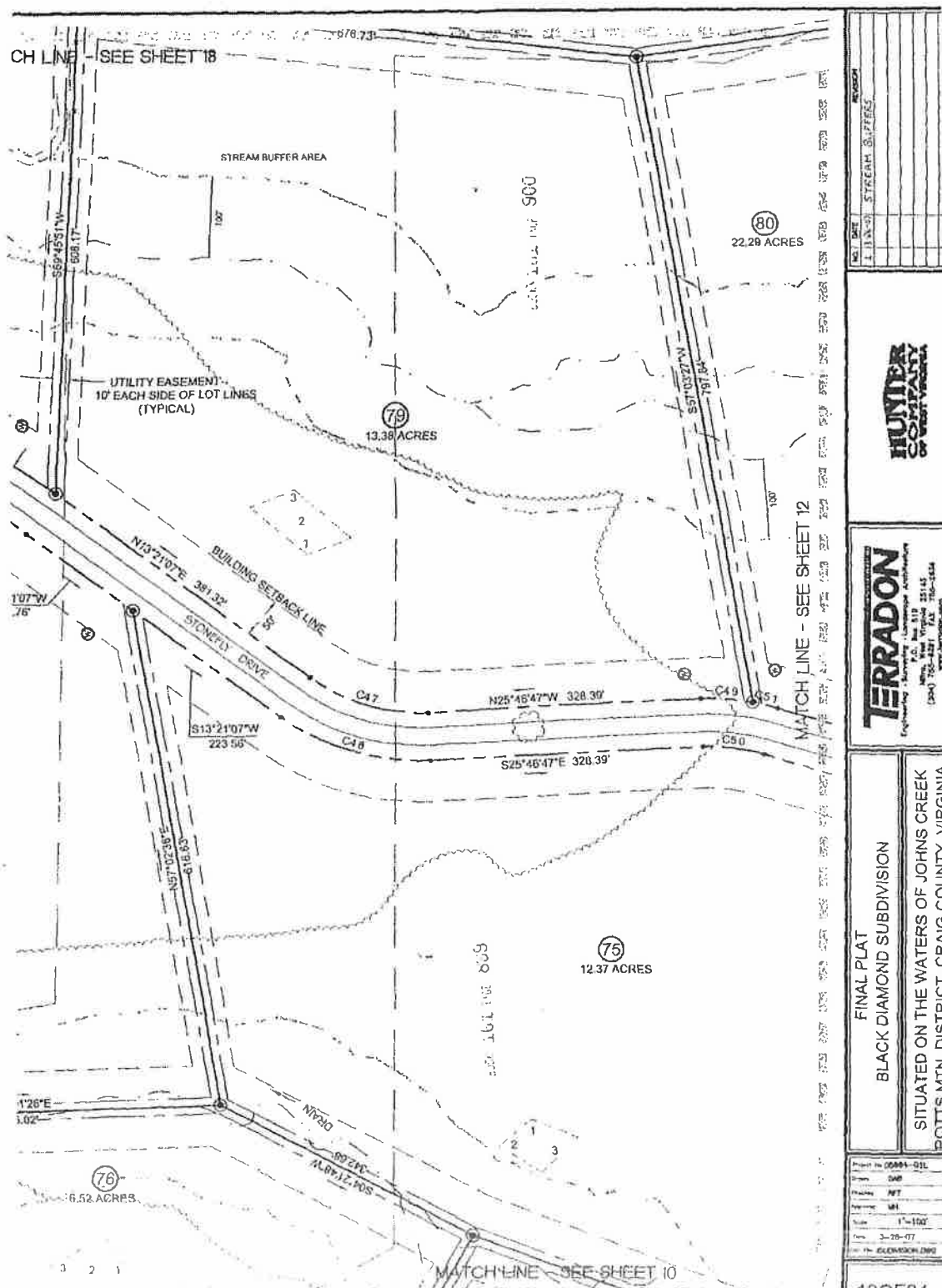




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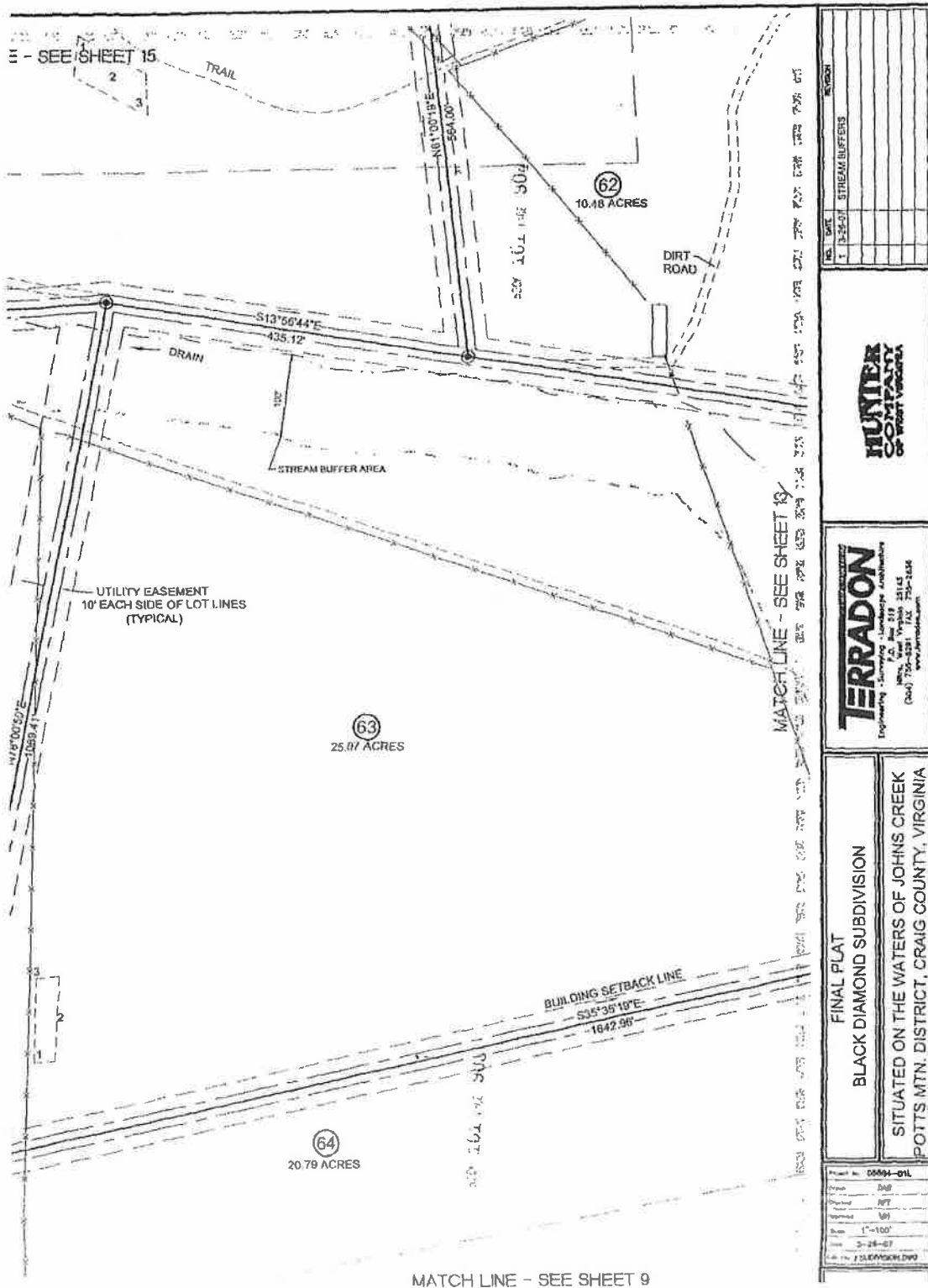




[illegible]



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NO.	DATE	REVISION
1	12-25-07	STREAM BUFFERS

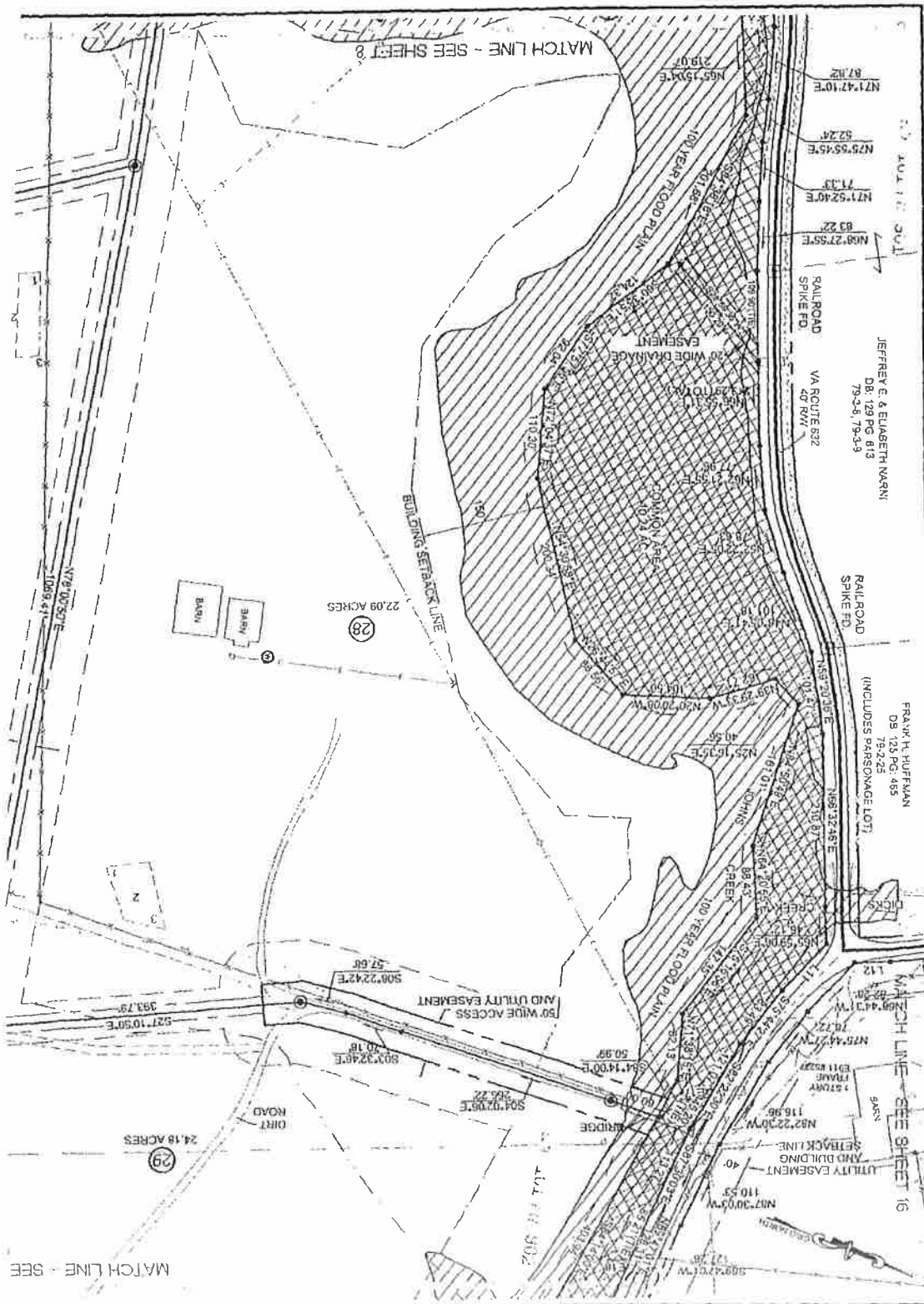
**HUNTER COMPANY OF WEST VIRGINIA**

**TERRADON**  
Engineering - Surveying - Mapping - Construction  
1000 N. West Virginia Ave. Ste. 210  
Martinsburg, WV 26151  
(304) 263-1111 FAX 752-1208  
www.terradon.com

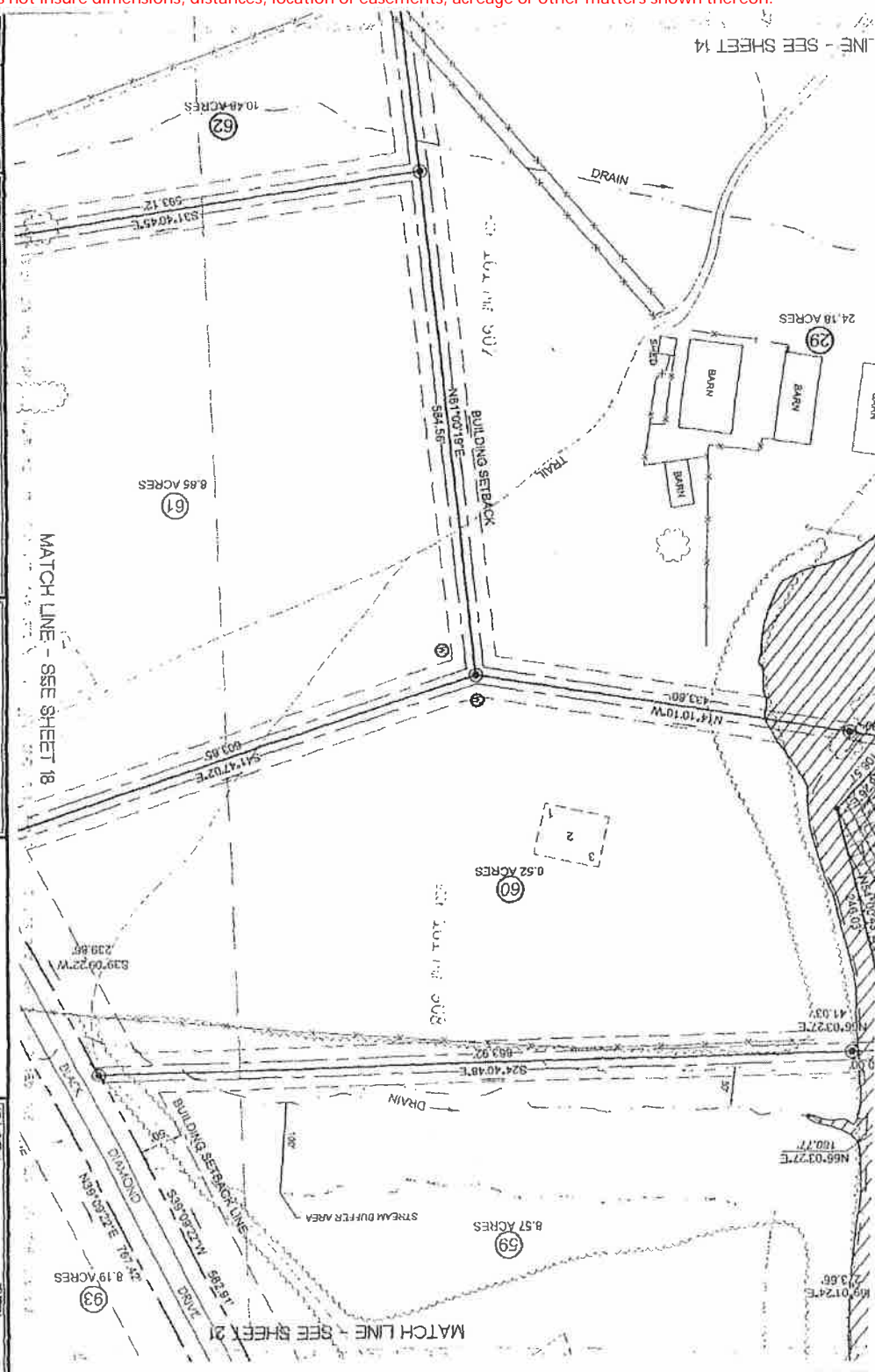
**FINAL PLAT**  
**BLACK DIAMOND SUBDIVISION**  
SITUATED ON THE WATERS OF JOHN'S CREEK  
POTTS MTN. DISTRICT, CRAIG COUNTY, VIRGINIA

Project No. 00004-01L  
Drawn By: JMB  
Checked By: JMB  
Reviewed By: JMB  
Scale: 1"=100'  
Date: 3-28-07  
By: J. S. GILKINSON, DPM

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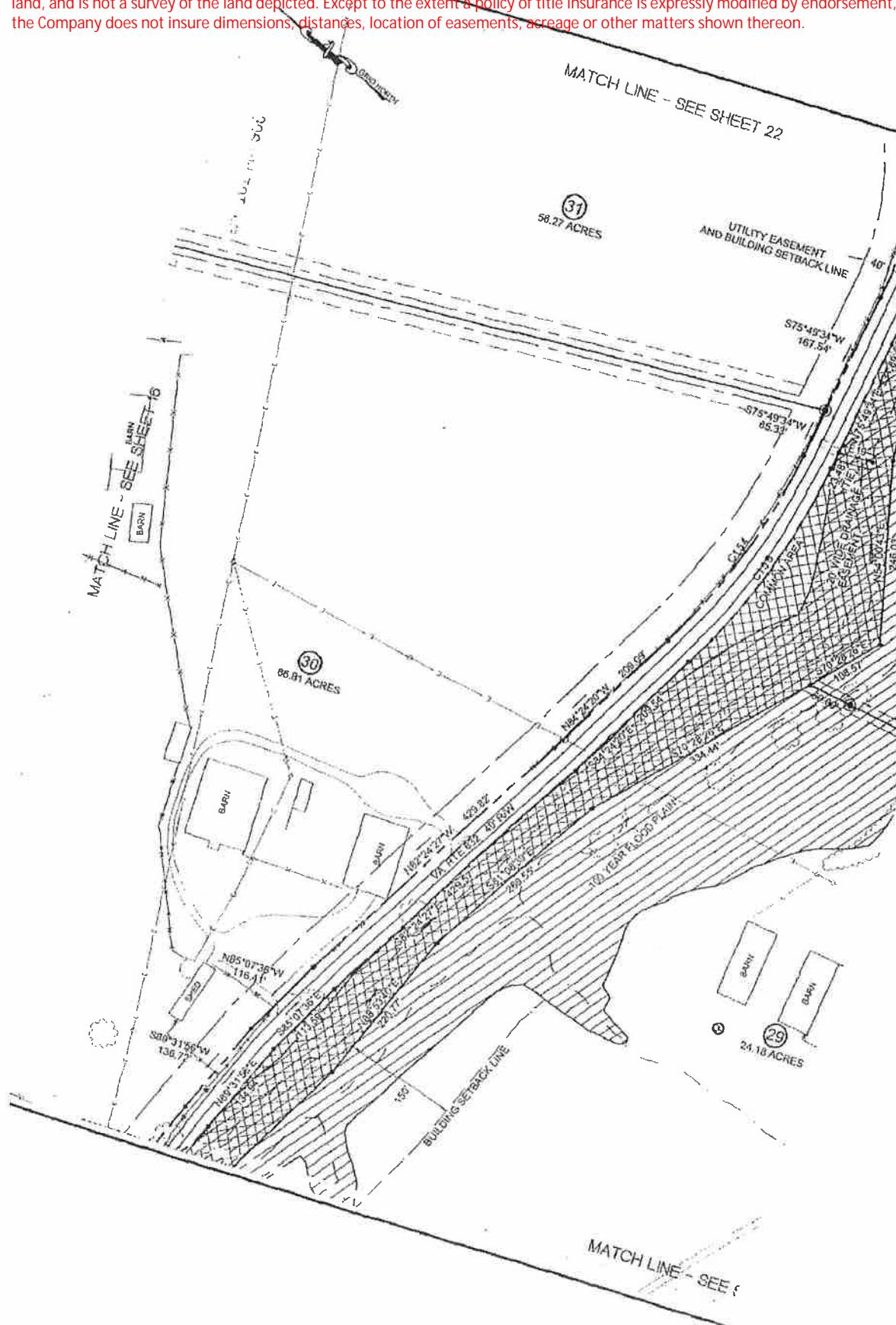


NO.	ACT	REASON
1	6-15-60	42 UTILITY EQUIPMENT ACCIDENT TOLSON 50-1-31
2	10-28-67	STEAM BUFFER



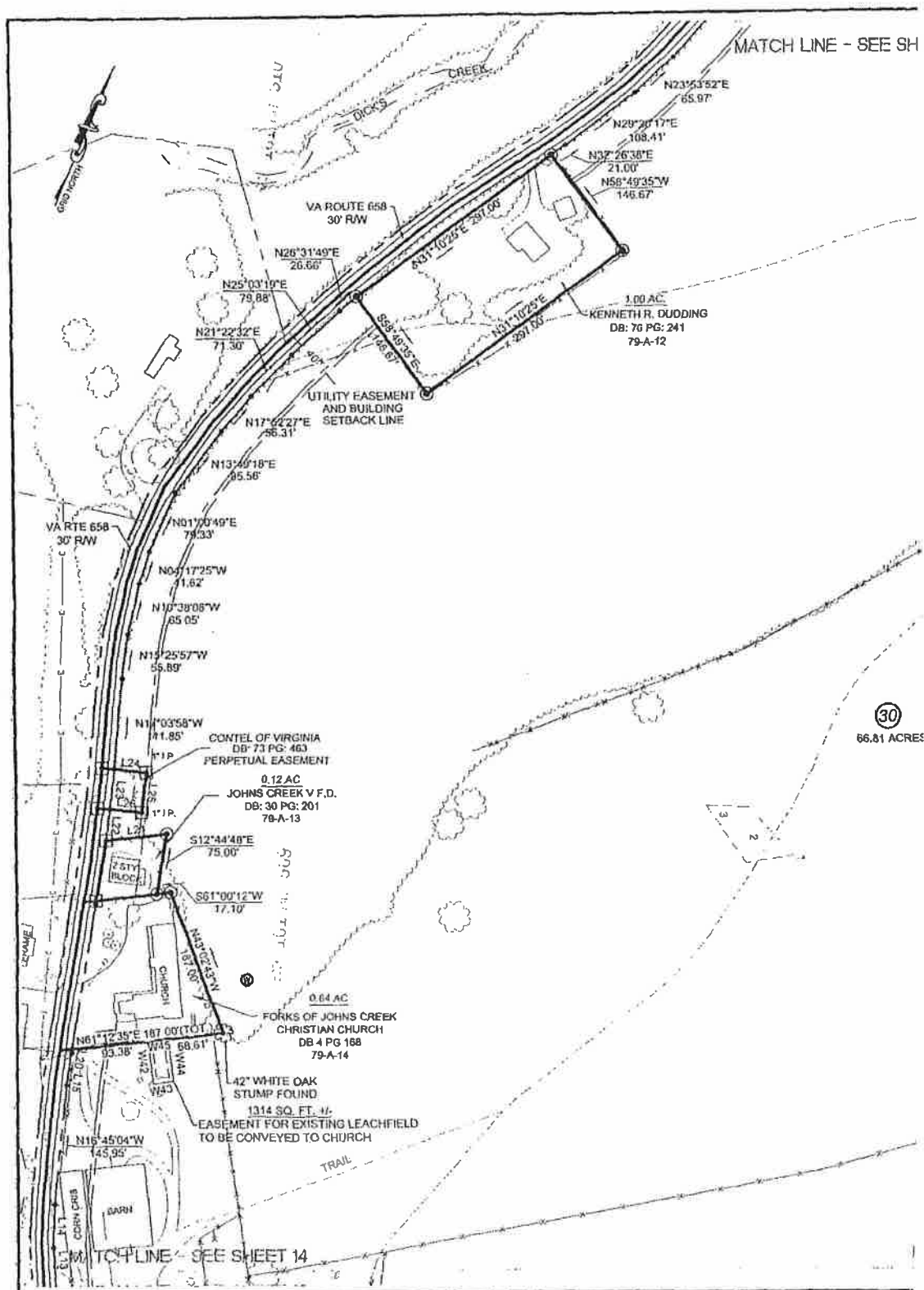


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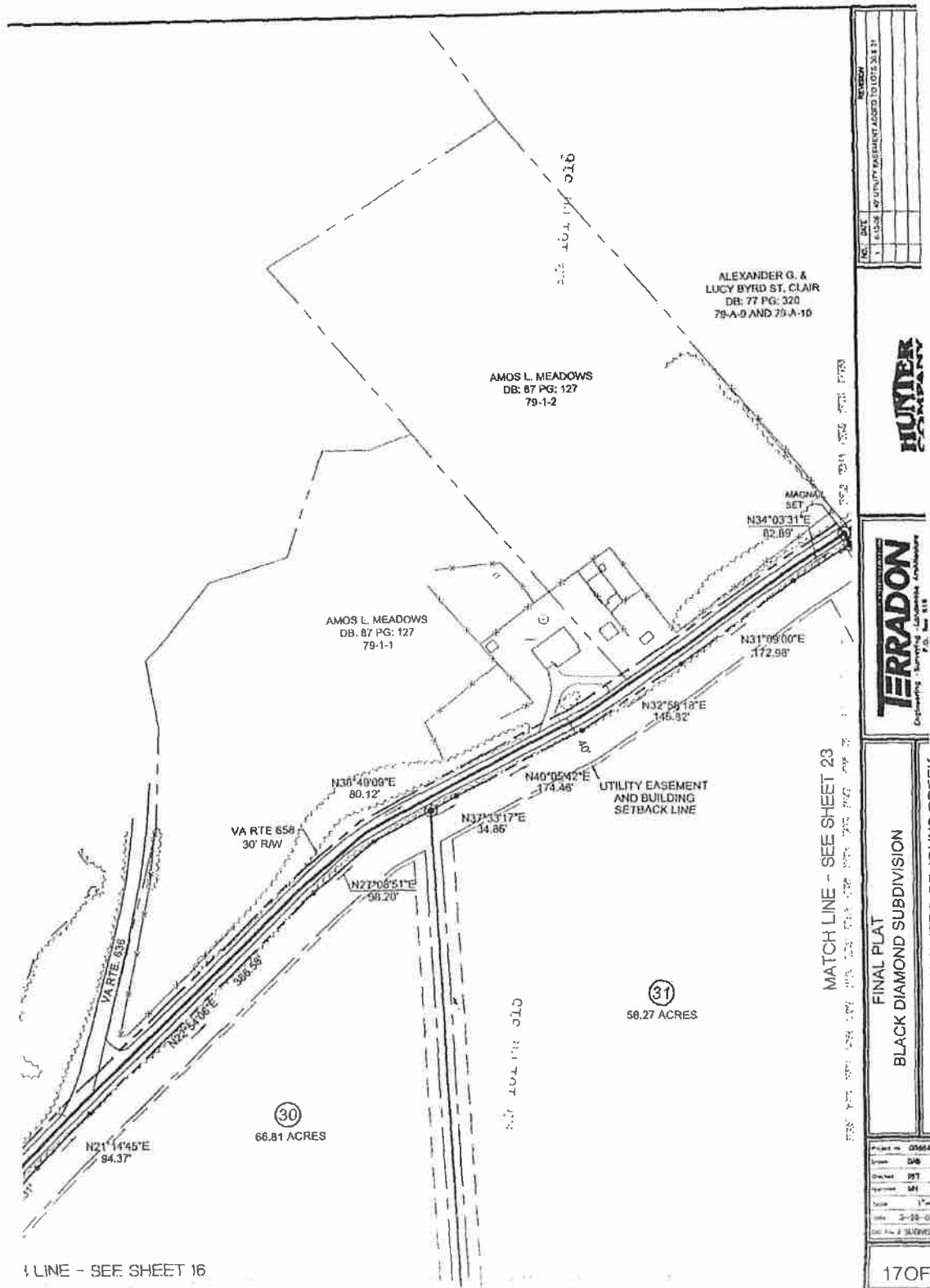


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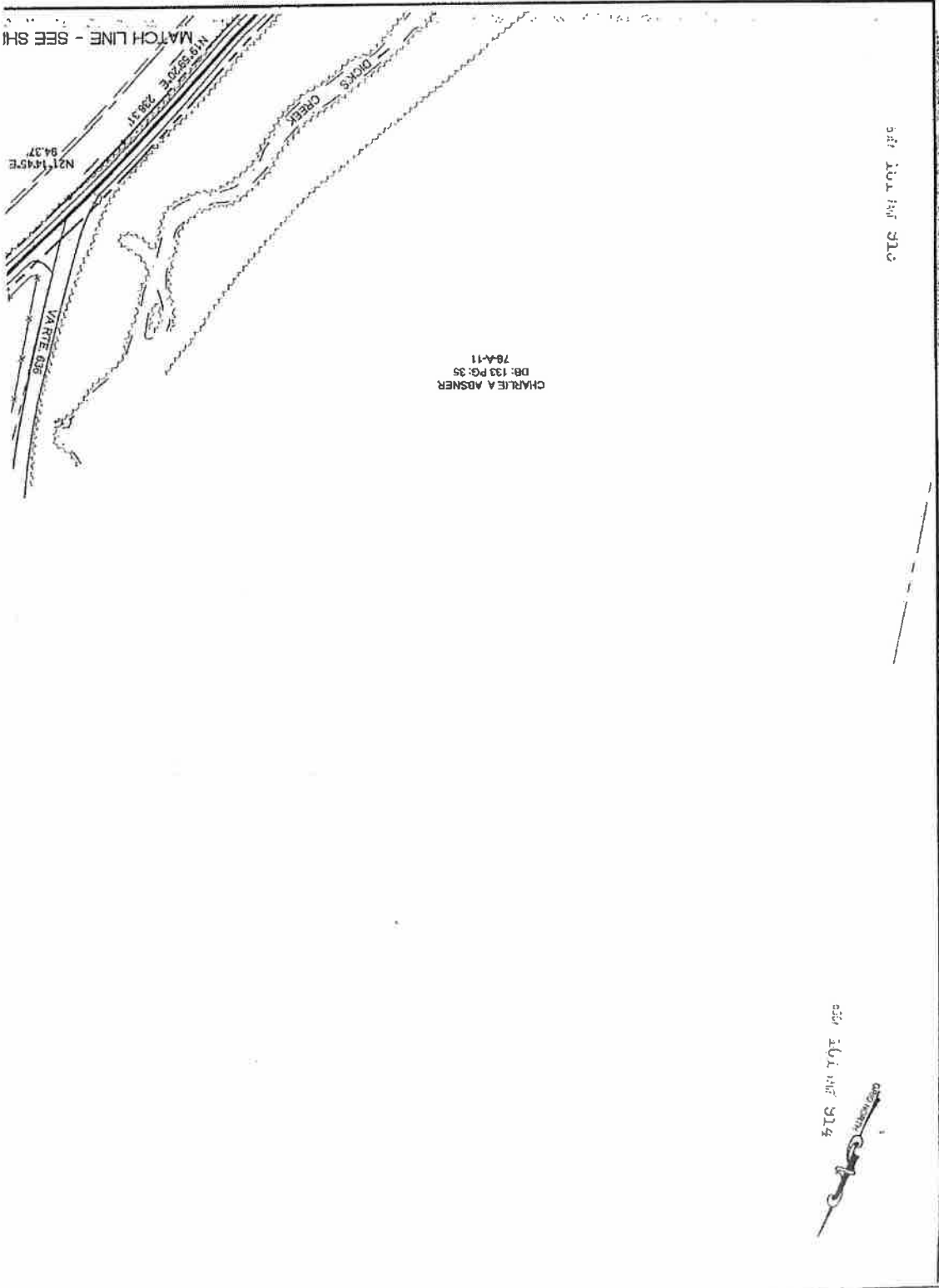
NO.	DATE	REVISION
1	8-15-08	1st UTILITY EASEMENT ADDED TO LOTS 30 & 31

**HUNTER**  
CONSTRUCTION

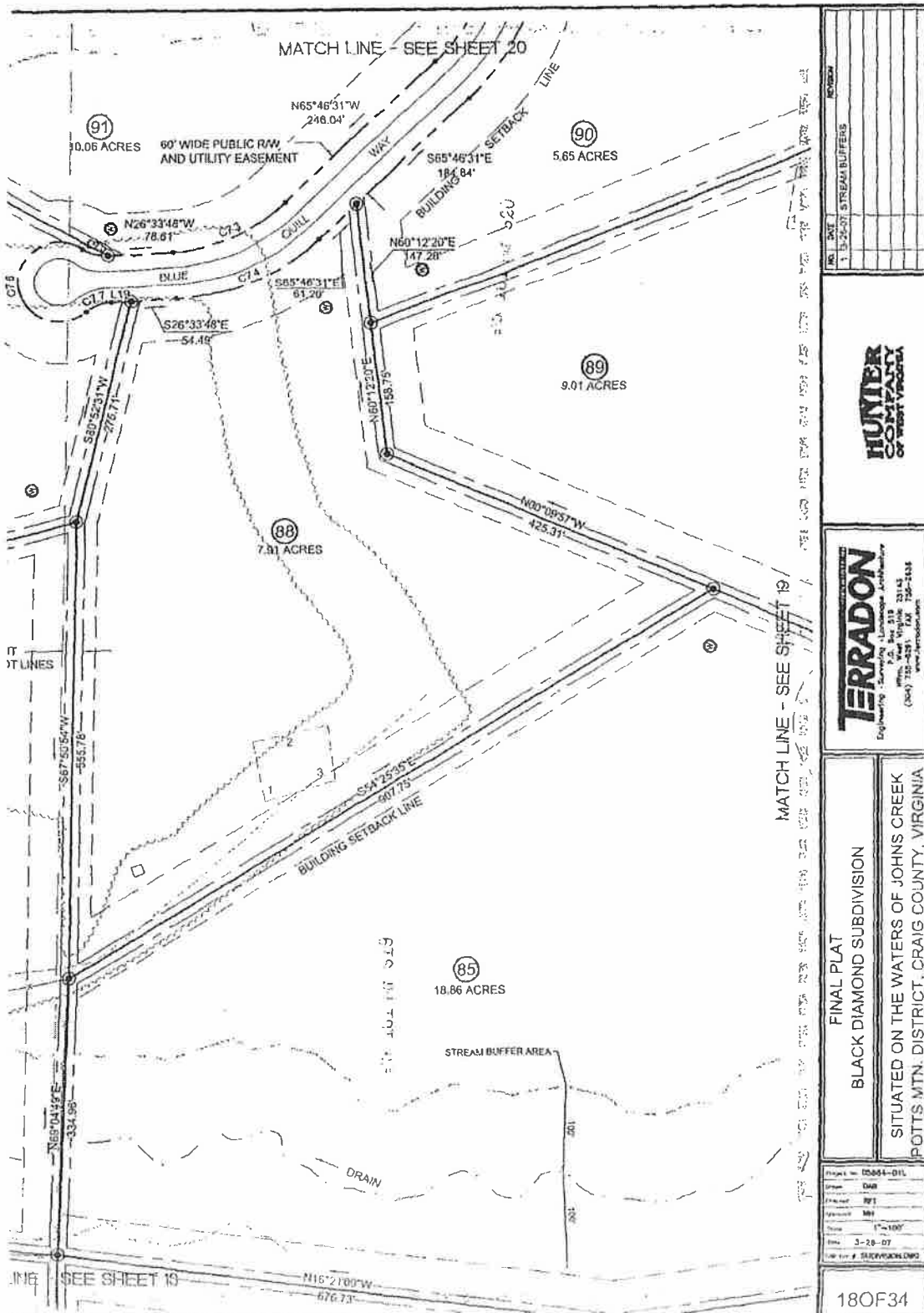
**TERRADON**  
Engineering - Surveying - Landmark Archaeology  
P.O. Box 1118  
Lynchburg, VA 24502

Project No.	05508
Drawn	DAB
Checked	ST
Approved	SH
Scale	1"=111'
Date	3-28-07
City	Richmond

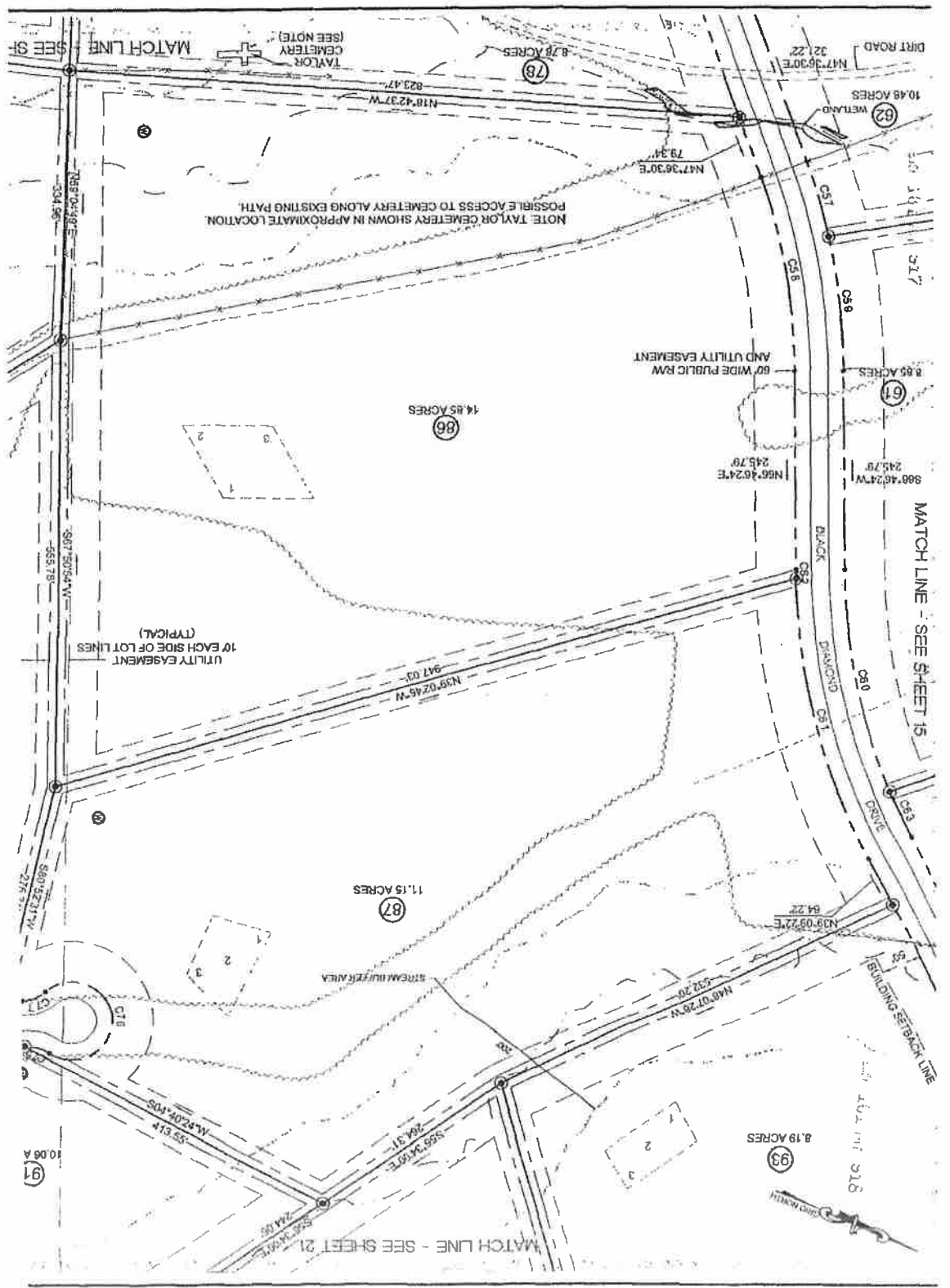
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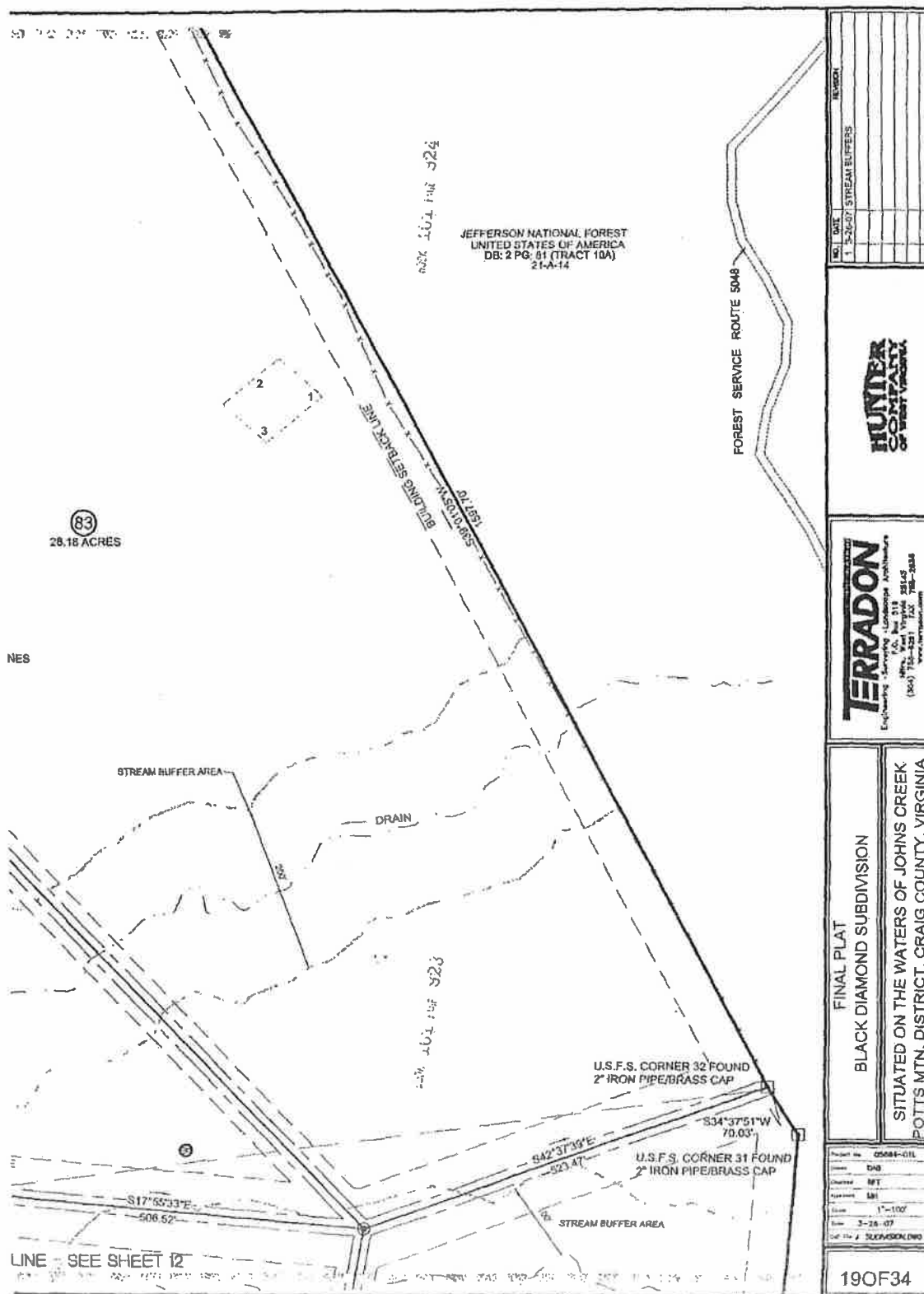
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NO.	DATE	REVISION
1	3-26-07	STREAM BUFFERS

**HUNTER**  
COMPANY  
OF WEST VIRGINIA

**TERRADON**  
Engineering & Surveying  
10, Red Hill  
P.O. Box 318  
SHELBY, West Virginia 26054  
(304) 734-1111  
www.terraddon.com

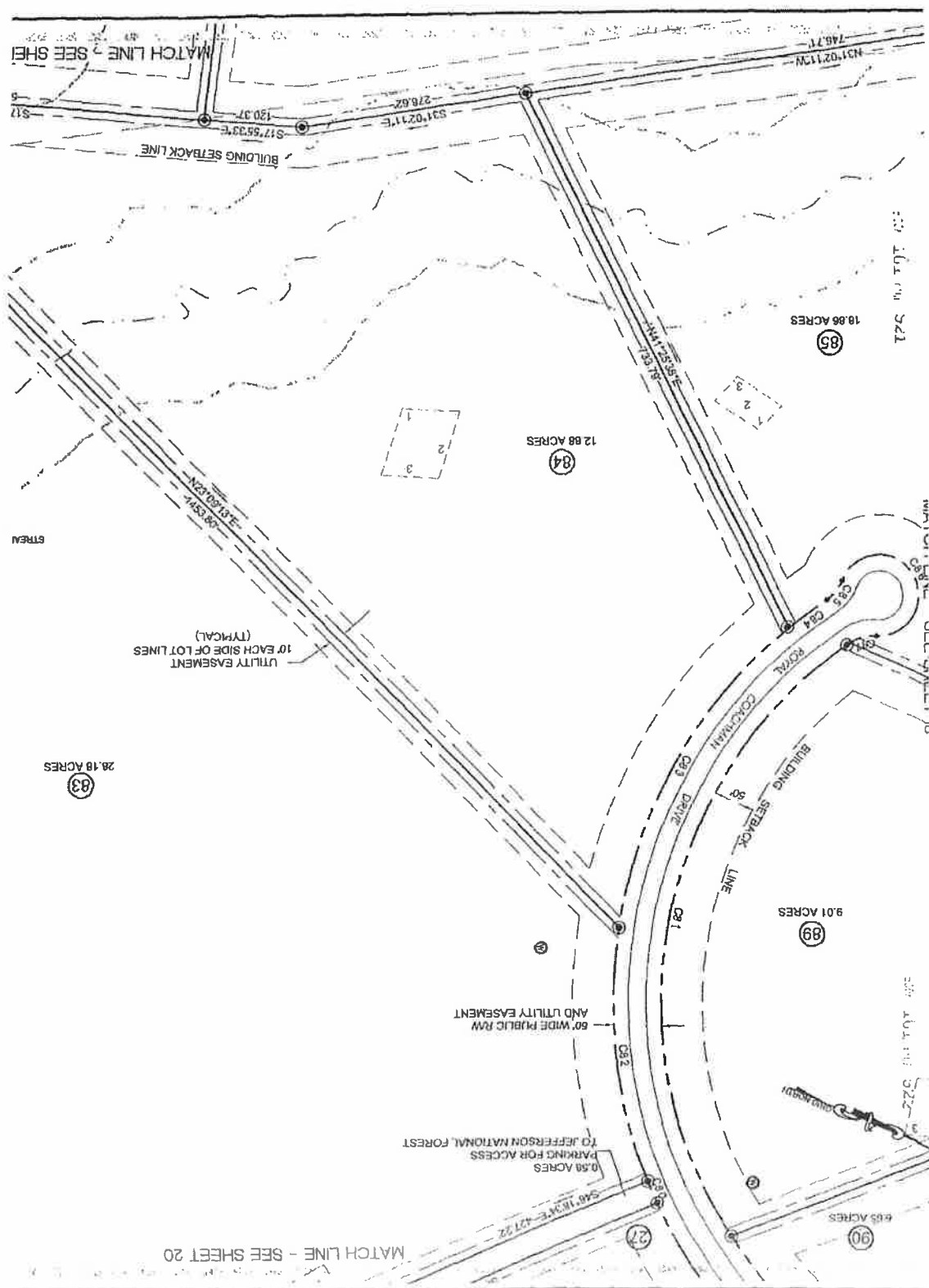
**FINAL PLAT**  
**BLACK DIAMOND SUBDIVISION**  
**SITUATED ON THE WATERS OF JOHNS CREEK**  
**POTTS MTN. DISTRICT, CRAIG COUNTY, VIRGINIA**

Project No. 05084-011  
Drawn: DAB  
Checked: RPT  
Engineer: MBI  
Scale: 1"=100'  
Date: 3-26-07  
Cust. No. 1 SUBDIVISION.DWG

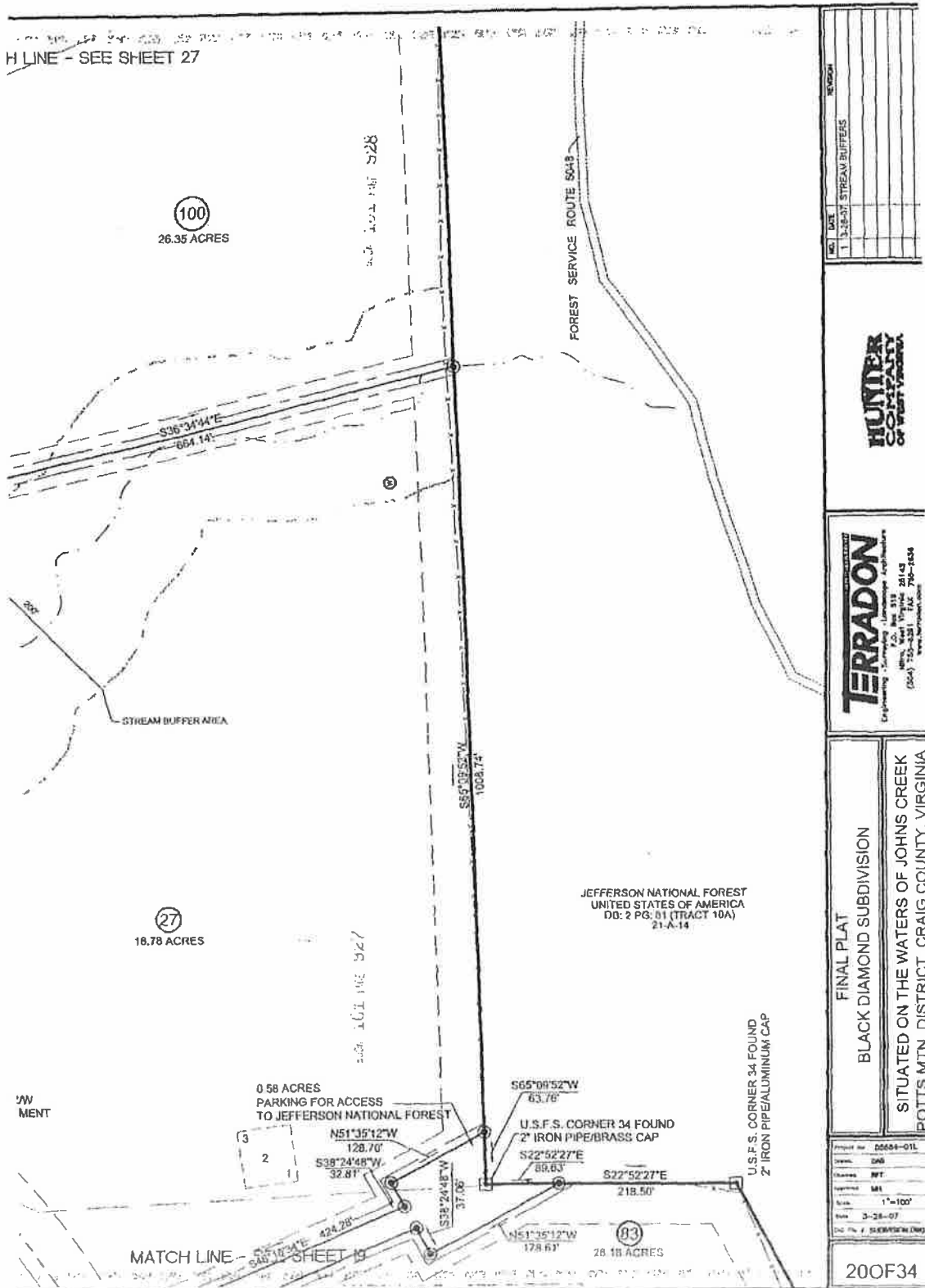
190F34



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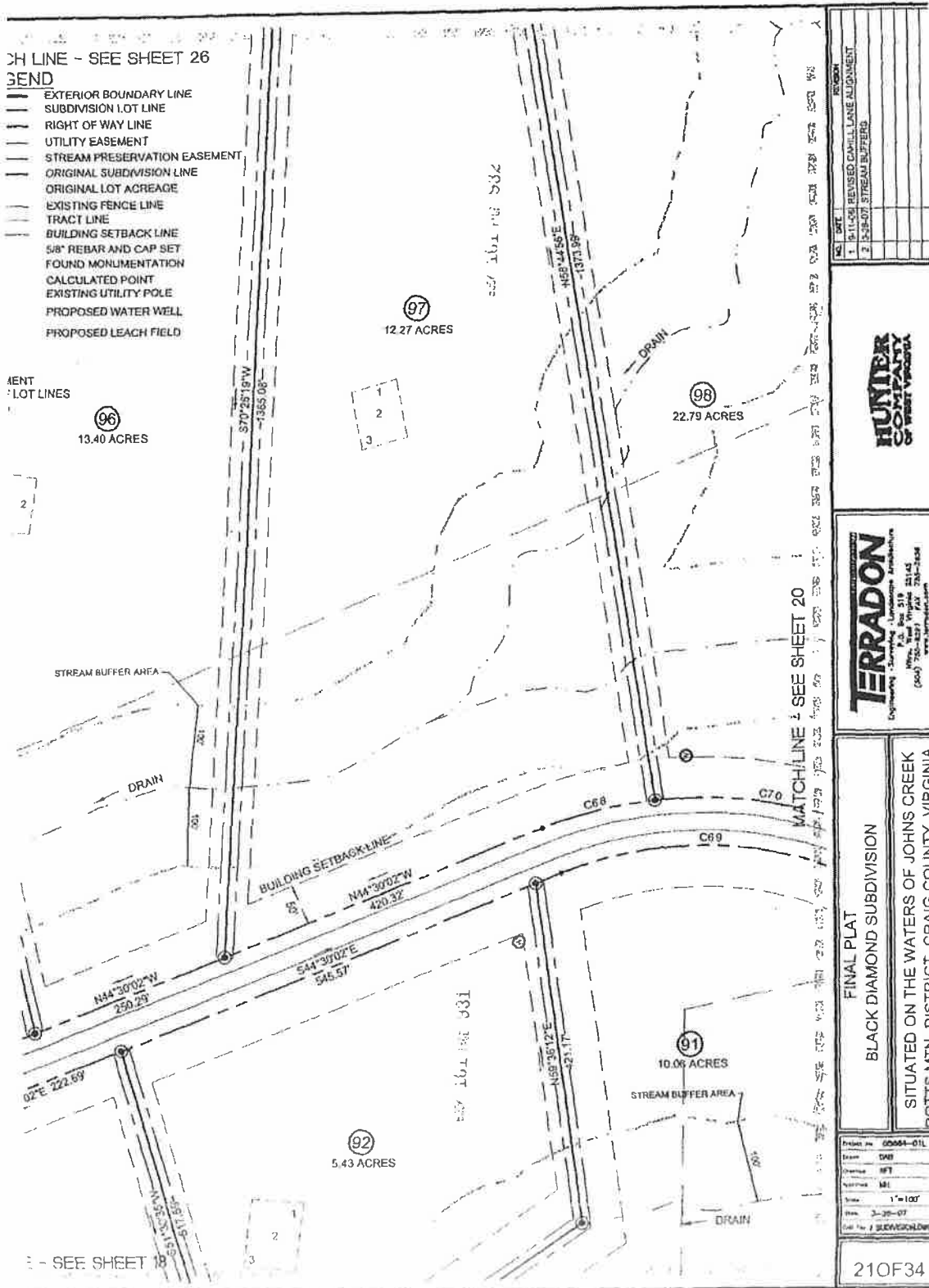


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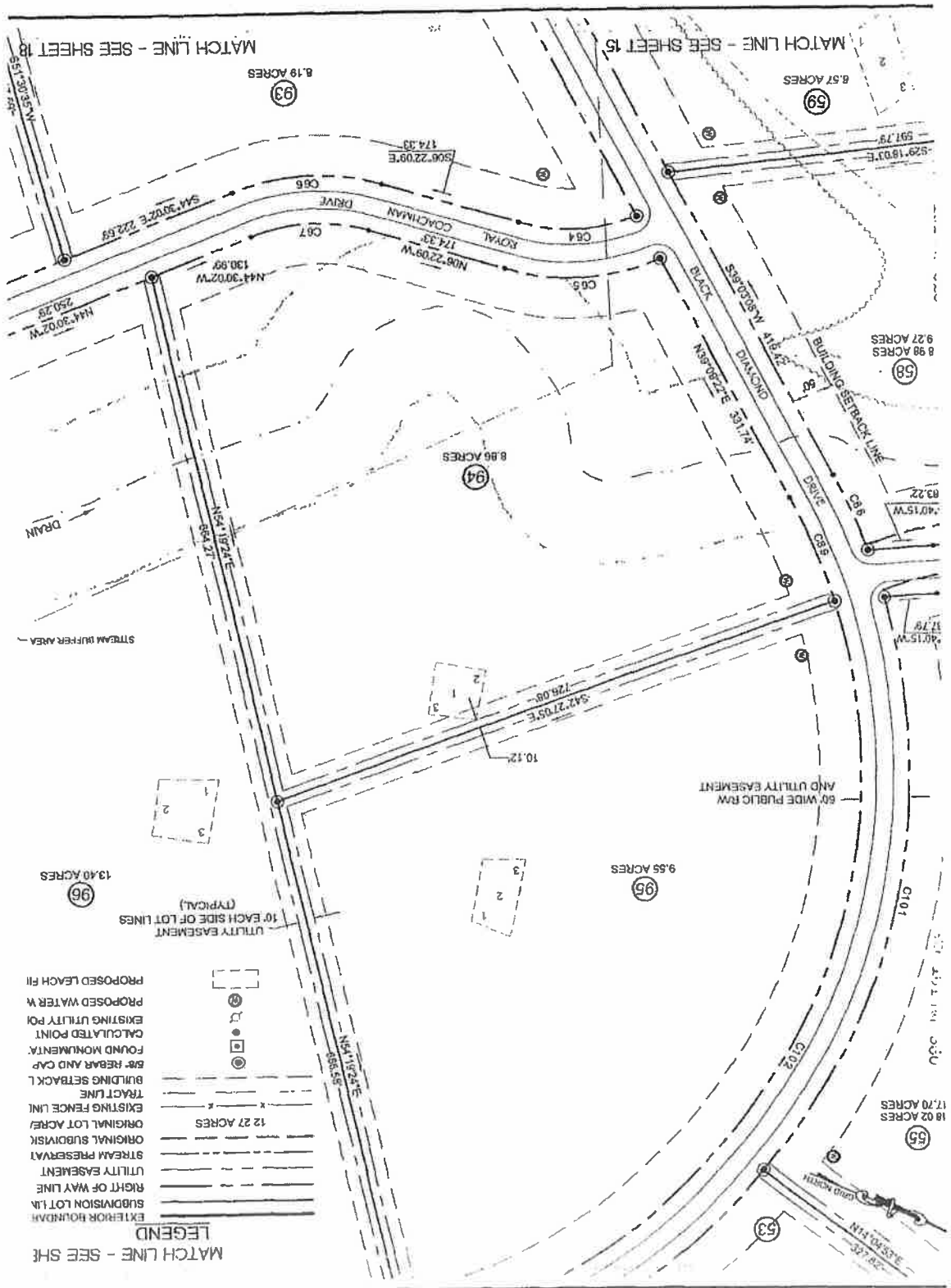


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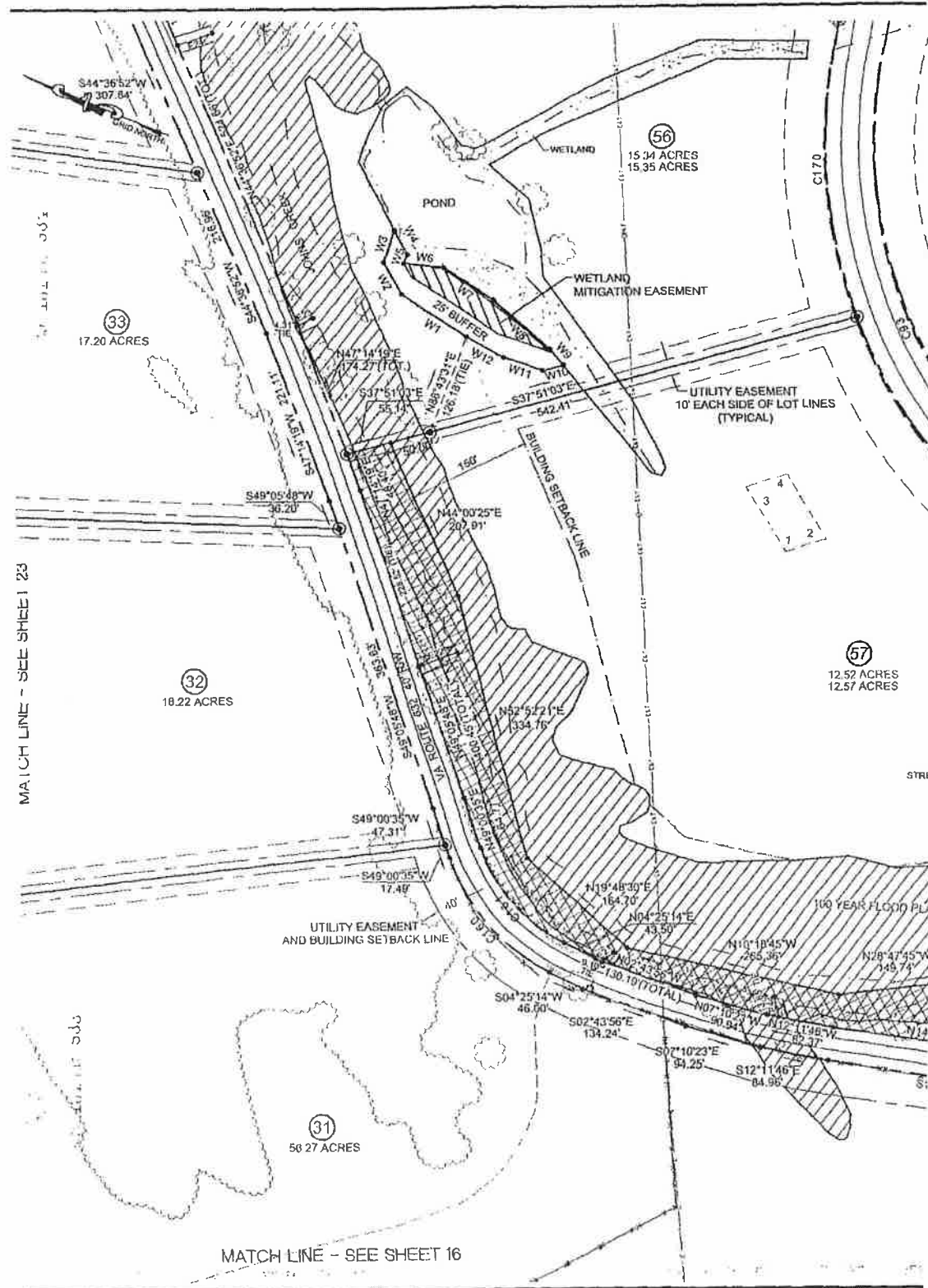
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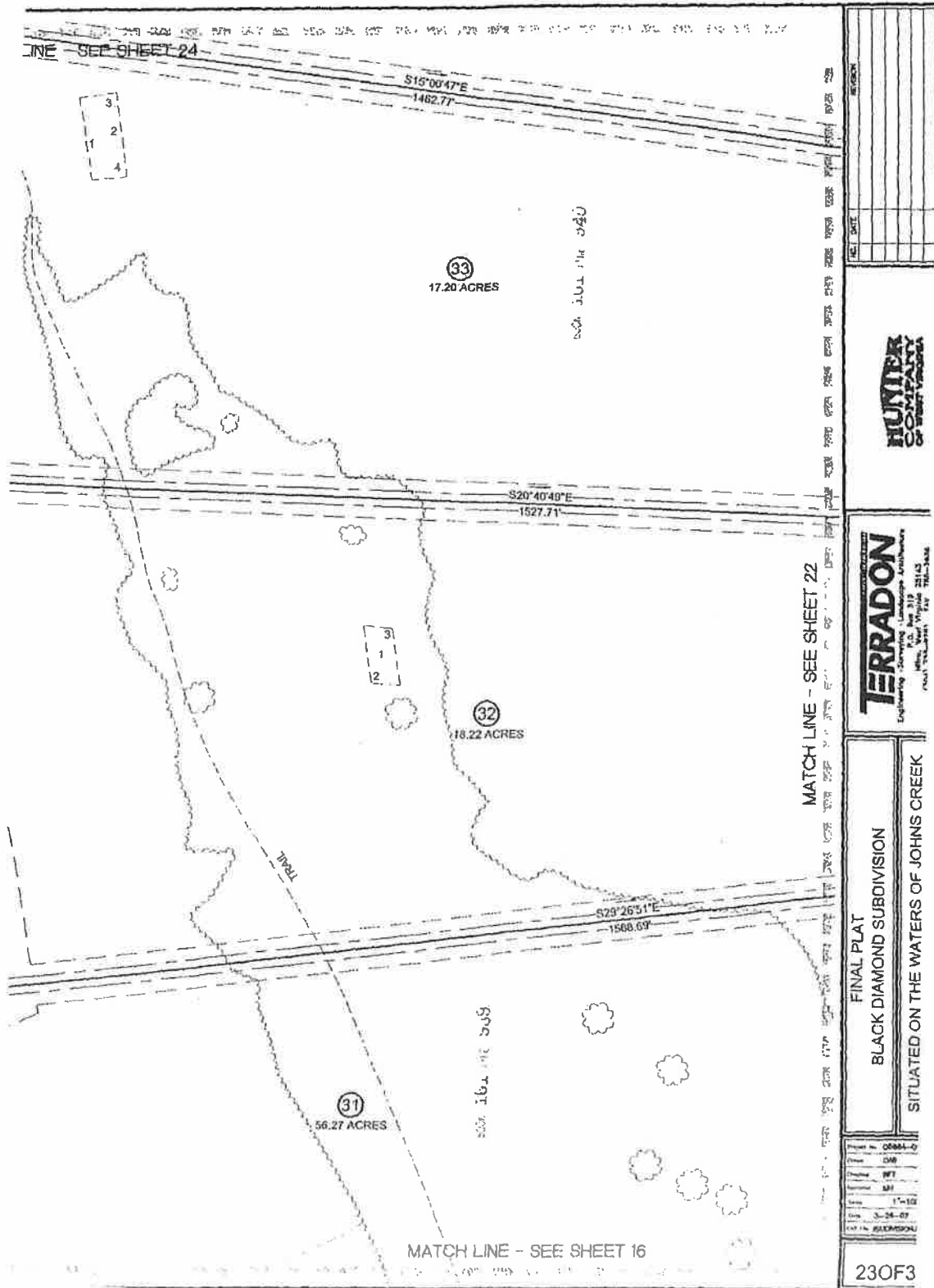


8.57 ACRES  
(59)

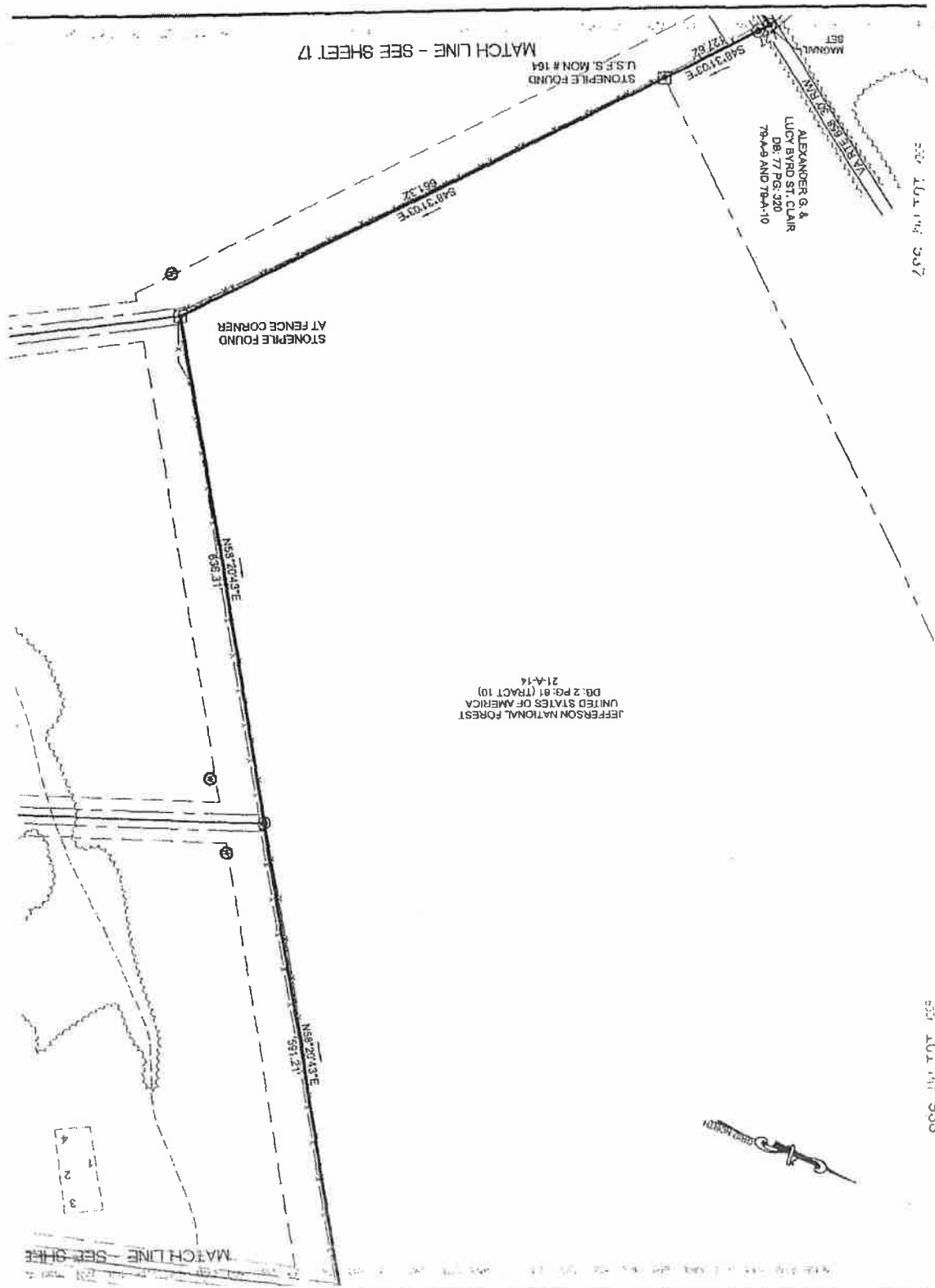
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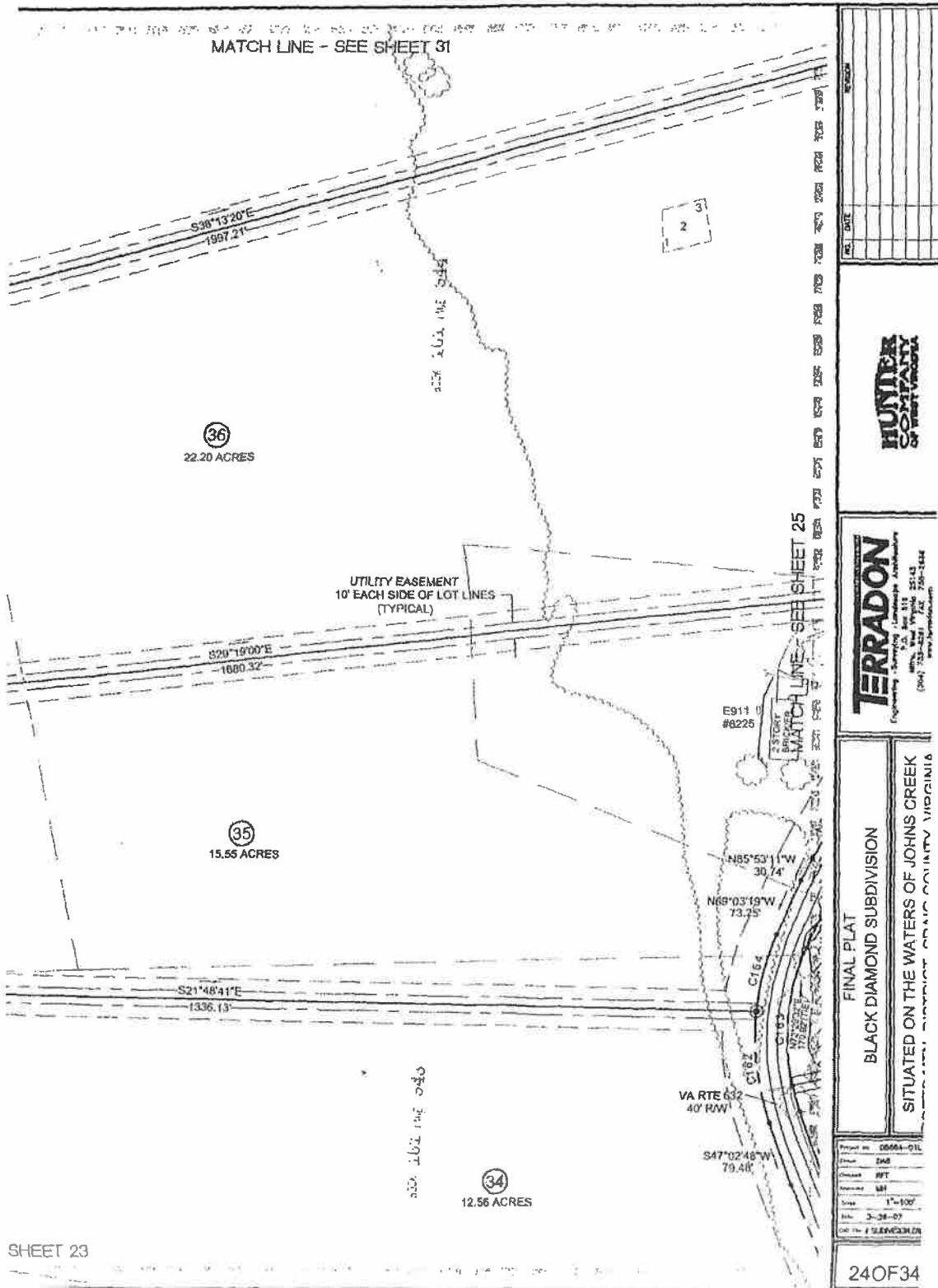


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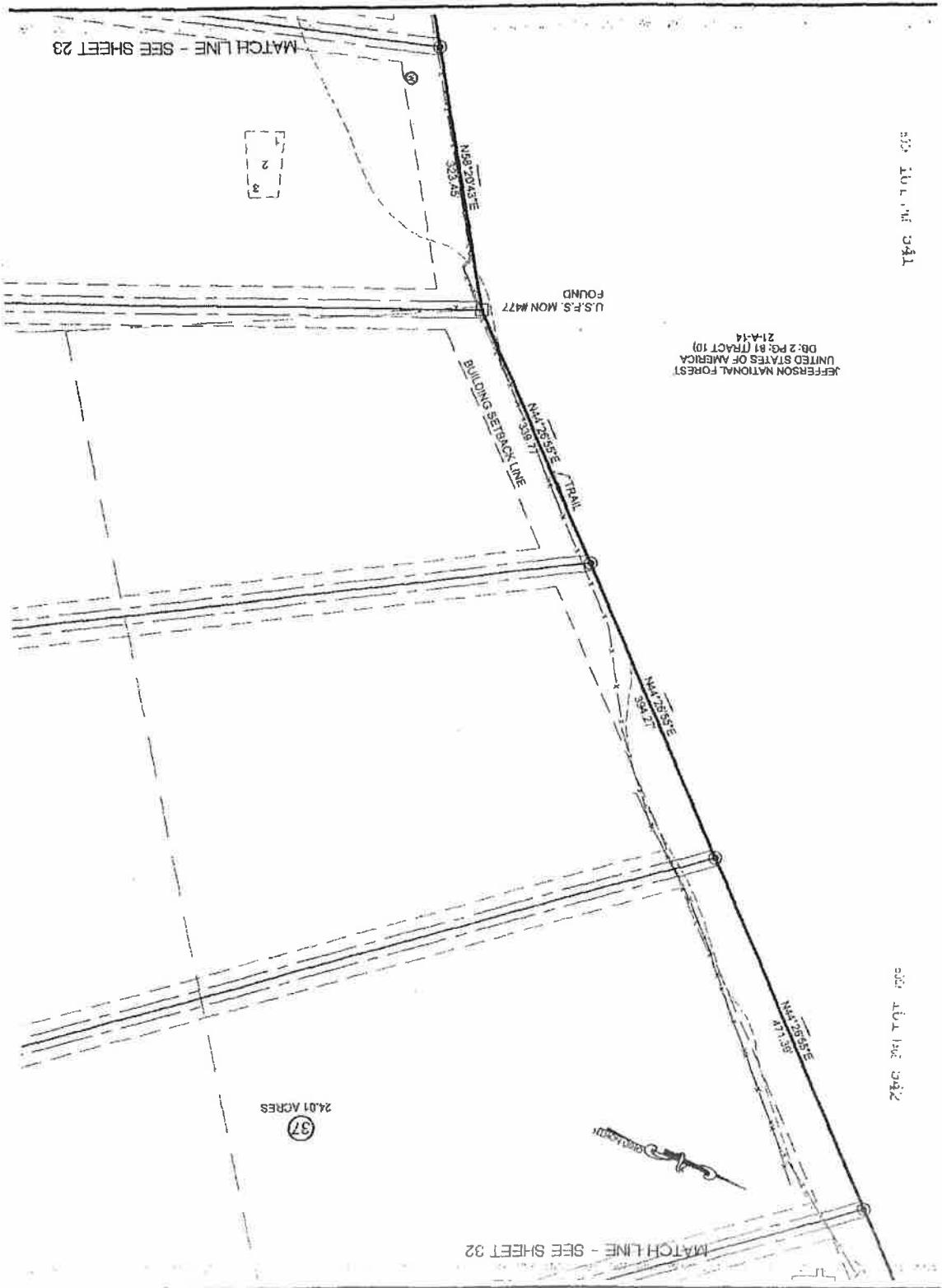


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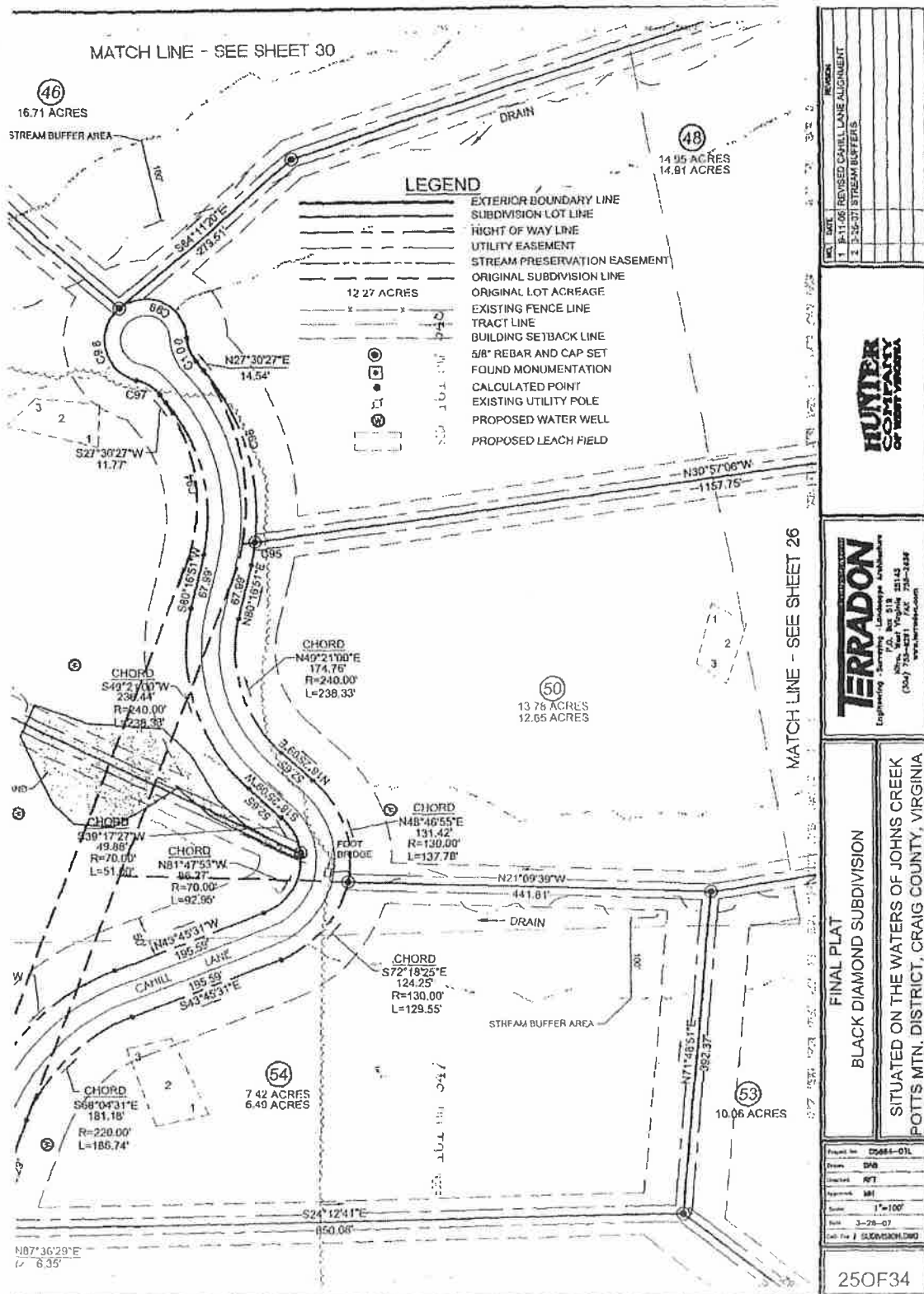




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SEE SHEET 29

MATCH LINE - SEE SHEET 28

103 8.81 ACRES

101 18.57 ACRES

102 9.80 ACRES

52 9.94 ACRES

98 22.79 ACRES

97 12.27 ACRES

60' WIDE PUBLIC ROAD AND UTILITY EASEMENT

STREAM BUFFER AREA

LEGEND

- EXTERIOR BOUNDARY LINE
- SUBDIVISION LOT LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT
- STREAM PRESERVATION EASEMENT
- ORIGINAL SUBDIVISION LOT
- ORIGINAL LOT ACREAGE
- EXISTING FENCE LINE
- TRACT LINE
- BUILDING SETBACK LINE
- 5/8" REBAR AND CAP SET
- FOUND MONUMENTATION
- CALCULATED POINT
- EXISTING UTILITY POLE
- PROPOSED WATER WELL
- PROPOSED LEACH FIELD

FINAL PLAT

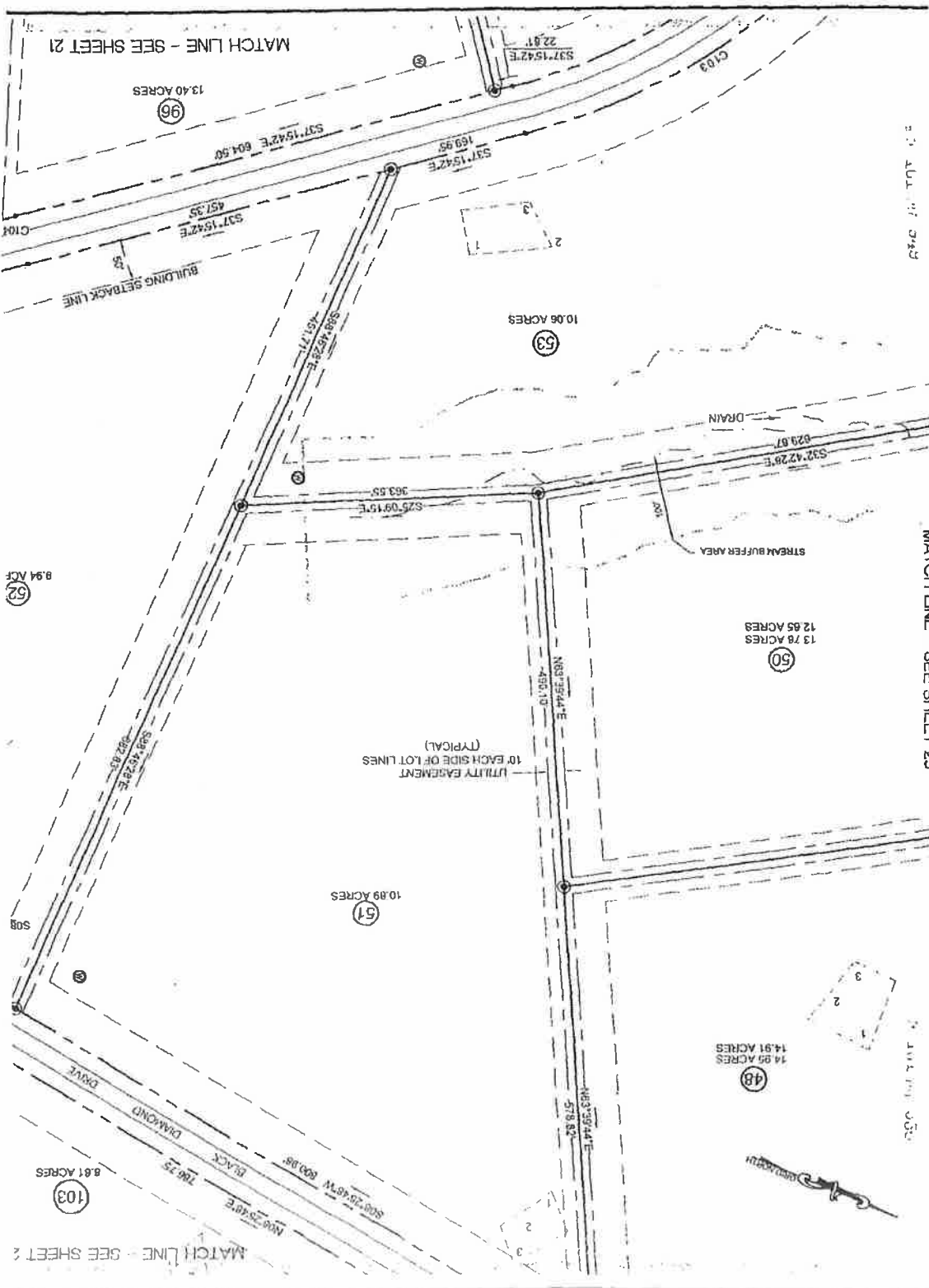
BLACK DIAMOND SUBDIVISION

SITUATED ON THE WATERS OF JOHNS CREEK

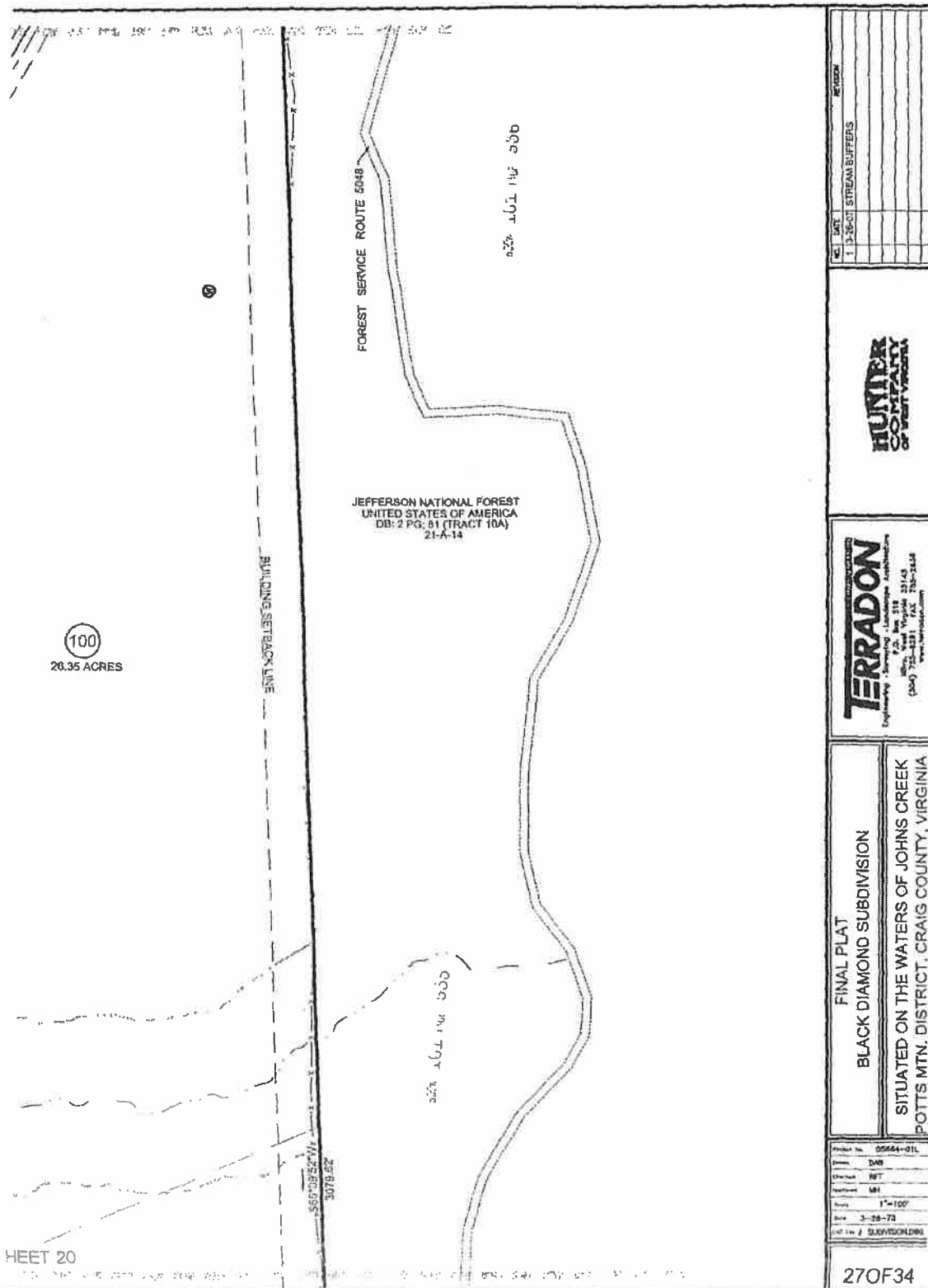
POTTS MTN. DISTRICT, CRAIG COUNTY, VIRGINIA

260F34

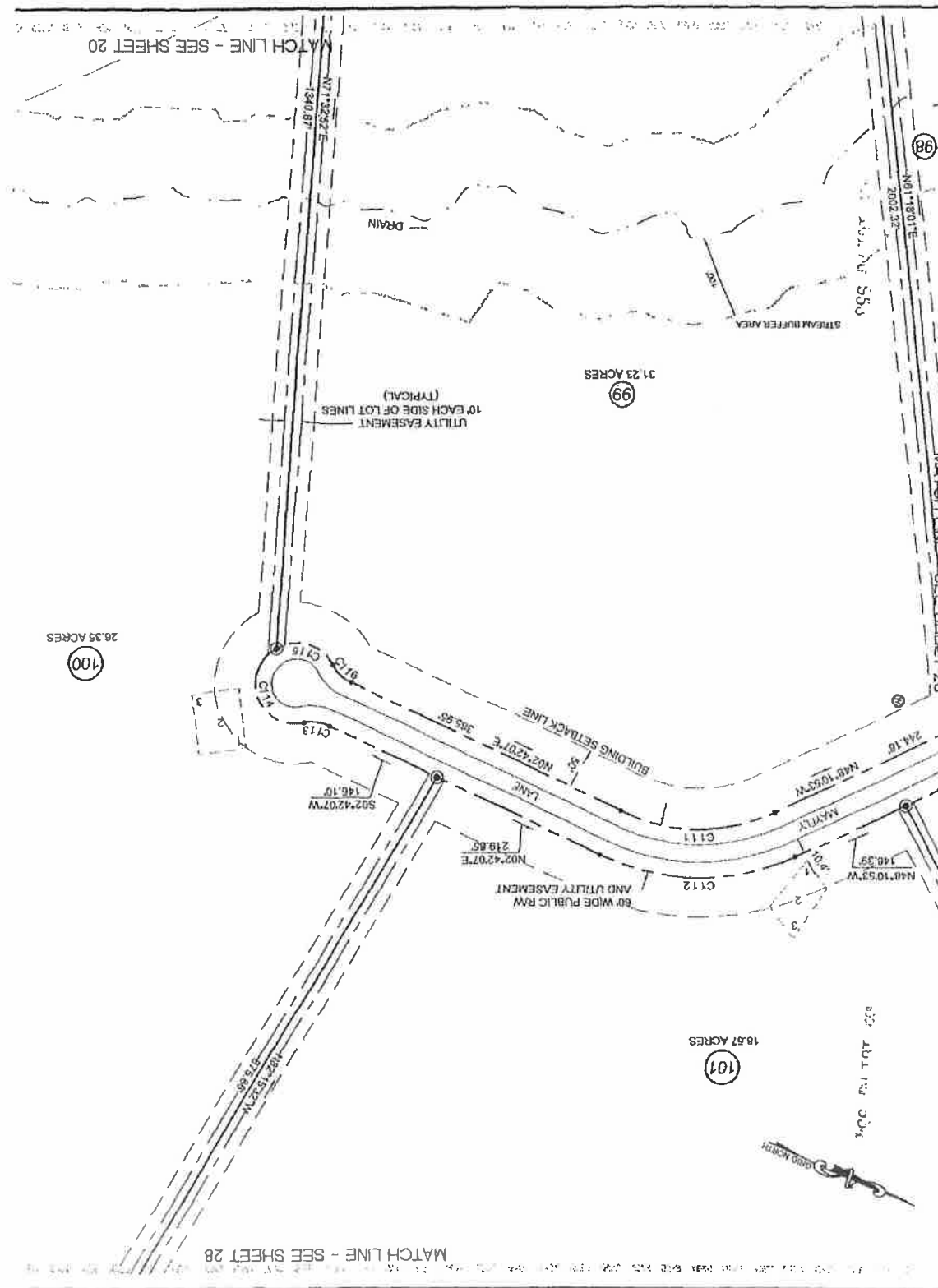




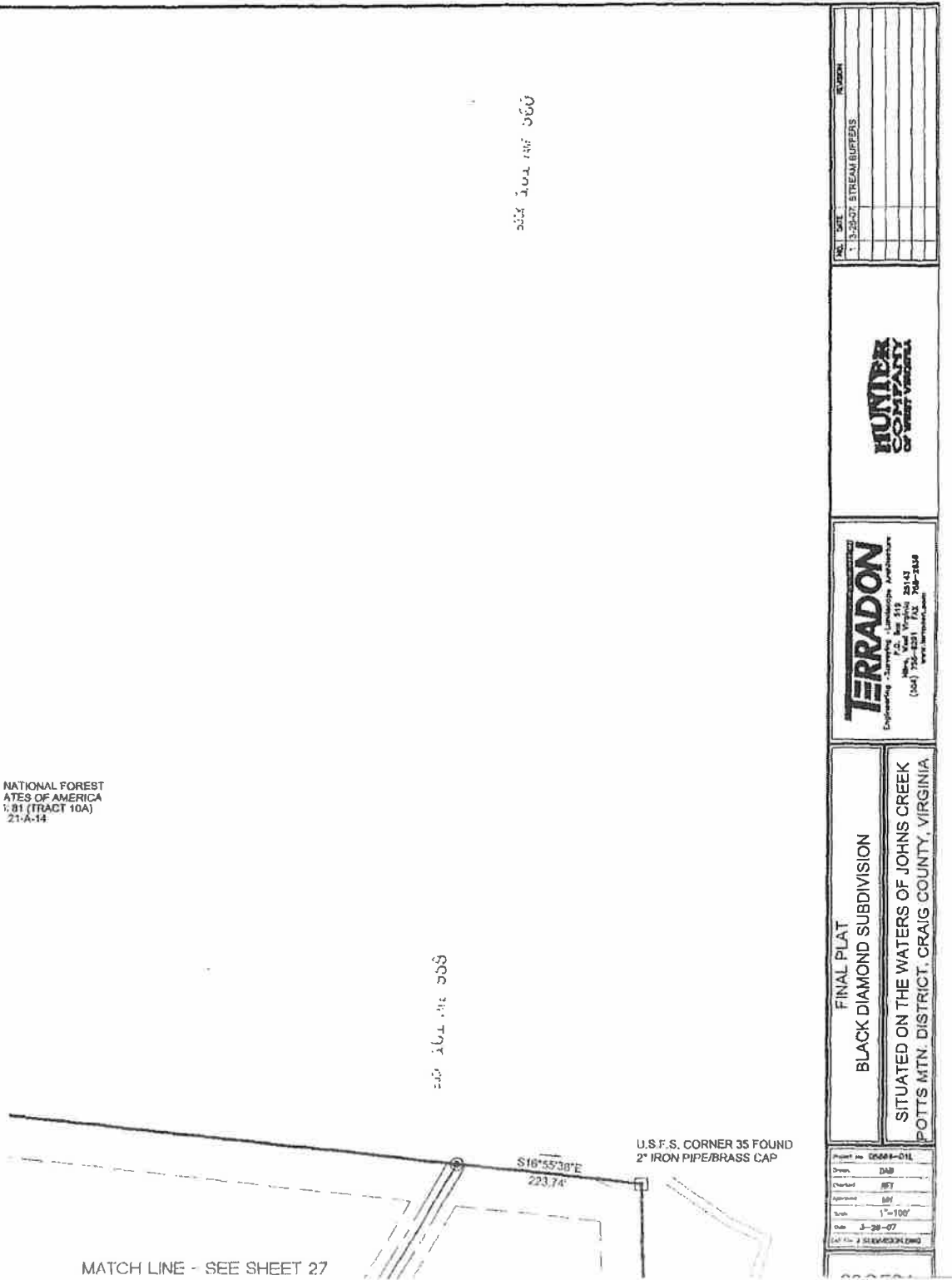
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NATIONAL FOREST  
STATES OF AMERICA  
1:81 (TRACT 10A)  
21-A-14

NO.	DATE	REASON
1	3-25-07	STREAM BURIED

**HUNTER**  
**COMPANY**  
Surveyors  
CRAIG COUNTY, VIRGINIA

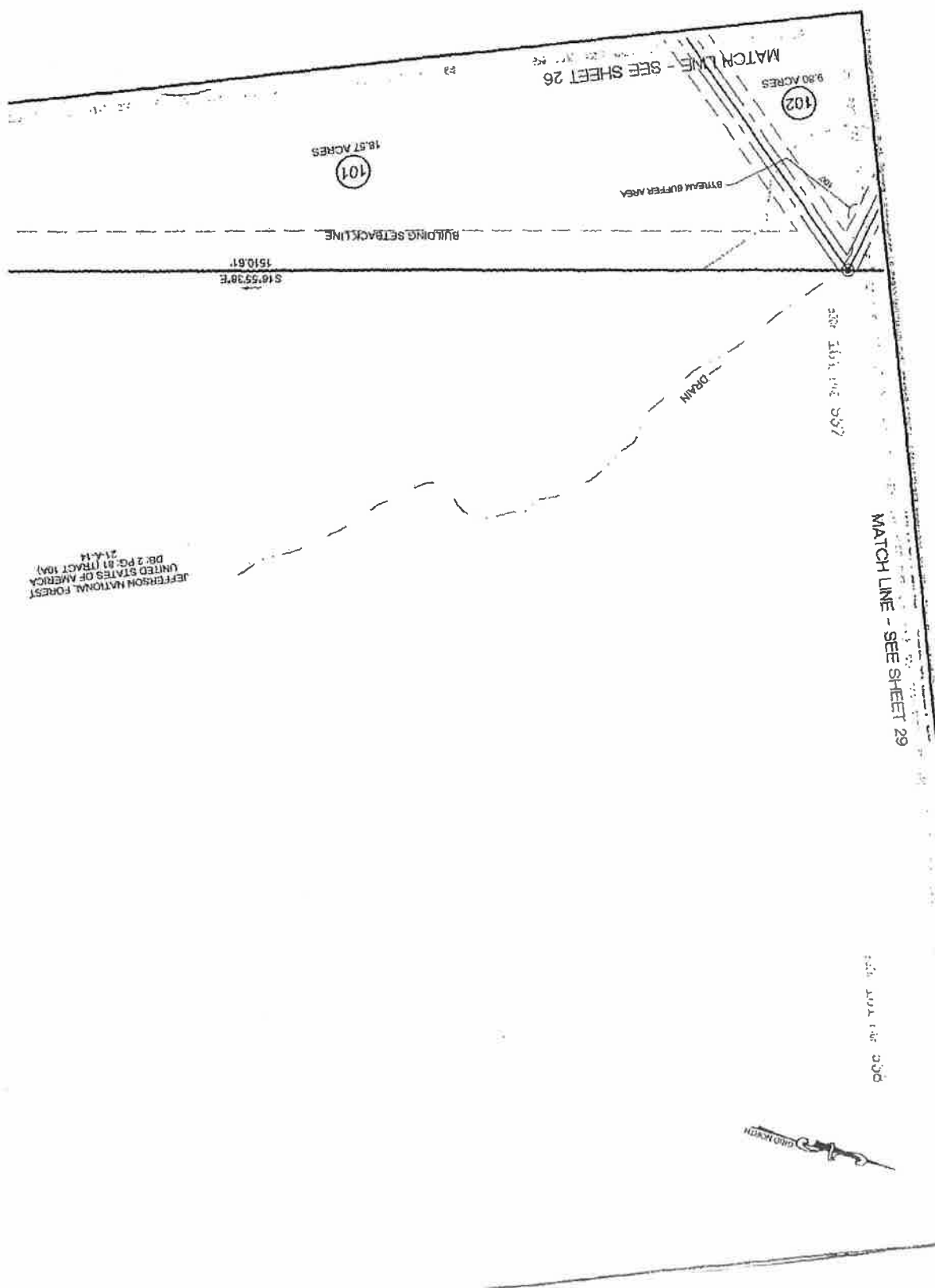
**TERRADON**  
Engineering - Surveying - Landscape Architecture  
1000 N. 1st St., Suite 111, 25147  
Norfolk, VA 23502  
(404) 754-8281 FAX 754-8248  
t@terraddon.com

FINAL PLAT  
BLACK DIAMOND SUBDIVISION  
SITUATED ON THE WATERS OF JOHNS CREEK  
POTTS MTN. DISTRICT, CRAIG COUNTY, VIRGINIA

Project no.	02508-011
Drawn	DAB
Checked	RET
Approved	MB
Scale	1"=100'
Date	3-28-07
Call file #	21-A-14-10A



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NO.	DATE	REVISION
1	9.11.06	REVISED CARILL LANE ALIGNMENT
2	9-25-07	STREAM BUFFERS

**HUNTER  
COMPANY  
OF WEST VIRGINIA**

**TERRADON**  
Engineering • Architecture • Landscape Architecture  
P.O. Box 318  
4610 W. Wood Virginia 23143  
(404) 735-8231 FAX 735-2134  
[www.terradon.com](http://www.terradon.com)

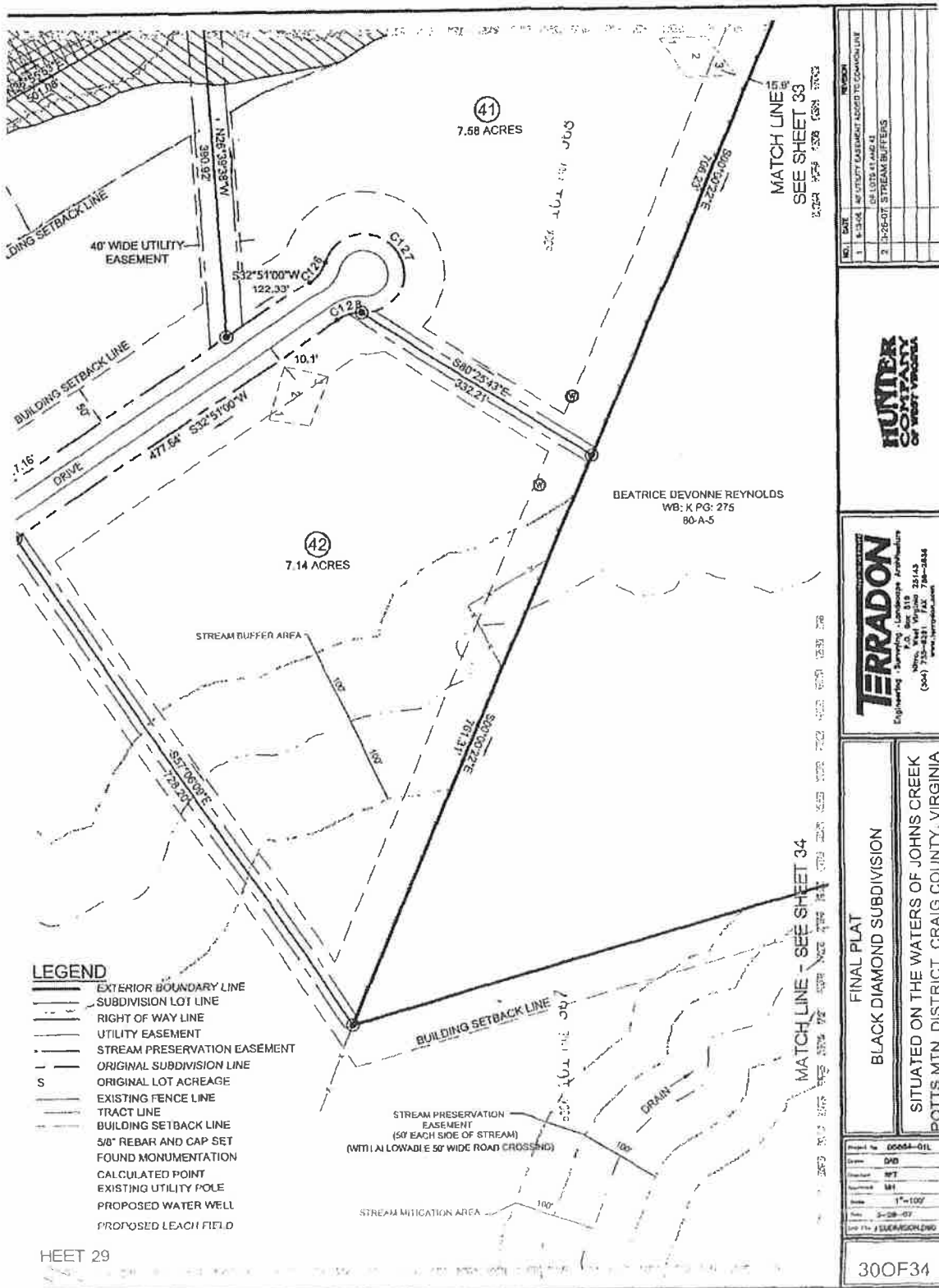
FINAL PLAT  
BLACK DIAMOND SUBDIVISION  
SITUATED ON THE WATERS OF JOHNS CREEK  
POTTS MTN. DISTRICT, CRAIG COUNTY, VIRGINIA

Project #	00004-016
Drawn	DAB
Checked	HFI
Approved	HFI
Scale	1"=100'
Date	3-28-07
NOT FOR CONSTRUCTION	

29OF34

[illegible]

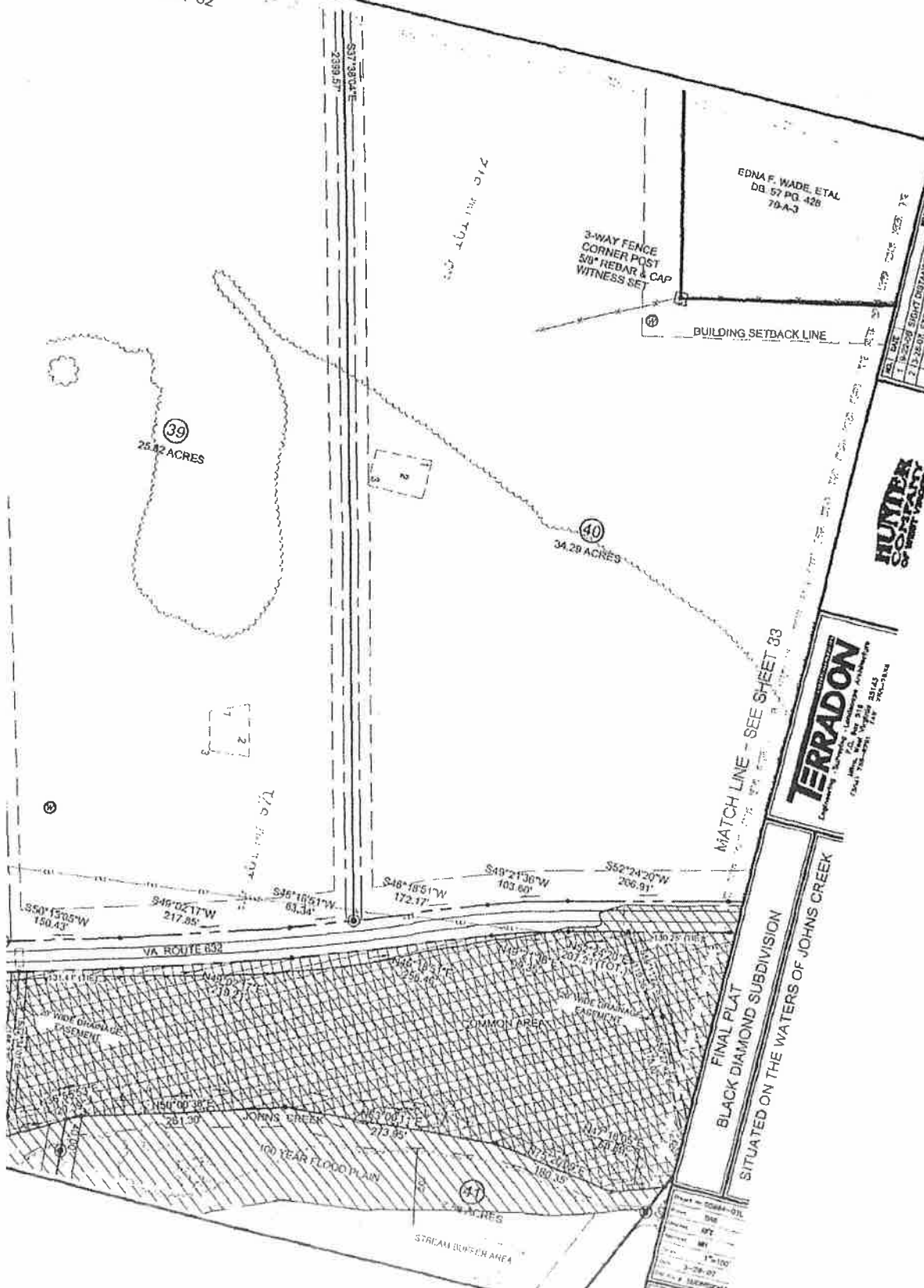
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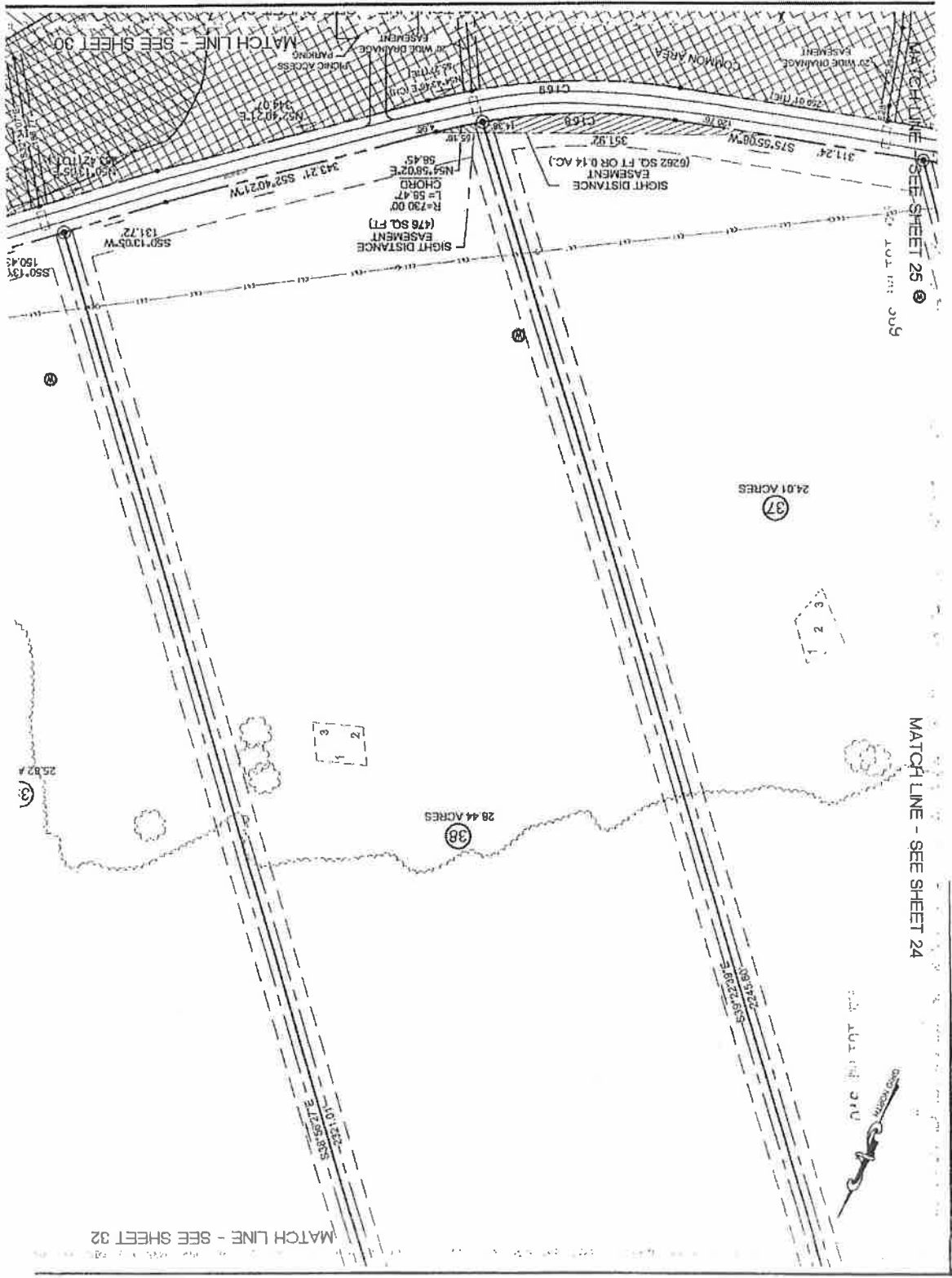


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SHEET 32

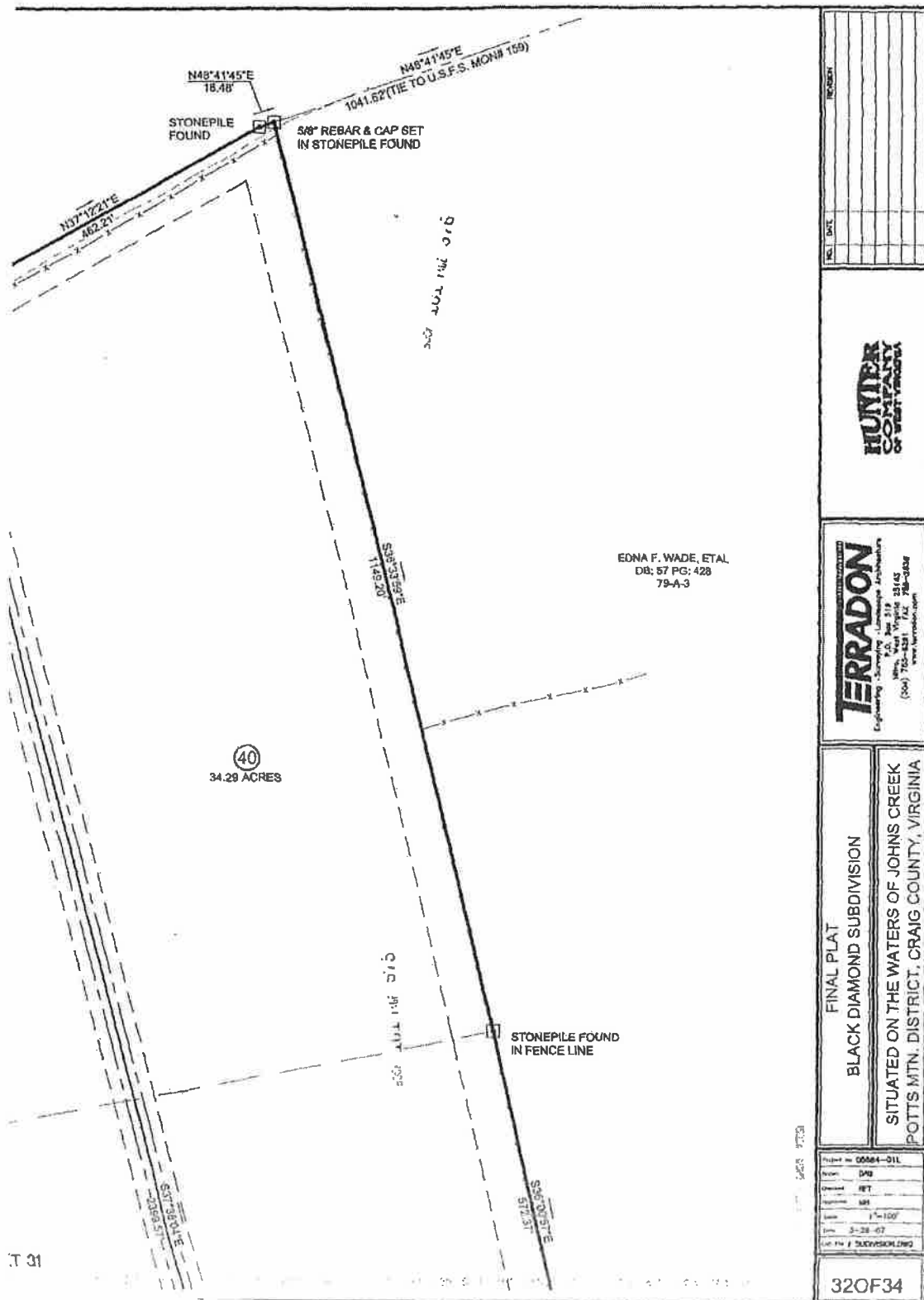


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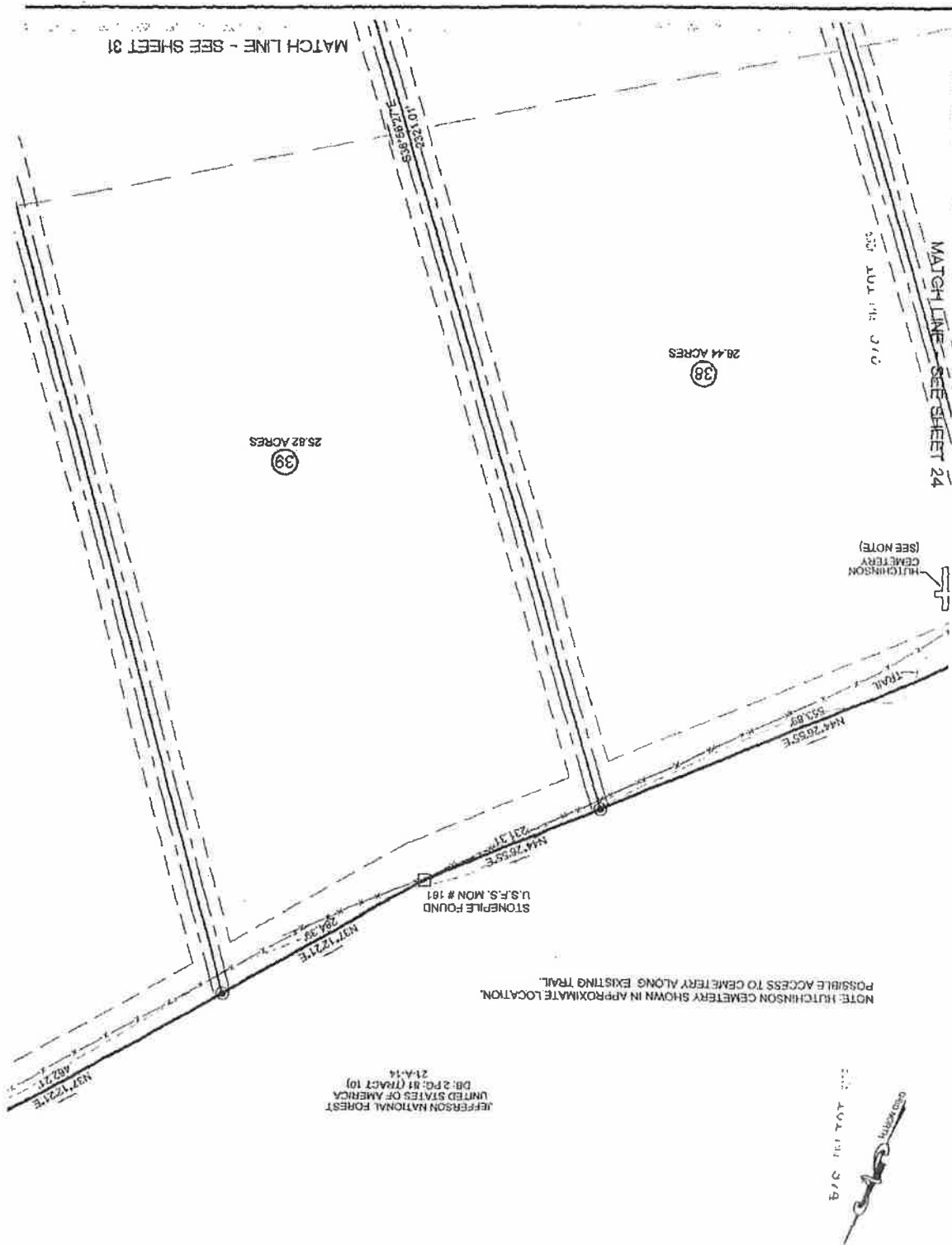


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لایق و قابل

[illegible]

**HUNTER**  
**COMPANY**  
**OF WEST VIRGINIA**

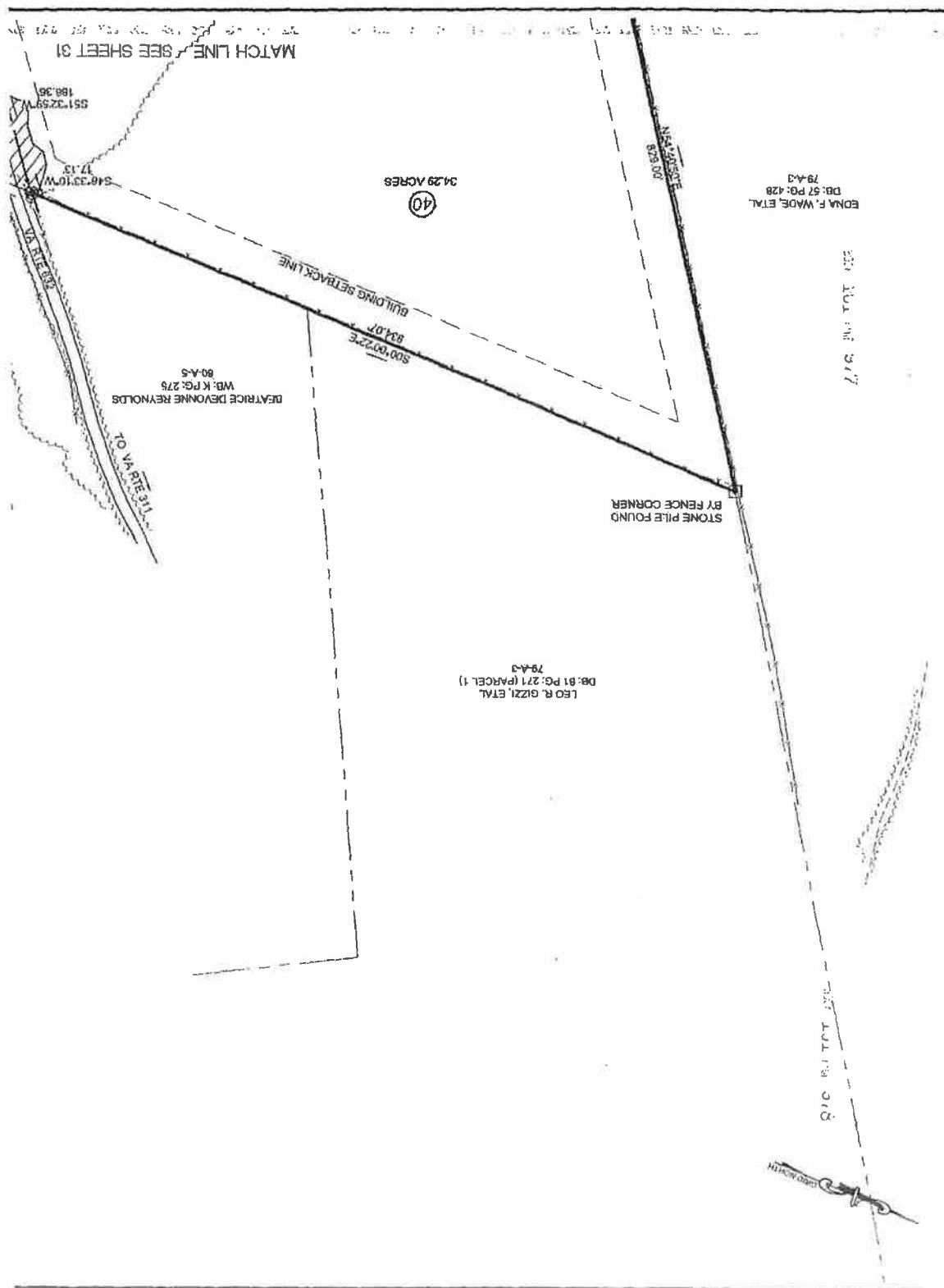
**TERRADON**  
Engineering • Surveying • Landscape Architecture  
P.O. Box 518  
Jeffers, West Virginia 25143  
(204) 733-2521 FAX 733-1828  
www.terraddon.com

FINAL PLAT  
BLACK DIAMOND SUBDIVISION  
SITUATED ON THE WATERS OF JOHNS CREEK  
POTTS MTN. DISTRICT, CRAIG COUNTY, VIRGINIA

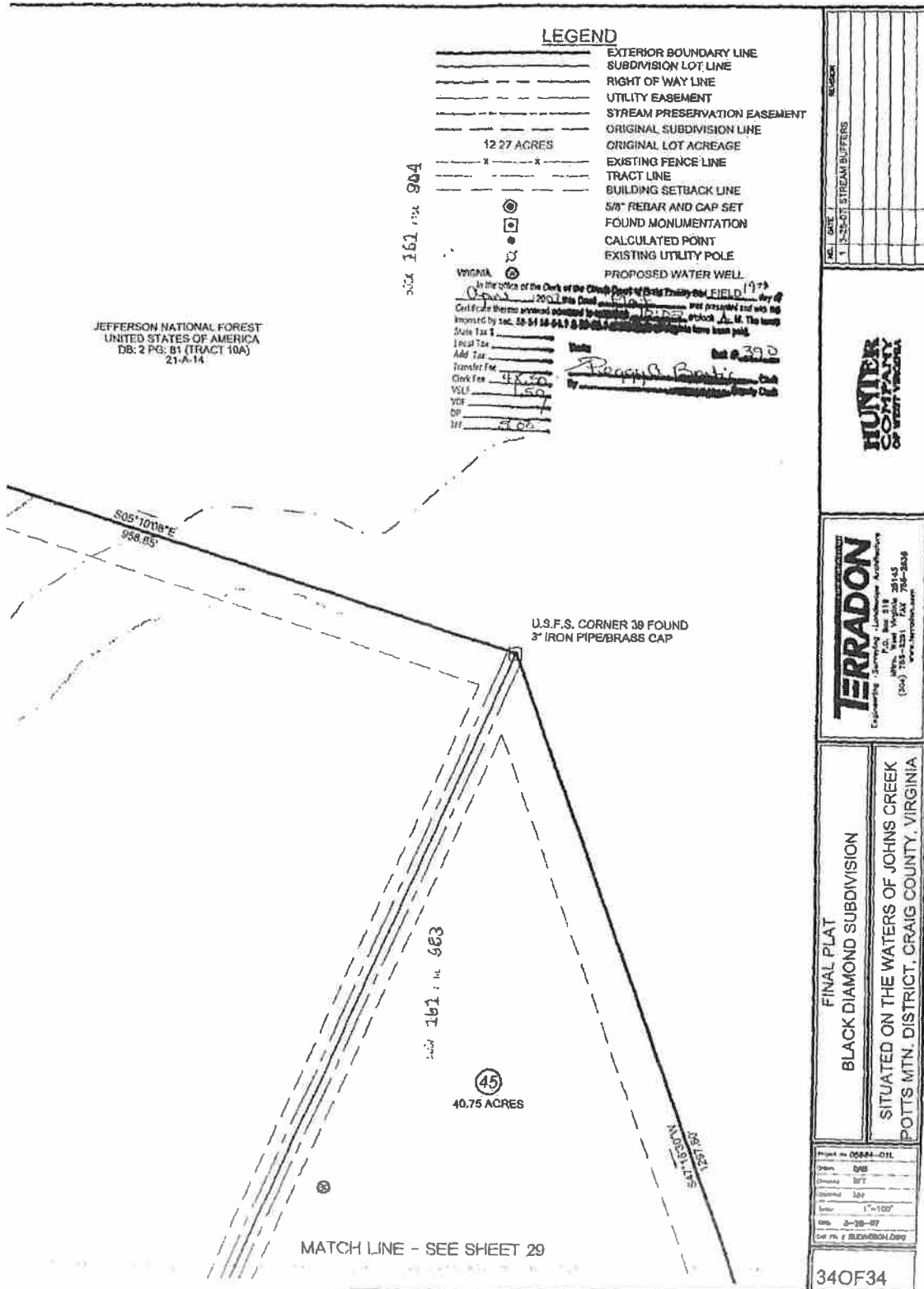
Project No. 05684-QIL  
 Design: DMS  
 Contract: RT  
 Approved: M  
 Scale: 1"=100'  
 Date: 5-18-07  
 100' 0" 1/2" 1/4" 1/8" 1/16" 1/32" 1/64" 1/128" 1/256" 1/512" 1/1024" 1/2048" 1/4096" 1/8192" 1/16384" 1/32768" 1/65536" 1/131072" 1/262144" 1/524288" 1/1048576" 1/2097152" 1/4194304" 1/8388608" 1/16777216" 1/33554432" 1/67108864" 1/134217728" 1/268435456" 1/536870912" 1/1073741824" 1/2147483648" 1/4294967296" 1/8589934592" 1/17179869184" 1/34359738368" 1/68719476736" 1/137438953472" 1/274877906944" 1/549755813888" 1/1099511627776" 1/2199023255552" 1/4398046511104" 1/8796093022208" 1/17592186044416" 1/35184372088832" 1/70368744177664" 1/140737488355328" 1/281474976710656" 1/562949953421312" 1/1125899906842624" 1/2251799813685248" 1/4503599627370496" 1/9007199254740992" 1/18014398509481984" 1/36028797018963968" 1/72057594037927936" 1/144115188075855872" 1/288230376151711744" 1/576460752303423488" 1/1152921504606846976" 1/2305843009213693952" 1/4611686018427387904" 1/9223372036854775808" 1/18446744073709551616" 1/36893488147419103232" 1/73786976294838206464" 1/147573952589676412928" 1/295147905179352825856" 1/590295810358705651712" 1/1180591620717411303424" 1/2361183241434822606848" 1/4722366482869645213696" 1/9444732965739290427392" 1/18889465931478580854784" 1/37778931862957161709568" 1/75557863725914323419136" 1/151115727451828646838272" 1/302231454903657293676544" 1/604462909807314587353088" 1/1208925819614629174706176" 1/2417851639229258349412352" 1/4835703278458516698824704" 1/9671406556917033397649408" 1/19342813113834066795298816" 1/38685626227668133590597632" 1/77371252455336267181195264" 1/154742504910672534362390528" 1/309485009821345068724781056" 1/618970019642690137449562112" 1/1237940039285380274899124224" 1/2475880078570760549798248448" 1/4951760157141521099596496896" 1/9903520314283042199192993792" 1/19807040628566084398385987584" 1/39614081257132168796771975168" 1/79228162514264337593543950336" 1/158456325028528675187087900672" 1/316912650057057350374175801344" 1/633825300114114700748351602688" 1/1267650600228229401496703205376" 1/2535301200456458802993406410752" 1/5070602400912917605986812821504" 1/10141204801825835211973625643008" 1/20282409603651670423947251286016" 1/40564819207303340847894502572032" 1/81129638414606681695789005144064" 1/162259276829213363391578010288128" 1/324518553658426726783156020576256" 1/649037107316853453566312041152512" 1/1298074214633706907132624082305024" 1/2596148429267413814265248164610048" 1/5192296858534827628530496329220096" 1/10384593717069655257060992658440192" 1/20769187434139310514121985316880384" 1/41538374868278621028243970633760768" 1/83076749736557242056487941267521536" 1/166153499473114484112975882535043072" 1/332306998946228968225951765070086144" 1/664613997892457936451903530140172288" 1/1329227995784915872903807060280344576" 1/2658455991569831745807614120560689152" 1/5316911983139663491615228241121378304" 1/10633823966279326983230456482242756608" 1/21267647932558653966460912964485513216" 1/42535295865117307932921825928971026432" 1/85070591730234615865843651857942052864" 1/170141183460469231731687303715884105728" 1/340282366920938463463374607431768211456" 1/680564733841876926926749214863536422912" 1/1361129467683753853853498429727072845824" 1/2722258935367507707706996859454145691648" 1/5444517870735015415413993718908291383296" 1/10889035741470030830827987437816582766592" 1/21778071482940061661655974875633165533184" 1/43556142965880123323311949751266331066368" 1/87112285931760246646623899502532662132736" 1/174224571863520493293247799005065324265472" 1/348449143727040986586495598010130648530944" 1/696898287454081973172991196020261297061888" 1/1393796574908163946345982392040522594123776" 1/2787593149816327892691964784081045188247552" 1/5575186299632655785383929568162090376495104" 1/11150372599265311570767859136324180752990208" 1/22300745198530623141535718272648361505980416" 1/44601490397061246283071436545296723011960832" 1/89202980794122492566142873090593446023921664" 1/178405961588244985132285746181186892047843328" 1/356811923176489970264571492362373784095686656" 1/71362384635297994052914298472474

33OF34

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



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Mail to: Mr. & Mrs. Christopher M. Beisser, 3370 McDaniel Road, Bedford, VA 24523  
Tax Map 79, Parcels A-4, 6, 7, 8, 14A, 15, 16, 17 and Tax Map 93, Parcels A-3, 4, 7, 8

DEED 168 PAGE 747

### DEED

THIS DEED, made and entered into this 1st day of April, 2008 by and between VA HUNTER, LLC. a Delaware limited liability company, as Grantor, and CHRISTOPHER M. BEISSER and KATRINA M. BEISSER, parties of the second part, Grantees.

### WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, with General Warranty and English Covenants of Title, unto the Grantees, as tenants by the entirety with the right of survivorship as at common law, the following described property located in the County of Craig, Virginia, (the "Property"):

Lot # 73, "Black Diamond", as is more fully shown upon a plat thereof prepared by Terradon Corporation, dated July 10, 2006, and recorded in the Office of the Clerk of the Circuit Court of Craig County, Virginia in Deed Book 157, at page 204, et seq. and in Deed Book 158 at page 252, et seq., and page 268, et seq. and in Deed Book 161, at page 829, et seq. and in Deed Book 162, at page 599, et seq.

TOGETHER WITH the right of Grantor and others to use streets and roads, common areas and easements within said subdivision.

FURTHER SUBJECT TO that Declaration of Reservations and Restrictive Covenants, dated September 26, 2006 and recorded in the aforesaid Clerk's Office in Deed Book 158, at page 68 and in that Supplemental Declaration of Restrictions, dated April 19, 2007, recorded in the aforesaid Clerk's Office in Deed Book 162, at page 276 and in that Supplemental Declaration of Reservations and Restrictive Covenants, dated July 2, 2007 and recorded in the aforesaid Clerk's Office in Deed Book 162, at page 282.

AND BEING a portion of the same real estate conveyed to VA Hunter, LLC, a Delaware limited liability company, by Deeds dated August 8, 2006, from Ratliff Farms and Bob H. Ratliff and recorded in the Office of the Clerk of the Circuit Court of Craig County, Virginia in Deed Book 157, at pages 167 and 175, respectively.

THIS CONVEYANCE IS FURTHER SUBJECT TO all rights-of-way and easements of record in existence, including but not limited to the right of the party of VA Hunter, LLC and all property owners within Black Diamond, their guest and invitees, to use all Roads and Other Common Facilities within said subdivision.

### DECLARATION OF CONSIDERATION

As provided by law, the undersigned hereby declares that the total consideration paid for the real estate transferred by this document is ONE HUNDRED THIRTY-FOUR THOUSAND NINE HUNDRED DOLLARS (\$134,900.00).

WITNESS the following signature and seal.

BOOK 168 PAGE 748

VA HUNTER, LLC,  
a Delaware corporation

By: [Signature]  
L. Hunter Wilson  
Its: President

STATE OF WEST VIRGINIA,  
COUNTY OF BERKELEY,

The foregoing instrument was acknowledged before me this 1st day of APRIL, 2008, by L. Hunter Wilson, President of VA Hunter, LLC, a Delaware corporation, on behalf of the corporation.

My commission expires:



[Signature]  
Notary Public

VIRGINIA:

In the office of the Clerk of the Circuit Court of Craig County the 16th day of April 2008 this Deed DAS was presented and with the Certificate thereto annexed admitted to record at 11:46 o'clock A.M. The taxes imposed by sec. 58-54 58-54.1 & 58-65.1 of the Code of Virginia have been paid.

State Tax \$ 332.95  
Local Tax 112.42  
Add. Tax 135.00  
Transfer Fee 1.00  
Clerk Fee 14.50  
VSI F 1.50  
VOF 1.00  
TTF 5.00

Teste:

Inst. #

365

[Signature] Clerk  
By [Signature] Deputy Clerk

THIS DOCUMENT PREPARED BY:

VA HUNTER, LLC  
471 B&O Overpass Road  
Hedgesville, WV 25427

VA Hunter, LLC, 471 B & O Overpass Road, Hedgesville, WV 25427  
Mail to above

Tax Map 79 Parcels A-4, 6, 8, 14A, 15, 16, 17  
Tax Map 93 Parcels A-3, 4, 7, 8

157 DEED 167

\$5,750,000

THIS DEED, made and entered into this 8th day of August, 2006 by and between (the former) RATLIFF FARMS and BOB H. RATLIFF, as Grantors, and VA HUNTER, LLC, a Delaware limited liability company, as Grantee.

WHEREAS, By that deed dated September 20, 1978, from Mountain Valley Associates, a partnership, recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Deed Book 46, at page 220, Ratliff Farms, then a partnership, was conveyed a portion of the real estate described hereinafter; and

WHEREAS, By that quitclaim deed dated January 17, 1996, recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Deed Book 154, at page 769, from Rita Sue Farmer Ratliff pursuant to divorce decree Ratliff Farms was conveyed any and all interest of the said Rita Sue Farmer Ratliff in the above-described real estate; and

WHEREAS, with the said quitclaim conveyance the partnership of Ratliff Farms has been terminated, resolving title solely in Bob H. Ratliff, Grantor herein.

NOW THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt of which is also hereby acknowledged, the said party of the first part does hereby bargain, sell, grant and convey unto the party of the second part, with General Warranty and English Covenants of Title, together with all rights, improvements, privileges, rights-of-way and appurtenances thereunto belonging or in any wise appertaining, the following-described lot, tract or parcel of real estate, situate, lying and being in Potts Mountain District, Craig County, Virginia, as is more particularly described by that boundary/perimeter description attached hereto, and more fully shown on the plat therein referenced.

LESS AND EXCEPTING that certain 4-acre parcel, more or less, containing a residence and appurtenances, shown on Tax Map 79 as Parcel A-7.

AND BEING the same real estate conveyed to Bob H. Ratliff by Deed dated January 17, 1996, from Rita Sue Farmer Ratliff, recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Deed Book 151, at page 766.

AND BEING FURTHER the same real estate conveyed to Ratliff Farms by Deed dated January 17, 1996, from Rita Sue Farmer Ratliff, recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Deed Book 154, at page 769.

#### DECLARATION OF CONSIDERATION


As provided by law, the undersigned hereby declares that the total consideration paid for the real estate transferred by this document is FIVE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$5,750,000.00).



WITNESS the following signature and seal.

BOOK 157 PAGE 168

RATLIFF FARMS

By:   
Bob H. Ratliff

BOB H. RATLIFF

  
Bob H. Ratliff

STATE OF Virginia

COUNTY OF Buchanan

The foregoing instrument was acknowledged before me this 8th day of August, 2006, by Bob H. Ratliff, on behalf of Ratliff Farms, and Bob H. Ratliff, individually.

My commission expires:

10-31-09

(SEAL)

  
Notary Public

THIS DOCUMENT PREPARED BY:

M. Shannon Brown, Esquire  
M. SHANNON BROWN, PLLC  
471 B & O Overpass Road  
Hedgesville, WV 25427  
West VA Bar License # 4228  
VA Bar License # 42073

**LEGAL DESCRIPTION  
BLACK DIAMOND RANCH  
POTTS MOUNTAIN DISTRICT, CRAIG COUNTY, VIRGINIA**

BEGINNING AT A 2" PIPE AND CAP FOUND, CORNER TO RATLIFF FARMS, EDDIE D. BELL, AND U.S.A. TRACTS J250 AND 10A OF JEFFERSON NATIONAL FOREST, BEING U.S. FOREST SERVICE MON #26;  
THENCE LEAVING SAID NATIONAL FOREST AND WITH THE COMMON LINE OF RATLIFF FARMS AND BELL N 84°34'46" W 478.36' TO A 5/8" REBAR AND CAP FOUND, COMMON CORNER TO RATLIFF FARMS, BELL, AND MEADOWS;  
THENCE LEAVING BELL, AND WITH THE COMMON LINE OF RATLIFF FARMS AND MEADOWS FOR THE FOLLOWING TWO COURSES AND DISTANCES:  
N 51°53'30" E 1459.12' TO A WOODEN 3-WAY FENCE CORNER;  
THENCE N 18°55'41" W TO A 5/8" REBAR AND CAP FOUND AT 1119.21', CORNER TO RATLIFF FARMS, MEADOWS AND SPRATT;  
THENCE IN PART WITH THE COMMON LINE OF SPRATT AND RATLIFF FARMS AND IN PART WITH THE COMMON LINE OF RATLIFF FARMS AND AFOREMENTIONED MEADOWS N 18°55'41" W 1116.14' TO A 5/8" REBAR AND CAP FOUND IN A FENCE LINE;  
THENCE CONTINUING WITH SAID COMMON LINE OF RATLIFF FARMS AND MEADOWS N 18°55'41" W 333.19' TO A WOODEN FENCE CORNER POST, LOCATED SOUTH OF AN ACCESS ROAD LEADING FROM MEADOWS TRACT TO VIRGINIA SECONDARY ROUTE 658;  
THENCE CONTINUING WITH THE COMMON LINE OF RATLIFF FARMS AND MEADOWS S 69°48'08" W 150.69' TO A 1/2" REBAR FOUND IN A FENCELINE, COMMON CORNER TO RATLIFF FARMS, MEADOWS, AND RAMEY;  
THENCE WITH THE COMMON LINE OF RATLIFF FARMS AND RAMEY FOR THE FOLLOWING THREE COURSES AND DISTANCES:  
S 69°45'30" W 116.65' TO A 5/8" REBAR AND CAP FOUND AT A TURN IN A FENCELINE;  
S 89°39'55" W 560.99' TO A 1/2" REBAR FOUND IN A FENCELINE, COMMON CORNER TO RATLIFF FARMS, RAMEY AND AFOREMENTIONED BELL;  
THENCE WITH THE COMMON LINE OF RATLIFF FARMS AND BELL FOR THE FOLLOWING TWO COURSES AND DISTANCES:  
S 89°39'55" W 445.41' TO A 1/2" REBAR AND CAP FOUND;  
S 66°12'24" W 93.22' TO A 5/8" REBAR AND CAP SET ON THE SOUTH EDGE OF JOHNS CREEK, COMMON CORNER TO RATLIFF FARMS AND HUFFMAN;  
THENCE LEAVING BELL AND WITH THE COMMON LINE OF RATLIFF FARMS AND HUFFMAN N 31°39'27" W, CROSSING A SMALL ISLAND IN SAID JOHNS CREEK AND CROSSING VIRGINIA SECONDARY ROUTE 632 AT 1130.64', IN ALL 1157.27' TO A 5/8" REBAR AND CAP FOUND ON THE NORTH SIDE OF THE AFOREMENTIONED ROAD;  
THENCE CONTINUING WITH THE COMMON LINE OF RATLIFF FARMS AND HUFFMAN N 42°28'38" W 781.78' TO A 2" PIPE AND CAP FOUND, COMMON CORNER TO RATLIFF FARMS, HUFFMAN AND U.S.A. TRACT 10 OF JEFFERSON NATIONAL FOREST, BEING U.S. FOREST SERVICE MON #507;  
THENCE WITH THE COMMON LINE OF RATLIFF FARMS AND THE NATIONAL FOREST FOR THE FOLLOWING THREE COURSES AND DISTANCES:  
N 54°38'54" E 3730.35' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON #263;  
N 13°48'25" W 222.67' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON #262;  
N 09°24'48" W 279.33' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST MON #261, COMMON CORNER TO RATLIFF FARMS, U.S.A., AND SYKES;  
THENCE LEAVING SAID NATIONAL FOREST LINE AND WITH THE COMMON LINE OF RATLIFF FARMS AND SYKES S 70°06'11" E, PASSING A 1/2" REBAR FOUND 1.82' RIGHT OF LINE AT 267.84', PASSING THROUGH A 48" WHITE OAK AT 792.84', IN ALL 825.17' TO A RAILROAD SPIKE FOUND IN THE CENTER OF VIRGINIA SECONDARY ROUTE 632, SAID POINT MARKING COMMON CORNER TO RATLIFF FARMS, SYKES AND NARNI;

THENCE WITH THE CENTERLINE OF THE AFOREMENTIONED ROAD FOR THE FOLLOWING THIRTEEN COURSES AND DISTANCES:

N 57°23'25" E 40.01' TO A RAILROAD SPIKE FOUND;  
 THENCE N 66°39'45" E 185.22' TO A POINT;  
 THENCE N 71°47'10" E 89.44' TO A POINT;  
 THENCE N 75°55'45" E 52.26' TO A POINT;  
 THENCE N 71°52'40" E 70.03' TO A POINT;  
 THENCE N 68°27'55" E 82.36' TO A RAILROAD SPIKE FOUND;  
 THENCE N 66°55'31" E 212.23' TO A POINT;  
 THENCE N 62°21'55" E 75.41' TO A POINT;  
 THENCE N 52°22'05" E 76.13' TO A POINT;  
 THENCE N 48°05'41" E 102.45' TO A RAILROAD SPIKE FOUND;  
 THENCE N 59°20'36" E 104.70' TO A POINT;  
 THENCE N 66°32'46" E 212.03' TO A POINT;  
 THENCE N 65°59'06" E 54.36' TO A POINT AT THE INTERSECTION OF ROUTE 632 AND ROUTE 658;

THENCE WITH THE CENTERLINE OF SAID ROUTE 658 FOR THE FOLLOWING THIRTY THREE COURSES AND DISTANCES:

N 24°55'04" W 56.20' TO A POINT;  
 THENCE N 26°43'19" W 66.79' TO A POINT;  
 THENCE N 20°52'43" W 54.68' TO A POINT;  
 THENCE N 16°45'04" W 146.83' TO A POINT;  
 THENCE N 14°07'36" W 41.06' TO A RAILROAD SPIKE SET, CORNER TO THE CHURCH LOT;  
 THENCE N 13°33'21" W 187.44' TO A POINT, CORNER TO THE CHURCH LOT;  
 THENCE N 11°53'10" W 42.99' TO A POINT;  
 THENCE N 15°51'19" W 74.95' TO A RAILROAD SPIKE FOUND, CORNER TO CONTEL OF VIRGINIA'S PERPETUAL EASEMENT;  
 THENCE N 16°36'09" W 49.88' TO A RAILROAD SPIKE FOUND, CORNER TO THE AFOREMENTIONED EASEMENT;  
 THENCE N 17°03'58" W 112.09' TO A POINT;  
 THENCE N 15°25'57" W 56.74' TO A POINT;  
 THENCE N 10°38'08" W 66.51' TO A POINT;  
 THENCE N 04°17'25" W 43.15' TO A POINT;  
 THENCE N 01°00'49" E 81.71' TO A POINT;  
 THENCE N 13°49'18" E 97.77' TO A POINT;  
 THENCE N 17°52'27" E 57.30' TO A POINT;  
 THENCE N 21°22'32" E 72.24' TO A POINT;  
 THENCE N 25°03'19" E 80.55' TO A POINT;  
 THENCE N 26°33'41" E 65.24' TO A POINT;  
 THENCE N 29°42'14" E 122.21' TO A POINT;  
 THENCE N 33°30'25" E 89.17' TO A POINT;  
 THENCE N 33°37'23" E 69.81' TO A POINT;  
 THENCE N 29°20'17" E 107.13' TO A POINT;  
 THENCE N 23°53'52" E 64.75' TO A POINT;  
 THENCE N 19°59'20" E 237.96' TO A POINT;  
 THENCE N 21°14'45" E 94.75' TO A POINT;  
 THENCE N 22°54'06" E 387.36' TO A POINT;  
 THENCE N 27°08'51" E 100.29' TO A POINT;  
 THENCE N 38°49'09" E 118.11' TO A POINT;  
 THENCE N 40°05'42" E 173.69' TO A POINT;  
 THENCE N 32°56'18" E 145.64' TO A POINT;  
 THENCE N 31°09'00" E 173.12' TO A POINT;  
 THENCE N 34°03'31" E 85.02' TO A P.K. NAIL SET;  
 THENCE LEAVING SAID ROAD AND WITH THE COMMON LINE OF RATLIFF FARMS AND ST. CLAIR S 48°31'03" E 142.75' TO A STONEPILE FOUND, COMMON CORNER TO

RATLIFF FARMS, ST. CLAIR, AND U.S.A. TRACT 10 OF THE JEFFERSON NATIONAL FOREST, BEING U.S. FOREST SERVICE MON # 164;  
 THENCE LEAVING ST. CLAIR AND WITH THE COMMON LINE OF RATLIFF FARMS AND THE JEFFERSON NATIONAL FOREST FOR THE FOLLOWING FIVE COURSES AND DISTANCES:  
 S 48°31'03" E 661.32' TO A STONEPILE FOUND, BEING U.S. FOREST SERVICE MON# 163;  
 THENCE N 58°20'43" E 1550.97' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON # 477;  
 THENCE N 44°26'55" E 1990.64' TO A STONEPILE FOUND, BEING U.S. FOREST SERVICE MON # 161;  
 THENCE N 37°12'21" E 746.61' TO A STONEPILE FOUND, BEING U.S. FOREST SERVICE MON # 160;  
 THENCE N 48°41'45" E 18.48' TO A 5/8" REBAR AND CAP SET IN A FOUND STONEPILE IN THE U.S. FOREST SERVICE LINE, SAID POINT BEING COMMON CORNER TO RATLIFF FARMS, JEFFERSON NATIONAL FOREST AND WADE;  
 THENCE LEAVING SAID FOREST LINE AND WITH THE COMMON LINE OF RATLIFF FARMS AND WADE FOR THE FOLLOWING THREE COURSES AND DISTANCES:  
 S 36°33'59" E 1149.20' TO A STONEPILE FOUND IN A FENCELINE, WITH A NEW 5/8" REBAR AND CAP SET AS A WITNESS;  
 THENCE S 36°00'57" E 572.37' TO A WOODEN 3-WAY FENCE CORNER, WITH A NEW 5/8" REBAR AND CAP SET AS A WITNESS;  
 THENCE N 54°40'50" E 829.00' TO A STONEPILE FOUND NEAR A FENCE CORNER, WITH A NEW 5/8" REBAR AND CAP SET AS A WITNESS, SAID POINT BEING COMMON CORNER TO RATLIFF FARMS, WADE, AND GIZZI;  
 THENCE LEAVING WADE AND IN PART WITH THE COMMON LINE OF RATLIFF FARMS AND GIZZI, AND IN PART WITH THE COMMON LINE OF RATLIFF FARMS AND REYNOLDS S 00°00'22" E , CROSSING VIRGINIA SECONDARY ROUTE 632 AT 961.28', CROSSING JOHNS CREEK AT 1416.00', IN ALL 2915.88' TO A 5/8" REBAR AND CAP SET IN A FENCE LINE, ON THE NORTH SIDE OF A KNOB;  
 THENCE CONTINUING WITH THE COMMON LINE OF RATLIFF FARMS AND REYNOLDS FOR THE FOLLOWING TWO COURSES AND DISTANCES:  
 N 50°59'17" E 1356.18' TO A SET STONE FOUND ON A FLAT RIDGE, A NEW 5/8" REBAR AND CAP SET AS A WITNESS;  
 S 53°40'35" E 225.58' A 2" PIPE AND CAP FOUND, COMMON CORNER TO RATLIFF FARMS, REYNOLDS, AND U.S.A. TRACT 10A OF JEFFERSON NATIONAL FOREST, BEING U.S. FOREST SERVICE MON # 38;  
 THENCE LEAVING REYNOLDS AND WITH THE COMMON LINE OF RATLIFF FARMS AND THE JEFFERSON NATIONAL FOREST FOR THE FOLLOWING FIFTEEN COURSES AND DISTANCES:  
 S 54°00'28" E 400.22' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON # 40;  
 THENCE S 05°10'08" E 958.85' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON # 39;  
 THENCE S 47°18'30" W 1297.80' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON # 38;  
 THENCE N 84°25'54" W 600.23' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON # 37;  
 THENCE S 79°10'13" W 593.42' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON # 36;  
 THENCE S 16°55'38" E 2506.39' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON # 35;  
 THENCE S 65°09'52" W 3079.62' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON # 34;  
 THENCE S 22°52'27" E 308.14' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON # 33;  
 THENCE S 39°01'05" W 1597.70' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON # 32;

THENCE S 34°37'51" W 70.03' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON # 31;  
 THENCE S 71°32'53" W 1316.35' TO A STONEPILE FOUND, BEING U.S. FOREST SERVICE MON # 30;  
 THENCE S 75°11'30" W 2347.96' TO AN 18" WHITE OAK FOUND WITH HACK MARKS, BEING U.S. FOREST SERVICE MON # 29;  
 THENCE S 00°11'40" W 593.34' TO A STONEPILE FOUND, BEING U.S. FOREST SERVICE MON # 28;  
 THENCE S 02°20'39" W 762.42' TO A 2" PIPE AND CAP FOUND, BEING U.S. FOREST SERVICE MON # 264;  
 THENCE S 79°58'19" W , CROSSING VIRGINIA SECONDARY ROUTE 658 AT 367.37', IN ALL 1579.19' TO THE PLACE OF BEGINNING, CONTAINING 1678.47 ACRES, LESS THE FOLLOWING DESCRIBED PARCELS:

**4.93 ACRE BERTIE HUFFMAN TRACT**

BEGINNING AT A P.K. NAIL SET AT THE INTERSECTION OF VIRGINIA SECONDARY ROUTES 658 AND 632; THENCE WITH SAID ROUTE 632 FOR THE FOLLOWING FOUR COURSES AND DISTANCES:  
 N 70°23'01" E 131.01' TO A POINT;  
 N 77°25'56" E 148.31' TO A POINT;  
 N 77°50'10" E 146.38' TO A POINT;  
 N 70°49'11" E 17.46' TO A POINT;  
 THENCE LEAVING SAID ROAD S 48°20'44" E , PASSING A 5/8" REBAR AND CAP SET AT 19.15', IN ALL 364.92' TO A POINT IN JOHNS CREEK;  
 THENCE WITH THE CENTER OF JOHNS CREEK FOR THE FOLLOWING SEVEN COURSES AND DISTANCES:  
 S 31°51'48" W 122.37' TO A POINT;  
 S 52°00'31" W 128.66' TO A POINT;  
 S 65°51'46" W 65.01' TO A POINT;  
 S 89°31'34" W 63.39' TO A POINT;  
 N 76°03'37" W 103.57' TO A POINT;  
 S 81°22'40" W 84.62' TO A POINT;  
 S 40°33'00" W 67.15' TO A P.K. NAIL SET IN THE CENTER OF A BRIDGE OVER JOHNS CREEK;  
 THENCE WITH THE CENTERLINE OF VIRGINIA SECODARY ROUTE 658 FOR THE FOLLOWING FOUR COURSES AND DISTANCES:  
 N 25°53'29" W 100.12' TO A POINT;  
 N 27°01'30" W 166.24' TO A POINT;  
 N 24°40'58" W 154.68' TO A POINT;  
 N 24°40'58" W 154.68' TO THE PLACE OF BEGINNING, CONTAINING 4.93 ACRES, MORE OR LESS, BEING THE SAME REAL ESTATE CONVEYED UNTO BERTIE HUFFMAN BY DEED BOOK: 13 PAGE: 202.

**2.89 ACRE LAKE HUFFMAN TRACT**

BEGINNING AT A 5/8" REBAR AND CAP SET ON THE SOUTHERLY SIDE OF VIRGINIA SECONDARY ROUTE 632; THENCE N57°31'36"E 145.20' TO A 5/8" REBAR AND CAP SET NEAR AN OLD GATE POST;  
 THENCE N26°48'36"E 239.25' TO A RAILROAD SPIKE SET IN THE CENTER OF AFOREMENTIONED ROUTE 632;  
 THENCE LEAVING SAID ROAD AND CROSSING THE SECOND FENCE POST FROM THE CORNER OF THE OLD POULTRY LOT AT 19.32', IN ALL 198.00' TO A 5/8" REBAR AND CAP SET;  
 THENCE S09°28'24"E 193.87' TO A 5/8" REBAR AND CAP SET;  
 THENCE S40°01'36"W 165.00' TO A 5/8" REBAR AND CAP SET;



THENCE S29°01'36"W 189.75' TO A POINT IN THE CENTER OF JOHNS CREEK;  
THENCE LEAVING SAID CREEK N48°20'44"W 345.77' TO THE PLACE OF BEGINNING,  
CONTAINING 2.89 ACRES, MORE OR LESS. BEING THE SAME REAL ESTATE CONVEYED  
UNTO LAKE HUFFMAN BY DEED BOOK: 81 PAGE: 288.

**1.00 ACRE KENNETH DUDDING TRACT**

BEGINNING AT A 5/8" REBAR AND CAP SET ON THE EAST SIDE OF VIRGINIA  
SECONDARY ROUTE 658; THENCE WITH SAID ROAD N31°10'25"E 297.00' TO A 5/8" REBAR  
AND CAP SET;  
THENCE LEAVING SAID ROAD S58°49'35"E 146.67' TO A 5/8" REBAR AND CAP SET;  
THENCE S31°10'25"W 297.00' TO A 5/8" REBAR AND CAP SET ABOVE AN OLD ROAD;  
THENCE N58°49'35"W 146.67' TO THE PLACE OF BEGINNING, CONTAINING 1.00 ACRES,  
MORE OR LESS. BEING THE SAME REAL ESTATE CONVEYED UNTO KENNETH DUDDING  
BY DEED BOOK: 78 PAGE: 241.

**0.64 ACRE CHURCH LOT**

BEGINNING AT A RAILROAD SPIKE SET IN THE CENTER OF VIRGINIA SECONDARY  
ROUTE 658; THENCE WITH THE CENTERLINE OF THE AFOREMENTIONED ROAD  
N13°33'21"W 187.44' TO A POINT IN THE CENTER OF SAID ROAD; THENCE LEAVING THE  
ROAD N61°00'12"E, PASSING A 1/2" REBAR FOUND AT 15.15', PASSING A 5/8" REBAR AND  
CAP SET AT 90.15', IN ALL 107.25' TO A 5/8" REBAR AND CAP SET;  
THENCE S43°02'43"E 187.00' TO A 32" WHITE OAK STUMP FOUND;  
THENCE S61°12'35"W 202.55' TO THE PLACE OF BEGINNING, CONTAINING 0.64 ACRES,  
MORE OR LESS. BEING THE SAME REAL ESTATE CONVEYED UNTO THE FORKS OF  
JOHNS CREEK CHRISTIAN CHURCH BY DEED BOOK: 4 PAGE: 168.

**0.12 ACRE VOLUNTEER FIRE DEPARTMENT LOT**

BEGINNING AT A 1/2" REBAR FOUND ON THE EAST SIDE OF VIRGINIA SECONDARY  
ROUTE 658; THENCE WITH SAID ROAD N12°44'48"W 75.20' TO A 1/2" REBAR FOUND;  
THENCE LEAVING SAID ROAD N61°09'01"E 74.94' TO A P.K. NAIL SET IN A LARGE ROCK;  
THENCE S12°44'46"E 75.00' TO A 5/8" REBAR AND CAP SET IN THE LINE OF THE  
AFOREMENTIONED CHURCH LOT;  
THENCE WITH SAID CHURCH LOT S61°00'12"W 75.00' TO THE PLACE OF BEGINNING,  
CONTAINING 0.12 ACRES, MORE OR LESS.

LEAVING A TOTAL ACREAGE 1668.96 ACRES, MORE OR LESS AS CONVEYED UNTO  
RATLIFF FARMS BY DEED BOOK: 46 PAGE: 220 AND UNTO BOB H. AND RITA RATLIFF BY  
DEED BOOK: 61 PAGE: 320.

THE SAID 1668.96 ACRE TRACT IS SUBJECT TO THAT CERTAIN PERPETUAL EASEMENT  
TO CONTEL OF VIRGINIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND IN THE CENTERLINE OF VIRGINIA  
SECONDARY ROUTE 658; THENCE WITH THE CENTERLINE OF SAID ROADWAY  
N16°36'09"W 49.88' TO A RAILROAD SPIKE FOUND;  
THENCE LEAVING SAID ROADWAY N72°50'33"E 54.26' TO A 1" IRON PIPE FOUND;  
THENCE S16°35'09"E 49.91' TO A 1" IRON PIPE FOUND;  
THENCE S72°52'43"W 54.24' TO THE PLACE OF BEGINNING, CONTAINING 2,707 SQUARE  
FEET, OR 0.06 ACRES, MORE OR LESS. AS CONVEYED UNTO CONTEL OF VIRGINIA BY  
DEED BOOK: 73 PAGE: 463.

BOOK 157 PAGE 174

12.69 ACRE +/- COMMONWEALTH OF VIRGINIA - ROUTE 632

BEING A STRIP OF LAND 40 FEET WIDE ALONG VIRGINIA SECONDARY ROUTE 632,  
CONTAINING 12.69 ACRES.

LEAVING A TOTAL OF 1656.20 ACRES, AS SHOWN ON A PLAT OF SURVEY PREPARED BY  
TERRADON ENGINEERING DATED FEBRUARY 2, 2006. BEING THE SAME REAL ESTATE  
CONVEYED UNTO RATLIFF FARMS BY DEED BOOK: 46 PAGE: 220 AND UNTO BOB H. AND  
RITA RATLIFF BY DEED BOOK: 61 PAGE: 320.

SAID PLAT OF SURVEY RECORDED IN THE OFFICE OF THE CLERK OF  
THE CIRCUIT COURT OF CRAIG COUNTY, VIRGINIA IN DEED BOOK 155,  
AT PAGE 220.

VIRGINIA:  
In the office of the Clerk of the Circuit Court of Craig County this 9<sup>th</sup> day of  
August 2006 this Deed 63 was presented and with the  
Certificate thereto annexed admitted to record 12:46 PM. The taxes  
imposed by Acts 54-55, 54-56, 54-57 & 53-54, in the amount of \$14,375.00 have been paid  
State Tax 4,741.67  
Local Tax 51,500.00  
County Tax 1.00  
City Tax 14.50  
Village 1.50  
Net 5.00  
036 10.00  
035 1.00

Ricky A. Bostic Clerk  
Sharon K. Braden Deputy Clerk

702

VA Hunter, LLC, 471 B & O Overpass Road, Hedgesville, WV 25427  
Mail to above

Tax Map 79 Parcels A-7

DEED

THIS DEED, made and entered into this 8th day of August, 2006 by and between (the former) **RATLIFF FARMS** and **BOB H. RATLIFF**, as Grantors, and **VA HUNTER, LLC**, a Delaware limited liability company, as Grantee.

WHEREAS, By that deed dated September 20, 1978, from Mountain Valley Associates, a partnership, recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Deed Book 46, at page 220, Ratliff Farms, then a partnership, was conveyed a portion of the real estate described hereinafter; and

WHEREAS, By that quitclaim deed dated January 17, 1996, recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Deed Book 154, at page 769, from Rita Sue Farmer Ratliff pursuant to divorce decree Ratliff Farms was conveyed any and all interest of the said Rita Sue Farmer Ratliff in the above-described real estate; and

WHEREAS, with the said quitclaim conveyance the partnership of Ratliff Farms has been terminated, resolving title solely in Bob H. Ratliff, Grantor herein.

NOW THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt of which is also hereby acknowledged, the said party of the first part does hereby bargain, sell, grant and convey unto the party of the second part, with General Warranty and English Covenants of Title, together with all rights, improvements, privileges, rights-of-way and appurtenances thereunto belonging or in any wise appertaining, the following-described lot, tract or parcel of real estate, situate, lying and being in Potts Mountain District, Craig County, Virginia, being more particularly described as follows, to-wit:

That certain 4-acre parcel, more or less,  
containing a residence and appurtenances,  
shown on Tax Map 79, as Parcel A-7.

AND BEING part of the same real estate conveyed to Ratliff Farms, by Deed dated January 17, 1996, from Rita Sue Farmer Ratliff, recorded in the Clerk's Office of the Circuit Court of Craig County, Virginia, in Deed Book 154, at page 769.

DECLARATION OF CONSIDERATION

As provided by law, the undersigned hereby declares that the total consideration paid for the real estate transferred by this document is TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00).

BOOK 157 PAGE 176

WITNESS the following signature and seal.

RATLIFF FARMS

By: Bob H. Ratliff  
Bob H. Ratliff

BOB H. RATLIFF

Bob H. Ratliff  
Bob H. Ratliff

STATE OF Virginia

COUNTY OF Buchanan

The foregoing instrument was acknowledged before me this 8th day of August, 2006, by Bob H. Ratliff, on behalf of Ratliff Farms, and Bob H. Ratliff, individually.

My commission expires:

10-31-09

(SEAL)

Lina M. Lester  
Notary Public

VIRGINIA:

In the office of the Clerk of the Circuit Court of Craig County the 9<sup>th</sup> day of August, 2006, this Deed B-5 was presented and with the Certificate of Deeds indexed admitted to record at 12:50 o'clock P.M. The taxes

payable by 625.00 & 25-000 of the Code of Virginia have been paid.  
Total Due 208.33 Taxes  
Total Due 280.00 Taxes  
Notary Fee 1.00  
Clerk Fee 1.50  
VSLF 1.50  
TIF 3.00

03610.00  
0351.00

Reggie A. Bostui Clerk  
By Sharon K. Bostui Deputy Clerk

THIS DOCUMENT PREPARED BY:

M. Shannon Brown, Esquire  
M. SHANNON BROWN, PLLC  
471 B & O Overpass Road  
Hedgesville, WV 25427  
West VA Bar License # 4228  
VA Bar License # 42073

## Eighth Supplemental Declaration of Reservations and Covenants

For

Black Diamond

This Eighth Supplement Declaration for Black Diamond Subdivision, made this 7<sup>th</sup> day of October, 2013, by and between VA Hunter, LLC, a Delaware limited liability company ("Developer"), both in its capacity as Developer and also as a Lot Owner, Black Diamond Property Owners Association, Inc., a Virginia non-profit corporation, ("Association") acting under the authority of the Owners of a requisite two-thirds (2/3) majority of all Lots in Black Diamond Subdivision, and also the Owners of a requisite two-thirds (2/3) majority of all Lots in Black Diamond Subdivision.

Whereas, Black Diamond Subdivision ("Subdivision") is a residential subdivision situated in the Potts Mountain District of Craig County, Virginia, created, and is governed, by that certain Declaration of Reservations and Restrictive Covenants Black Diamond, dated September 26, 2006, recorded in Deed Book 158, at Page 68, as amended by Supplemental Declarations dated April 19, 2007, recorded in Deed Book 162, at Page 282, dated June 2, 2007, recorded in Deed Book 163, at Page 429, dated February 5, 2008, recorded in Deed Book 167, at Page 730, dated June 20, 2008, recorded in Deed Book 170 at Page 193, dated July 7, 2008, recorded in Deed Book 170, at Page 622, dated February 3, 2009, recorded in Deed Book 173, at Page 3, dated March 30, 2009, recorded in Deed Book 173, at Page 564, (collectively "Declaration"); and

Whereas, the Property comprising the Subdivision is divided into land which is either Lots or Roads and Other Common Facilities, all as set forth and described in the Declaration and record plats of the Subdivision; and

Whereas, the Declaration provides in Article V, that Declarant shall complete initial construction of the Roads and Other Common Facilities which are to be maintained by Association at the expense of non-exempt Owners; and

Whereas, Developer has substantially completed the Roads and Common Facilities and intends to fully Complete same at some future date after the sale of all, or substantially all, of Developer's remaining Lots; and

Whereas, Developer currently owns, and is offering for sale, Lots 16, 42, 45, 51, 52, 90, and 91 in the Subdivision containing 93 acres, more or less, ("Unsold Lots") and plans to utilize the proceeds from the sale of the Unsold Lots to finance completion of the Roads and Common Facilities; and

Whereas, the Declaration provides in Article V, Section 6 that, "Developer will transfer its rights and responsibilities and will execute a Deed to the Association for the Roads and Other Common Facilities and . . . Association shall accept such rights and responsibilities, Deed and the ownership of the Roads and Other Common Facilities . . . however, Developer shall not deed the Roads and Other



Common Facilities to the Association nor organize initial elections from the Owners of Lots therein until the Roads and Other Common Facilities have been completed"; and

Whereas, a majority of Owners constituting the Association desire for the Owners to assume control of Association and conduct initial elections from the Owners of Lots notwithstanding the fact that the Roads and Other Common Facilities have not been completed by Developer; and

Whereas, the majority of Lots in the Subdivision do not contain dwellings at this time; and

Whereas, it is anticipated that construction of dwellings will have a real and material impact on the roads in the Subdivision; and

Whereas, the Owners of the requisite majority of Lots desire to post-pone application of the final road surface until after more dwellings have been constructed; and

Whereas, Developer is willing to relinquish its remaining "developer" rights if Association assumes Developer's responsibility to complete Roads and Other Common Facilities at a later date to be determined by Owners; and

Whereas, Developer is willing to convey the Unsold Lots to Association to be used by Association for any permitted purpose including, but not limited to, financing completion of the Roads and Other Common Facilities; and

Whereas, Developer is willing to convey the Roads and Other Common Facilities to Association prior to completion of the final road surface so that Association will have all legal ownership, power and authority to maintain and improve the same hereafter; and

Whereas, Association has called a meeting for election of non-Developer appointed directors and the Developer appointed directors have submitted their resignations effective at completion of elections; and

Whereas, membership of Association has voted that when this Supplemental Declaration is approved by the requisite majority of Lot Owners Association will accept conveyance of the Unsold Lots, Roads and Other Common Facilities; and Whereas, membership of Association has also voted that when this Supplemental Declaration is approved by the requisite majority of Lot Owners Association will accept assignment of Developer's right and duty to complete the Roads and Other Common Facilities; and

Whereas, Developer has held all Association funds in trust and is delivering same to the Owner elected Board to permit it to commence maintenance and upkeep of the Roads and Other Common Facilities; and

Whereas, Developer and Association make this Supplemental Declaration at the direction of a requisite majority of Owners; and

Whereas, the parties enter into this Supplemental Declaration to modify and amend the Declaration for the foregoing purposes.

Witnesseth, that for and in consideration of the mutual benefits to be derived by the parties from the transfers, conveyances, and transactions set forth in the foregoing recitals and otherwise set forth herein, Developer, Association and also the Owners of a two-thirds (2/3) requisite majority of Lots hereby modify and amend the Declaration as follows:

1 All defined terms in the Declaration shall have the same meanings in the foregoing recitals and also in the body of this instrument.

2 This Supplemental Declaration is made for the purposes set forth in the foregoing recitals which are incorporated herein and with the specific purposes of:

- a) Evidencing termination of Declarant's Class B membership rights in Association; and
- b) Permitting Association to assume legal ownership of the Roads and Other Common Facilities at an earlier time than contemplated by the original Declaration;
- c) Permitting Owners, acting by and through Association, to determine the standards and timing for completion, maintenance, improvement, upkeep of the Roads and Other Common Facilities;
- d) Transferring from Developer to Association all of the Unsold Lots to be used by Association either as Common Areas of the Subdivision or to provide a mechanism for funding future completion, maintenance, improvement and upkeep of the Roads and Other Common Facilities, or both;
- e) Transferring from Developer to Association, Developer's right, power, authority necessary for the foregoing purposes; and
- f) Evidencing Association's assumption of Developer's duty to complete the Roads and Other Common Facilities; and
- g) Evidencing termination of Developer's development rights except so far as the same are transferred to Association by this instrument and the aforementioned deeds of conveyance.

3 The Declaration is hereby amended as follows:

3.1 Article I, Section (c), is amended as follows:

"Roads and Other Common Facilities" shall mean those areas of land and water shown on any recorded subdivision plat(s) of The Properties which are intended to be devoted to the common use of the owners of The Properties and include any "Common Area(s)" as similarly labeled on said plat(s). Certain Common Areas are shown on the plat and the individual Lots they cross are subject to the rights of others to use these areas. Subject to Article IV, Section 7, as amended herein, Unsold Lots conveyed from Developer to Association in accordance with this instrument shall be "Common Areas" and part of the Roads and Other Common Use Facilities.

3.2 Article IV is amended to add the following as Section 7:

The Board of Directors shall have the power and authority to act in behalf of Association to sell, pledge, mortgage or encumber as security for debt the Unsold Lots conveyed to it by the Developer with the proceeds of same to belong to Association and

be dedicated to the installation, maintenance, upkeep and repair of the Roads and Other Common Use Facilities and the proceeds thereof are utilized to reduce the maintenance assessments to Owners. No other property belonging to the Association shall be sold, pledged, mortgaged or encumbered as security for a debt without the approval of two-thirds (2/3) of the owners attending a meeting called for such purpose. Subject to reasonable rules and regulations promulgated by Association, all Owners shall be entitled to utilize Unsold Lots as Common Areas for so long as the Unsold Lots are owned by Association.

3.3 Article V, Section 6 entitled Date of Commencement of Annual Assessments, is replaced with the following:

The annual assessments provided for herein shall be on a calendar year basis, due and payable by the first business day in January annually. Lot owners purchasing from Developer will be responsible for payment at closing of the of the assessment pro-rate to the end of the year in which they purchaser, at the initial rate of Three Hundred Dollars (\$300.00) annually. Such pro-rated assessments may be utilized by Developer for maintenance of the Roads and Other Common Facilities during the period of Developer ownership thereof and thereafter by Association in accordance with its annual budget and maintenance needs. Developer may collect such annual assessments as are herein provided to fund such maintenance during the ownership period, and Developer shall enjoy all remedies of the Association in the event of non-payment of the assessment by lot Owners. Assessments paid to the Developer shall be held in an interest-bearing account and unused funds shall be transferred to the Association upon its initial elections of officers comprised of Owners at the time the initial Directors of the Association resign. Subject to other conditions herein, the meeting for elections may be held at the Developer's discretion. At that meeting, the Developer will transfer its rights and responsibilities and will execute a Deed to the Association for the Roads and Other Common Facilities and will attend to the prompt recordation thereof. The Association shall accept such rights and responsibilities, Deed and the ownership of said Roads and Other Common Facilities at that time, ~~provided, however, that Developer shall not deed the Roads and Other Common Facilities to the Association nor organize initial elections from the Owners of Lots therein until the Roads and Other Common Facilities have been completed.~~

Within twenty (20) days after this instrument is signed or ratified by the requisite two-thirds (2/3) majority of Owners:

a) The principal officer of Association shall sign this Supplemental Declaration in behalf of Association and certify pursuant to Virginia Code, 55-515.1(F) that the requisite two-thirds (2/3) majority of Owners signed or ratified this Supplemental Declaration;

b) Developer shall, at no cost to Association, convey the Unsold Lots and Roads and Other Common Facilities to Association by general warranty deed, free and clear of all monetary liens and encumbrances;

c) Developer shall, at no cost to Association, record this instrument and the forgoing deed in the Office of the Clerk of the County Commission of Craig County Virginia;

d) Association shall accept the deed from Developer conveying the Unsold Lots and Roads and Common Facilities;

e) Association shall assume Developer's responsibilities and obligations relating to completion of the Roads and Other Common Use Facilities and shall thereafter provide all future maintenance and repair of the Roads and Other Common Facilities with the costs thereof allocated to the Lots as common expenses;

f) Association's board of directors shall appoint a principal officer for the purpose of delivering the certification attached hereto in accordance with Virginia Code 55-515.1(F); and

g) Association's principal officer shall execute and acknowledge the required certification and attach that certification and the requisite Owner signatures to this instrument prior to its recordation; and

h) Developer shall release all Association funds to the Owner elected board of directors of Association; and

i) Association shall apply for a Virginia Department of Transportation Land Use Permit relating to the Subdivision entrance on Craig Springs Road, and shall thereafter prosecute same to fruition in a timely manner. Developer agrees to provide advice and assistance to Association in its application and also to extinguish or withdraw Developer's existing permit relating to the Subdivision entrance.

3.4 Article V, Section 10 is amended to add the following as Subsection (d):

All Unsold Lots which are owned by Association at the time of any assessment.

3.5 Article III, Section 2, entitled Voting Rights, is amended as follows:

The Association shall have ~~two~~ three classes of voting membership, which shall, except for the distinctions set forth herein, be equal in all respects.

Class A. Class A members shall be all those Owners as defined in Section 1, with the exception of the Developer or Association as the owner of Unsold Lots. Class A Memberships shall be entitled to one (1) vote for each Lot in which they hold the interests required for membership by Section 1. When more than one (1) person holds such interest or interests in any Lot, such persons shall be members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to such Lot.

Class B. Class B membership shall be limited to the Developer. The Class B Member shall be entitled to three (3) votes for each Lot in which it holds the interest required for membership by Section 1. The Class B Membership shall cease when the Developer owns no more Lots in The Existing Property and shall be effective when Association accepts a deed from Developer conveying the Unsold Lots.

Class C. Class C membership shall be limited to Lots owned by Association and only for so long as the same are owned by Association. The Association shall have no votes or assessment liability for any Lot in which it holds an interest required by Section 1. During any time period in which one or more Lots are owned by Association, voting rights, assessments and liabilities of the Association shall be allocated to Class A and Class B

pursuant to a formula wherein the numerator is one (1) representing a Lot not owned by Association and the denominator is the total number of Lots not owned by Association.

3.6 Article II, Section 3, entitled Amendment of Declaration and Conflict is amended as follows:

In addition to corrective Amendments provided by Code of Virginia 55-512.2(F), Developer reserves the right for so long as it owns at least one (1) Lot in the Subdivision, to amend, delete or add to this Declaration or any supplemental Declaration on property-wide or individual basis at any time by subsequent recorded document, but in no event shall such subsequent recordation apply retroactively to eliminate rights previously conveyed by Developer with other Lots except as may be permitted elsewhere in this Declaration unless also ratified and agreed to by two-thirds (2/3) of all record Owners within the Properties. In the event of any conflict between the plat or subsequently recorded subdivision documents, the most restrictive provision shall apply. This Declaration may otherwise only be amended by subsequent recorded Supplemental Declaration signed agreed to or ratified by two-thirds (2/3) of all record Owners within the Properties along with the Certification required by Code of Virginia 55-515.1(F).

4.0 Effective upon both final acknowledgment of this instrument and also acceptance by Association of a deed from Developer to Association conveying the Unsold Lots and Roads and Other Common Facilities, Developer assigns to Association:

- a) its rights reserved in Article II to: i) to annex or add land to the Subdivision; ii) merge or consolidate the Association with another association; and iii) amend the Declaration or modify the plans of the subdivision plat; and
- b) the easements or rights-of-way reserved in Article IV to: i) use and enjoyment in and to the Roads and Other Common Facilities; ii) maintain sales offices and erect signs; and iii) complete construction of facilities, improvements and utilities in or on the Roads and Other Common Facilities; and
- c) the rights reserved in Article V to: i) maintain and complete the Roads and Other Common Facilities; ii) collect and levy assessments; iii) utilize and expend assessments for such purposes; and iv) exercise remedies of the Association in the event of non-payment of assessments; iv) to hold assessments in behalf of Association; and
- d) the easements, rights-of-way and rights reserved in Article VIII with regard to utility and electric lines and utility easements; and
- e) its advertising rights reserved in Article XIII; and
- f) its right to subdivide Lots as set forth in Article XXII; and
- g) its right to interpret and clarify the contents of the Declaration as set forth in Article XXIV.



5.0 Developer and Association enter into this instrument after termination of Developer control of the Association and at a time when the Association's board of directors is constituted entirely of individuals elected by Owners. Declarant and Association consent to this instrument is conditioned upon its ratification by, and the directives of, the requisite two-third (2/3) majority of Owners. Notwithstanding the foregoing, this instrument is made by the Owners with Developer and Association joining herein to evidence the above agreements and also assignment and transfer of Developer's right and duty to complete the Roads and Other Common Facilities to Association and Association's acceptance thereof. Otherwise, except to the extent expressly modified hereby, or as necessary to implement the express purpose of this instrument, the provisions of the Declaration remain in full force.

Developer:

VA HUNTER, LLC,  
A Delaware limited liability company

By [Signature]  
L. Hunter Wilson, President

STATE OF WEST VIRGINIA,  
COUNTY OF Beckley, to-wit:

The foregoing Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond was acknowledged before me, the undersigned notary public, this 15<sup>th</sup> day of October, 2013, by L. Hunter Wilson, the President of VA Hunter, LLC, a Delaware limited liability company, Developer of Black Diamond Subdivision, for and in behalf said limited liability company as the official act thereof, by exercise of authority duly given.

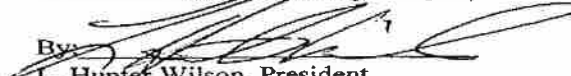
My Commission Expires: March 23, 2019

[Signature]  
Notary Public



Owner of Lots 16, 42, 45, 51, 52, 90, and 91:

VA HUNTER, LLC,  
A Delaware limited liability company

By:   
L. Hunter Wilson, President

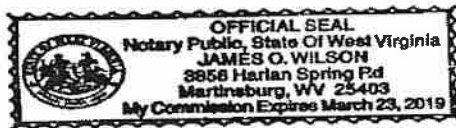
STATE OF WEST VIRGINIA,  
COUNTY OF Berkeley, to-wit:

The foregoing Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond was acknowledged before me, the undersigned notary public, this 15<sup>th</sup> day of October, 2013, by L. Hunter Wilson, the President of VA Hunter, LLC, a Delaware limited liability company, owner of Lots 16, 42, 45, 51, 52, 90, 91 Black Diamond Subdivision, for and in behalf said limited liability company as the official act thereof, by exercise of authority duly given.

My Commission Expires: March 23, 2019



Notary Public



Association:

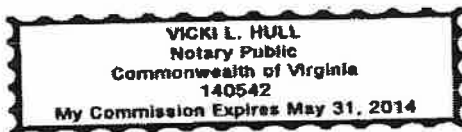
Black Diamond Property  
Owners Association, Inc.  
A Virginia non-profit corporation

By: *Russell Deane*  
Russell Deane, President

COMMONWEALTH OF VIRGINIA,  
COUNTY OF Henrico, to-wit:

The foregoing Certification of Principal Officer was acknowledged before me, the undersigned notary public, this 25<sup>th</sup> day of October, 2013, by Russell Deane, the duly authorized principal officer of Black Diamond Property Owners Association, Inc., a non-profit Virginia corporation, for and in behalf said corporation as the official act thereof, by exercise of authority duly given.

My Commission Expires: 5-31-14



*Vicki L. Hull*  
Notary Public

## CERTIFICATION OF PRINCIPAL OFFICER

I, the undersigned Russell Deane, am owner of Lot 101, Black Diamond Subdivision and the principal officer of the Black Diamond Property Owners Association, Inc. I hereby certify that in accordance with Virginia Code 55-515.1(F) that:

1. The foregoing Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond ("Amendment") was proposed to the Owners by the Association's board of directors and presented to the Owners at a meeting of the members duly noticed and held on August 31, 2013, for their agreement and ratification.

2. Membership of Association voted by requisite majority on August 31, 2013, for Association to accept conveyance of the Unsold Lots and Roads and Other Common Facilities if the Amendment is passed by the Owners.

3. Membership of Association voted by requisite majority on August 31, 2013, for Association to accept Developer's duty to complete the Roads and Other Common Facilities if the Amendment is passed by the Owners.

4. Association left the period for agreement and ratification by Owners open indefinitely until such time as the Amendment was: a) ratified and approved by a requisite two-thirds (2/3) majority of Owners; b) rejected by more than one-third (1/3) of the Owners; or c) withdrawn by the board of directors.

5. Association mailed ballots to all Owners with regard to the ratification vote.

6. Attached as Exhibit C are ballots returned to Association by Owners in favor of the Amendment.


7. At a special meeting of the Owners, duly noticed, and held September 28, 2013, the Amendment was ratified by the Owners affixed who their signatures to Exhibit A or the duly authorized proxies of such Owners who signed Exhibit A pursuant to the authority of Owners who signed the proxies attached as Exhibit B, or by Owners who submitted their signed authorizations by the ballots attached as Exhibit C.

8. Exhibits A, B and C evidence agreement to, or ratification of, the Amendment by the Owners of 74 of the 103 Lots in Black Diamond Subdivision constituting 71.84% of the Owners which is greater than the two-thirds (2/3 or 66.66%) majority required for the Amendment to be effective upon recordation.

9. The amendment was ratified by Lots subject to the declaration to be amended with an allocation of 67 Class A votes and 7 Class B votes.

10. Exhibit D is a true and accurate copy of the resolution of the Association's board of directors authorizing each of the foregoing matters and also appointing the undersigned principal officer of the corporation with regard to this matter, and authorizing the Association's principal officer to deliver

this certificate and execute the Amendment in accordance with the directives of the requisite majority of Owners.

  
Principal Officer

COMMONWEALTH OF VIRGINIA,  
COUNTY OF Henrico, to-wit:

The foregoing Certification of Principal Officer was acknowledged before me, the undersigned notary public, this 7<sup>TH</sup> day of October 2013, by Russell Drane, the duly authorized principal officer of Black Diamond Property Owners Association, Inc., a non-profit Virginia corporation, for and in behalf said corporation as the official act thereof, by exercise of authority duly given.

My Commission Expires: 5-31-14



  
Notary Public



## **Exhibit A - Owner Signatures**

Lots 5, 7 - Michael Horner & Hollis Spott  
Lots 30, 31 - Stephen Bartlett  
Lot 50 - David & Nancy Ling  
Lots 58, 59 - James McKinney  
Lot 67 - Donald & Linda Horstman  
Lot 74 - Reed Rogers  
Lots 86, 87 - Rick & Paula Hughes  
Lot 88 - Stephen & Veneracion Krolicki  
Lot 99 - Sam & Pam Easterling  
Lot 100 - Jon & Melanie Page  
Lot 101 - Russell & Michele Deane  
Lot 102 - Charles Zintner & Melissa Smarr

**Total Votes in Exhibit A: 16**


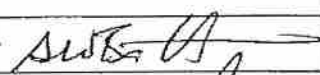
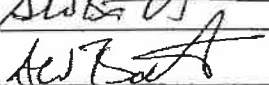
**Total Pages for Exhibit A: 7 (including coversheet)**

EXHIBIT A



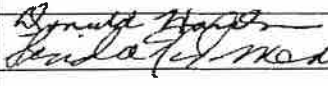
Signatures of Owners, or their Proxies agreeing, consenting and/or ratifying  
the  
Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond

We, the undersigned Owners of Lot in Black Diamond Subdivision, hereby agree to, consent to, or ratify, the Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond and direct the Association to cause the same to be acknowledged and delivered for recordation in accordance with Code of Virginia 55-515.1(F). Copies of all Proxies are attached as Exhibit B.

LOT	Owner(s)	Signature(s)	If by Proxy - list name of Proxy and attach Proxy to Exhibit B.	Proxy Signature
1.				
2.				
3.			Noble Bichara	<i>Noble Bichara</i>
4.				
5.	Hollis P. Spott Michael W. Horner	<i>Hollis P. Spott</i> <i>Michael W. Horner</i>		
6.				
7.	Hollis P. Spott Michael W. Horner	<i>Hollis P. Spott</i> <i>Michael W. Horner</i>		
8.				
9.				
10.				
11.				
12.				
13.				
14.				


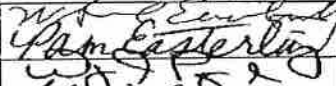
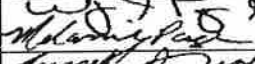
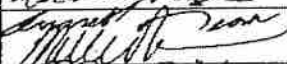
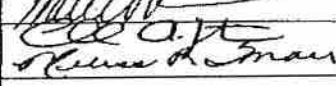
LOT	Owner(s)	Signature(s)	If by Proxy - list name of Proxy and attach Proxy to Exhibit B.	Proxy Signature
15.				
16.	VA Hunter, LLC			
17.				
18.				
19.				
20.				
21.				
22.				
23.				
24.				
25.				
26.				
27.				
28.				
29.				
30.	Stephen W. Bartlett, Jr.			
31.	Stephen W. Bartlett, Jr.			
32.				
33.				

LOT	Owner(s)	Signature(s)	If by Proxy - list name of Proxy and attach Proxy to Exhibit B.	Proxy Signature
34.				
35.				
36.			Jacqueline Messer	<i>[Signature]</i>
37.				
38.				
39.				
40.				
41.				
42.	VA Hunter, LLC	<i>[Signature]</i>		
43.				
44.				
45.	VA Hunter, LLC	<i>[Signature]</i>		
46.			David & Sheila Gibson	<i>[Signature]</i>
47.				
48.				
49.				
50.	David A. Ling Nancy L. Ling	<i>[Signature]</i>		
51.	VA Hunter, LLC			
52.	VA Hunter, LLC			

LOT	Owner(s)	Signature(s)	If by Proxy - list name of Proxy and attach Proxy to Exhibit B.	Proxy Signature
53.				
54.				
55.				
56.				
57.				
58.	JAMES N MCKINNEY			
59.	JAMES N MCKINNEY			
60.				
61.				
62.				
63.				
64.				
65.				
66.				
67.	DONALD HORSTMAN Linda Horstman			
68.				
69.				
70.				
71.				



LOT	Owner(s)	Signature(s)	If by Proxy - list name of Proxy and attach Proxy to Exhibit B.	Proxy Signature
72.				
73.				
74.	Reed Rogers	Reed Rogers		
75.				
76.				
77.				
78.				
79.				
80.				
81.				
82.				
83.				
84.				
85.				
86.	Rick Hughes	Rick Hughes		
87.	PAULA Hughes	PAULA Hughes		
88.	Rick Hughes	Rick Hughes		
89.	PAULA Hughes	PAULA Hughes		
90.	VERONICA KROHOKI	VERONICA KROHOKI		
	VENERACION KROHOKI	VENERACION KROHOKI		
	VA Hunter, LLC	VA Hunter, LLC		

LOT	Owner(s)	Signature(s)	If by Proxy - list name of Proxy and attach Proxy to Exhibit B.	Proxy Signature
91.	VA Hunter, LLC			
92.				
93.				
94.				
95.				
96.				
97.				
98.				
99.	SAM & PAM Easterling			
100.	Jon & Melonie PAGE			
101.	RUSSELL & Michele DEAN			
102.	CHARLES ZIMMER MELISSA SMITH			
103.				

**BOOK 191 PAGE 283**

## **Exhibit B - Proxies**

Lot 3 - Noble Bichara

Lot 36 - Jacqueline Messer

Lot 46 - David & Sheila Gibson

**Total Votes in Exhibit B: 3**

**Total Pages for Exhibit B: 4 (including coversheet)**

---

**Russell Deane**

**From:** Noble Bichara [thenobleangler@yahoo.com]  
**Sent:** Thursday, September 26, 2013 1:25 PM  
**To:** Russell Deane  
**Subject:** Re: Reminder for submission of Black Diamond ballot

Russell,  
If a separate actual ballot was sent to me , I cannot find it.  
Again I will not be able to attend the meeting this Saturday.  
I would appreciate it if you could vote for me by proxy as was previously  
done.  
Thanks and Regards,  
Noble Bichara  
Lot #3

**From:** Russell Deane <[rddeane@comcast.net](mailto:rddeane@comcast.net)>  
**To:**  
**Cc:** "Easterling, W. Samuel" <[seaster@exchange.vt.edu](mailto:seaster@exchange.vt.edu)>  
**Sent:** Sunday, September 22, 2013 9:11 PM  
**Subject:** Reminder for submission of Black Diamond ballot

Black Diamond Neighbors,

I'm sending out a reminder for submission of your ballot for the amended supplemental declarations. I have received a low number of ballots thus far. Please send the ballots back as soon as possible. We need to hear from ALL of you to carry this vote. Your response is critical.

Also, if you plan on attending the meeting on Saturday, please let me know so that we can prepare the proper meeting space.

Thanks,  
Russell Deane

**From:** Jacqueline Messer [jkmesser54@yahoo.com]  
**Sent:** Saturday, September 28, 2013 9:07 AM  
**To:** rtdeane@comcast.net  
**Subject:** proxy

I grant permission for Russell Deane to vote for me via proxy at the Sept 28, 2013 special meeting of the Black Diamond Property Owners Association. I am the owner of Lot 36.



**From:** Da Gibson [dgibson.nc@gmail.com]  
**Sent:** Saturday, September 28, 2013 8:50 AM  
**To:** Russell Deane  
**Cc:** Easterling, W. Samuel; Michael J. Dimino  
**Subject:** Re: Black Diamond POA - A Call to Arms

Gentlemen,  
Sheila and I wont be able to attend today's meeting.  
You have our proxy to APPROVE the supplement declaration.  
Please let us know if you need anything else.

1 of 46

On Tue, Sep 24, 2013 at 8:59 PM, Russell Deane <[rtdeane@comcast.net](mailto:rtdeane@comcast.net)> wrote:

To My Black Diamond Neighbors,

I realize that you are weary from receiving the constant emails concerning our property owners association. I don't blame you. I've spent a lot of time pestering you for proxy after proxy and meeting after meeting.

We're getting close to the end of the POA turnover flurry. However, before that happens, we need to carry this vote to approve the amended supplemental declarations which will accept the offer from the Developer. As of this date, I have received a low number of ballots and only one response for confirmation of attendance to appear at the meeting on Saturday.

With this level of response, we will not carry the vote and could have the offer removed from the table. If you are receiving this email, it is because I have not received a response from you as of this date. If you've sent the ballot, please accept my apologies for bothering you. I need to hear from ALL of you to finalize this deal. Your previous proxies do not apply to this vote. We've come too far to squander this opportunity at the goal line.

Please complete your ballot and return to me ASAP. A response from every property owner is needed.

If you have any questions, let me know.

Russell Deane

## Exhibit C - Ballots

Lot 2 - Jeff & Kristal Nelson	Lot 57 - Thomas Hill
Lot 8 - Rick & Peggy Kennedy	Lot 61 - Robin & Marlene Young
Lots 9, 11 - Charles & Robin Corson	Lot 63 - CoastalStates Bank
Lot 10 - Robert & Marianne Werth	Lot 64 - Scott Jones
Lots 15, 32, 33, 34 - Scott & Julie Hoyle	Lot 68 - Warren Smith
Lots 16, 42, 45, 51, 52, 90, 91 - VA Hunter, LLC	Lot 69 - John & Michele Norman
Lot 23 - William Ennett	Lot 70 - Sydney Redford
Lot 24 - Leslie & Colleen Chaney	Lot 72 - Alexander & Sandra Vigh
Lot 26 - Louis Bouvier	Lot 73 - Chris & Katrina Beisser
Lot 27 - James B. Ringer, G&R, LLC	Lot 75 - JoAnne P. Crouse Declaration
Lots 29, 62 - Michael & Daniela Schimpf	Lot 76 - William & Sara Gentry
Lot 37 - Acacio Almeida	Lot 77 - Jeff & Sharon Rainey
Lot 38 - William & Joan Rapler	Lot 79 - Michael Dimino
Lot 39 - William & Danielle Klorig	Lot 80 - Colleen McDaniel
Lot 41 - Kimley Dorwin & Bonnie France	Lots 81, 83, 84 - Joseph & Linda Devito
Lot 47 - Ravindral & Therese Suaris	Lot 85 - Juan & Maria Cadena
Lot 48 - James & Bernadette Thomson	Lot 89 - Jon & Rosalie Doggett
Lot 49 - Patrick & Shawn O'Sullivan	Lot 92 - John Smith
Lot 54 - John Hennon & Susan Creasap	Lot 97 - Stuart & Margarita Adams
Lot 55 - Joshua & Jennifer Thibeault	Lot 98 - William & Charlaine Schmidt
Lot 56 - John & Mary Moran	Lot 103 - Steven & Vivian Lay

**Total Votes in Exhibit C: 55**

**Total Pages for Exhibit C: 45 (including coversheet)**

## BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify

☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

Jeff & Kristal Nelson  
Unit Owner (Printed Name(s))

Lot 2  
Unit(s) Owned

1617 Point Royal Dr  
Address Farmington, Virginia, NC 27526

[Signature]  
Signature(s) of Unit Owner(s)

9/27/13  
Date

[Signature]  
Signature(s) of Unit Owner(s)

9/27/13  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner (Printed Name)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

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☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

Rick & Peggy Kennedy  
Unit Owner [Printed Name(s)]

9489 Deer Stream Dr. Mechanicsville  
Address VA, 23116

Lot # 8  
Unit(s) Owned

Rick Kennedy  
Signature(s) of Unit Owner(s)

9/19/13  
Date

Peggy Kennedy  
Signature(s) of Unit Owner(s)

9/19/13  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

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☐ Reject

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INDIVIDUAL ACKNOWLEDGEMENT

CHARLES & ROBIN CORSON  
Unit Owner [Printed Name(s)]

9 + 11  
Unit(s) Owned

Charles M. Corson  
Signature(s) of Unit Owner(s)

Robin K. Corson  
Signature(s) of Unit Owner(s)

104 N. GORE RD.  
WILLIAMSBURG, VA. 23188  
Address

9-23-13  
Date

9-23-13  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date



**BALLOT AND PROXY**

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify

☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

**INDIVIDUAL ACKNOWLEDGEMENT**

Robert & Marianne Worth  
Unit Owner [Printed Name(s)]

5414 Thetford Pl Alexandria, VA 22310  
Address

#10  
Unit(s) Owned

*[Signature]*  
Signature(s) of Unit Owner(s)

9-27-2013  
Date

*Marianne L. Worth*  
Signature(s) of Unit Owner(s)

9-27-2013  
Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

## BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify

☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

Scott Hoyle  
Unit Owner [Printed Name(s)]

15, 32, 33, 34  
Unit(s) Owned

Scott Hoyle  
Signature(s) of Unit Owner(s)

Scott Hoyle  
Signature(s) of Unit Owner(s)

10037 Pebble Beach Terrace  
Address  
Lansville, MD 21754

9.25.13  
Date

9.25.13  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

## BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify

☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name(s)]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

\_\_\_\_\_  
Signature(s) of Unit Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature(s) of Unit Owner(s)

\_\_\_\_\_  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

Va Hunter LLC  
Unit Owner [Printed Name]

P.O. Box 1875  
Address Marlborough WY  
25402

7  
Unit(s) Owned

By: [Signature]

Its: President  
Signature and capacity of  
authorized representative.

9/26/12  
Date

Lots 16, 42, 45, 51, 52, 90, 91

## BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

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☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

William B. Emmett  
Unit Owner [Printed Name(s)]

1204-100 Cedar Point Blvd., Cedar Point, OH 44024  
Address

ONE Lot #23  
Unit(s) Owned

[Signature]  
Signature(s) of Unit Owner(s)

9/25/2013  
Date

\_\_\_\_\_  
Signature(s) of Unit Owner(s)

\_\_\_\_\_  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_

Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

## BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

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☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

Leslie D & Colleen Chaney

Unit Owner [Printed Name(s)]

Address

# 24

Unit(s) Owned

[Signature]  
Signature(s) of Unit Owner(s)

9/23/13  
Date

[Signature]  
Signature(s) of Unit Owner(s)

9/27/13  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

Unit Owner [Printed Name]

Address

Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_ Date

**BALLOT AND PROXY**

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify

☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

**INDIVIDUAL ACKNOWLEDGEMENT**

LOUIS M. BOUYIER JR  
Unit Owner [Printed Name(s)]

4514 GRENDEL RD. GREENSBORO NC  
Address 27410

LOT 26  
Unit(s) Owned

  
Signature(s) of Unit Owner(s)

9-19-13  
Date

\_\_\_\_\_  
Signature(s) of Unit Owner(s)

\_\_\_\_\_  
Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date



## BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify

☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

James B. Ringo  
Unit Owner [Printed Name(s)]

Lot 27

Unit(s) Owned

James B. Ringo  
Signature(s) of Unit Owner(s)

Signature(s) of Unit Owner(s)

3564 Grandview Rd, Roanoke  
Address VA 24018

9-23-13

Date

Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

James B Ringo, GTR, LLC  
Unit Owner [Printed Name]

Lot 27

Unit(s) Owned

By: James B Ringo

Its: James B Ringo, President  
Signature and capacity of  
authorized representative.

3564 Grandview Rd, Roanoke VA  
Address 24018

9-23-13

Date

## BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify  
☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

**INDIVIDUAL ACKNOWLEDGEMENT**

Michael + Daniela Schimpf  
 Unit Owner [Printed Name(s)]

739 Black Diamond Drive  
 Address New Castle, 24127 VA

62 + 29  
 Unit(s) Owned

[Signature]  
 Signature(s) of Unit Owner(s)

09-24-2013  
 Date

D. Schimpf  
 Signature(s) of Unit Owner(s)

09-24-2013  
 Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

\_\_\_\_\_  
 Unit Owner [Printed Name]

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
 Signature and capacity of  
 authorized representative.

\_\_\_\_\_  
 Date

BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify

☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

ACACIO ALMEIDA

Unit Owner [Printed Name(s)]

#37

Unit(s) Owned

[Signature]

Signature(s) of Unit Owner(s)

Signature(s) of Unit Owner(s)

1081 SIMMONI RIDGE RD, VINNOM VA

Address

24179

9/26/13

Date

Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

Unit Owner [Printed Name]

Address

Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_

Signature and capacity of  
authorized representative.

Date

BALLOT AND PROXY

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**INDIVIDUAL ACKNOWLEDGEMENT**

WILLIAM A. RAPIER

Unit Owner [Printed Name(s)]

6524 FERRY PT. RD.  
SUFFOLK, VA 23432  
Address

1 (LOT 38)  
Unit(s) Owned

William A. Rapier  
Signature(s) of Unit Owner(s)

Sept. 19, 2013  
Date

\_\_\_\_\_  
Signature(s) of Unit Owner(s)

\_\_\_\_\_  
Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

From: tedsiz@charter.net  
Sent: Thursday, October 03, 2013 5:04 PM  
To: Russell Deane  
Subject: RE: Another signature needed - Black Diamond POA

Russell, I, Joan Rapier, co-owner of lot 38, Blk dia POA, concur with the proxy my husband William Rapier signed recently voting infavor of the takeover of the unsold lots . Joan Rapier

On Tue, Oct 1, 2013 at 7:59 PM, Russell Deane wrote:

> Bill,  
>  
>  
> I'm sorry to bother you with more Black Diamond business. I've been  
> reviewing the ballots that were submitted for the vote on Sept 28. In  
> order to count your vote (and we need it to pass the action),  
> signatures from ALL owners of the lot are needed. If the records are  
> correct, it appears that Joan is also listed as an owner. If she is  
> an owner, we need to have her signature also. We need the approval of  
> ALL owners to ensure that the vote will stand a legal challenge.  
>  
>  
> We have two options:  
>  
>  
> 1) Preferred - Resubmit the ballot with signatures from all owners  
>  
>  
> 2) Have Joan submit an email to me that gives her approval of the  
> issue. I can combine your ballot with her email.  
>  
>  
>  
> I've attached a pdf of the ballot in case you use option 1. Your  
> prompt  
> attention is requested. I'm trying to certify the vote in accordance  
> with  
> state statute and need to resolve this issue.  
>  
>  
>  
> Thanks for your help,  
>  
> Russell Deane

## BALLOT AND PROXY

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**INDIVIDUAL ACKNOWLEDGEMENT**

WILLIAM N. KLORIG

DANIELLE E. KLORIG

Unit Owner [Printed Name(s)]

8317 BOUND BROOK LN

ALEXANDRIA VA 22309

Address

LOT 39

Unit(s) Owned

William N. Klorig

Signature(s) of Unit Owner(s)

9-26-13

Date

Danielle E. Klorig

Signature(s) of Unit Owner(s)

9-26-13

Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

Unit Owner [Printed Name]

Address

Unit(s) Owned

By:

Its:

Signature and capacity of  
authorized representative.

Date



## BALLOT AND PROXY

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INDIVIDUAL ACKNOWLEDGEMENT

Kimley Corwin, Bonnie France  
Unit Owner [Printed Name(s)]

9507 Carterwood Rd.  
Richmond, VA 23229  
Address

Lot 41  
Unit(s) Owned

  
Signature(s) of Unit Owner(s)

9/20/2013  
Date

Bonnie France  
Signature(s) of Unit Owner(s)

9/20/2013  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

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☐ Reject

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INDIVIDUAL ACKNOWLEDGEMENT

RAVINDRA & THERESE SINGH  
Unit Owner [Printed Name(s)]

8618 FORT HENRY RD ALEXANDRIA  
Address VA 22308

21 Lot 47  
Unit(s) Owned

Randall Singh  
Signature(s) of Unit Owner(s)

10/2/13  
Date

R Singh  
Signature(s) of Unit Owner(s)

10/2/13  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

**BALLOT AND PROXY**

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ **IV Approve, Consent to, and Ratify**

☐ **I Reject**

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

**INDIVIDUAL ACKNOWLEDGEMENT**

JAMES A. & BERNADETTE A. THOMSON 4811 MILL PARK CT.  
Unit Owner [Printed Name(s)] Address GREEN AVENUE, VA. 23060

48  
Unit(s) Owned

[Signature]  
Signature(s) of Unit Owner(s)

9/20/13  
Date

Bernadette A. Thomson  
Signature(s) of Unit Owner(s)

9/20/13  
Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

**BALLOT AND PROXY**

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☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

**INDIVIDUAL ACKNOWLEDGEMENT**

Patrick O'Sullivan

*Unit Owner [Printed Name(s)]*

lot #49

*Unit(s) Owned*

Patrick B. O'Sullivan

*Signature(s) of Unit Owner(s)*

*Signature(s) of Unit Owner(s)*

1161 Melville Ave., Fairfield, CT 06825

*Address*

9/27/2013

*Date*

*Date*

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

*Unit Owner [Printed Name]*

*Unit(s) Owned*

*By:*

*Its:*

*Signature and capacity of  
authorized representative.*

*Address*

*Date*

BALLOT AND PROXY

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the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

Shawn Anne O'Sullivan  
Unit Owner [Printed Name(s)]

#49  
Unit(s) Owned

1161 Melville Ave., Fairfield CT 06825  
Address

Shawn Anne O'Sullivan  
Signature(s) of Unit Owner(s)

October 1, 2013  
Date

\_\_\_\_\_  
Signature(s) of Unit Owner(s)

\_\_\_\_\_  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

## BALLOT AND PROXY

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☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

Susan Creasap + John Hennen 123 Oakwood Dr.  
Unit Owner [Printed Name(s)] Address Morehead, KY 40351

Lot 54

Unit(s) Owned

Susan D. Creasap  
Signature(s) of Unit Owner(s)

9-22-13  
Date

John Hennen  
Signature(s) of Unit Owner(s)

9-22-13  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

Unit Owner [Printed Name]

Address

Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

Date



## BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ **Approve, Consent to, and Ratify**

☐ **Reject**

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

**INDIVIDUAL ACKNOWLEDGEMENT**

JOSHUA & JENNIFER THIBEAULT

101 WARWICK HILLS, WILLIAMSBURG, VA 23188

Unit Owner [Printed Name(s)]

Address

55

Unit(s) Owned

  
Signature(s) of Unit Owner(s)

25 SEPTEMBER 2013

Date

Signature(s) of Unit Owner(s)

Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

Unit Owner [Printed Name]

Address

Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_

Signature and capacity of  
authorized representative.

Date

**From:** Jen & Josh Thibeault [j4.thibeault@gmail.com]  
**Sent:** Tuesday, October 01, 2013 8:42 PM  
**To:** Russell Deane  
**Cc:** Joshua W. MAJ RC(SW) 307th EN BN XO Thibeault  
**Subject:** Re: Another signature needed for Black Diamond vote

Russell,

Since Josh is in Afghanistan, it makes it hard for both of us to sign the ballot. It can be done, but logistically speaking, it's a bit harder.

That said, if an email will suffice, I approve, consent to, and ratify the proposed Eighth Supplemental Declaration of Reservations and Covenants for Black Diamond with regard to all lots owned by us (Joshua Thibeault, my husband, and I).

Thanks!

Respectfully,  
Jennifer Thibeault  
Lot 55

On Oct 1, 2013, at 8:10 PM, Russell Deane wrote:

Jen/Josh,

I'm sorry to bother you with more Black Diamond business. I've been reviewing the ballots that were submitted for the vote on Sept 28. In order to count your vote (and we need it to pass the action), signatures from ALL owners of the lot are needed. If the records are correct, both of you are listed as an owner. If both of you are owners, we need to have both signatures. We need the approval of ALL owners to ensure that the vote will stand a legal challenge.

We have two options:

- 1) Preferred - Resubmit the ballot with signatures from all owners.
- 2) It looks like Josh signed the original ballot. Have Jen submit an email to me that gives her approval of the issue. I can combine your ballot with her email.

If the records are incorrect, please advise me. I've attached a pdf of the ballot in case you use option 1. Your prompt attention is requested. I'm trying to certify the vote in accordance with state statute and need to resolve this issue.

Thanks for your help,  
Russell Deane

<Ballot\_Proxy.pdf>

BALLOT AND PROXY

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INDIVIDUAL ACKNOWLEDGEMENT

John & Mary Moran

Unit Owner [Printed Name(s)]

LOT 56

Unit(s) Owned

[Signature]  
 Signature(s) of Unit Owner(s)

Mary Moran  
 Signature(s) of Unit Owner(s)

4832 Irvin Simmons Dr

Address

Dallas, Tx 75229

9/23/13  
 Date

9/23/13  
 Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

Unit Owner [Printed Name]

Address

Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
 Signature and capacity of  
 authorized representative.

\_\_\_\_\_ Date

BALLOT AND PROXY

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INDIVIDUAL ACKNOWLEDGEMENT

Thomas J. Hill  
 Unit Owner [Printed Name(s)]  
Bonnie G Hill  
Lot # 57  
 Unit(s) Owned

595 BIRCH TREE RD.  
HILLSVILLE, VA 24343  
 Address

Thomas J. Hill  
 Signature(s) of Unit Owner(s)  
Bonnie G Hill  
 Signature(s) of Unit Owner(s)

Sept 20, 2013  
 Date  
Sept 20 2013  
 Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

Unit Owner [Printed Name]

Address

Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
 Signature and capacity of  
 authorized representative.

Date

BALLOT AND PROXY

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**INDIVIDUAL ACKNOWLEDGEMENT**

Robin E. Markens Young  
 Unit Owner [Printed Name(s)]

2129 Hunters Mill Rd.  
 Address Powhatan, VA 23139

Lot 61  
 Unit(s) Owned

Robin Young  
 Signature(s) of Unit Owner(s)

9/23/2013  
 Date

Michael K. Young  
 Signature(s) of Unit Owner(s)

9-23-2013  
 Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

Unit Owner [Printed Name]

Address

Unit(s) Owned

By:

Its:  
 Signature and capacity of  
 authorized representative.

Date

## BALLOT AND PROXY

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☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name(s)]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

\_\_\_\_\_  
Signature(s) of Unit Owner(s)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature(s) of Unit Owner(s)

\_\_\_\_\_  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

COASTAL STATES BANK

HOMESOWNERS MORTGAGE ENTERPRISES

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

63

\_\_\_\_\_  
Unit(s) Owned

By: 

Its: AUTHORIZED AGENT  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

5 BOWCIRCLE  
MILTON HEAD ISLAND, SC 29925

9/26/2013



BALLOT AND PROXY

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INDIVIDUAL ACKNOWLEDGEMENT

Scott W James  
Unit Owner [Printed Name(s)]

P.O. Box 44 New Port, VA. 24127  
Address

1 (Lot 67)  
Unit(s) Owned

Scott W James  
Signature(s) of Unit Owner(s)

9/25/13  
Date

\_\_\_\_\_  
Signature(s) of Unit Owner(s)

\_\_\_\_\_  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

BALLOT AND PROXY

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**INDIVIDUAL ACKNOWLEDGEMENT**

Warren W Smith  
 Unit Owner [Printed Name(s)]

1 (#68)  
 Unit(s) Owned

1202 South Washington St  
 Address Apt 802C  
Alexandria VA  
22314

Warren W Smith  
 Signature(s) of Unit Owner(s)

09/20/13  
 Date

\_\_\_\_\_  
 Signature(s) of Unit Owner(s)

\_\_\_\_\_  
 Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

\_\_\_\_\_  
 Unit Owner [Printed Name]

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
 Signature and capacity of  
 authorized representative.

\_\_\_\_\_  
 Date

BALLOT AND PROXY

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ACKNOWLEDGEMENT

Thomas Jr.  
Thomas  
Printed Name(s)

P.O. Box 1206  
FAIR OAKS, NC 27524  
Address

Thomas Jr.  
Printed Name(s)

9-26-13  
Date

Thomas  
Printed Name(s)

9-26-13  
Date

ACKNOWLEDGEMENT

\_\_\_\_\_  
Address

BALLOT AND PROXY

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INDIVIDUAL ACKNOWLEDGEMENT

G. Sidney Redford  
Unit Owner [Printed Name(s)]

G. Sidney Redford  
Unit(s) Owned Lot 70

G. Sidney Redford  
Signature(s) of Unit Owner(s)

6102 Old Main Rd  
Address RE, WA 24019

9-22-2013  
Date

\_\_\_\_\_  
Signature(s) of Unit Owner(s)

\_\_\_\_\_  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

**BALLOT AND PROXY**

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**INDIVIDUAL ACKNOWLEDGEMENT**

ALEXANDER & SAROLA AGOT  
Unit Owner [Printed Name(s)]

776 Ann Ln, ROANOKE, VA  
Address 24808

LOT 72  
Unit(s) Owned

[Signature]  
Signature(s) of Unit Owner(s)

9/22/13  
Date

Sandra D. Vige  
Signature(s) of Unit Owner(s)

9/22/13  
Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

## BALLOT AND PROXY

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☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

Chris & Katrina Beisser  
Unit Owner [Printed Name(s)]

Parcel 73  
Unit(s) Owned

3370 McDaniel Rd  
Address Bedford, VA 24523

[Signature]  
Signature(s) of Unit Owner(s)

9-30-13  
Date

Katrina Beisser  
Signature(s) of Unit Owner(s)

9-30-13  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date



## BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby



Approve, Consent to, and Ratify

[ ]

Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

Unit Owner [Printed Name(s)]

Address

Unit(s) Owned

Signature(s) of Unit Owner(s)

Date

Signature(s) of Unit Owner(s)

Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

To Anne P. Crase Declaration  
Unit Owner [Printed Name]  
OF TRUST

5069 LAUDERDALE AVE  
Address VIRGINIA BEACH, VA 23461

LOT 75

Unit(s) Owned

By:

Its: TRUSTEE

Signature and capacity of  
authorized representative.

JOHN A. CRASE, ITS  
TRUSTEE

SEPT 23, 2013

Date

**BALLOT AND PROXY**

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify

☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

**INDIVIDUAL ACKNOWLEDGEMENT**

WILLIAM H. GENTRY

Unit Owner [Printed Name(s)]

SARA M. GENTRY

LOT 76

Unit(s) Owned

606 MONTGOMERY ST.  
Address BLACKSBURG, VA 24060

William H. Gentry II  
Signature(s) of Unit Owner(s)

SEPT 27, 2013  
Date

Sara M. Gentry  
Signature(s) of Unit Owner(s)

9/27/13  
Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

Unit Owner [Printed Name]

Address

Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_

Signature and capacity of  
authorized representative.

Date

BALLOT AND PROXY

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☐ Reject

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INDIVIDUAL ACKNOWLEDGEMENT

Jeff & Sharon Rainey  
Unit Owner [Printed Name(s)]

Lot 77  
Address

2  
Unit(s) Owned

[Signature]  
Signature(s) of Unit Owner(s)

[Signature]  
Signature(s) of Unit Owner(s)

9/23/13  
Date

9/23/13  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_

Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify  
☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

MICHAEL J. DIMINO

Unit Owner [Printed Name(s)]

Lot # 79

Unit(s) Owned

[Signature]  
 Signature(s) of Unit Owner(s)

Signature(s) of Unit Owner(s)

6315 HAVILAND DRIVE

Address

BETHESDA, MD 20817

9/12/13  
 Date

Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

Unit Owner [Printed Name]

Address

Unit(s) Owned

By:

Its:

Signature and capacity of  
 authorized representative.

Date

**BALLOT AND PROXY**

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify  
☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

**INDIVIDUAL ACKNOWLEDGEMENT**

Colleen McDaniels  
 Unit Owner [Printed Name(s)]

104 York Ave, Kannapolis, NC 28083  
 Address

80 Lot  
 Unit(s) Owned

Colleen McDaniels  
 Signature(s) of Unit Owner(s)

9/24/13  
 Date

\_\_\_\_\_  
 Signature(s) of Unit Owner(s)

\_\_\_\_\_  
 Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

\_\_\_\_\_  
 Unit Owner [Printed Name]

\_\_\_\_\_  
 Address

\_\_\_\_\_  
 Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
 Signature and capacity of  
 authorized representative.

\_\_\_\_\_  
 Date

BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify

☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

Linda + Joseph DeVito  
Unit Owner [Printed Name(s)]

6092 miles lane  
Warrenton, WA 20187  
Address

LOTS 81, 82, 84  
Unit(s) Owned

Joseph DeVito  
Signature(s) of Unit Owner(s)

9/25/13  
Date

Linda M. DeVito  
Signature(s) of Unit Owner(s)

9/25/13  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date



**BALLOT AND PROXY**

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

- ☐ Approve, Consent to, and Ratify  
☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

**INDIVIDUAL ACKNOWLEDGEMENT**

Juan + Maria Cardona

Unit Owner [Printed Name(s)]

11401 SW 124 ST, Miami, FL 33126

Address

01 #85

Unit(s) Owned

[Signature]

Signature(s) of Unit Owner(s)

9/26/13

Date

[Signature]

Signature(s) of Unit Owner(s)

9/26/13

Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

Unit Owner [Printed Name]

Address

Unit(s) Owned

By:

Its:

Signature and capacity of authorized representative.

Date

BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify

☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

Jon R. Daggett & Rosalie Daggett  
Unit Owner [Printed Name(s)]

2102 Raintree Dr.  
Address Chesapeake, VA 23322

Lot 89  
Unit(s) Owned

Jon R. Daggett  
Signature(s) of Unit Owner(s)

09/22/13  
Date

[Signature]  
Signature(s) of Unit Owner(s)

9/22/13  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

## BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify

☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

John C. Smith Jr.  
Unit Owner [Printed Name(s)]

Lot 92  
Unit(s) Owned

5439 Cavalier Dr.  
Address Roanoke, Va 24018

John C. Smith Jr.  
Signature(s) of Unit Owner(s)

9/21/2013  
Date

Dei B. Smith  
Signature(s) of Unit Owner(s)

9/21/2013  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

\_\_\_\_\_  
Unit Owner [Printed Name]

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

## BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby



Approve, Consent to, and Ratify

[ ] Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

Stuart and Margaret Adams  
Unit Owner [Printed Name(s)]

97

Unit(s) Owned

Stuart L. Adams  
Signature(s) of Unit Owner(s)

Margaret E. Adams  
Signature(s) of Unit Owner(s)

1725 Mt. Trail Dr.  
Address Charlotte, NC 28214

9/27/2013  
Date

9/27/2013  
Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

97  
Unit Owner [Printed Name]

Address

Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_ Date

## BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify

☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

INDIVIDUAL ACKNOWLEDGEMENT

William Schmidt + 4425 Edgedale Way  
 Unit Owner [Printed Name(s)] Charlene M. Schmidt Address Colorado Springs, CO  
Lot # 98 80908  
 Unit(s) Owned

William M. Schmidt  
 Signature(s) of Unit Owner(s)

23-SEPTEMBER 2013  
 Date

Charlene M. Schmidt  
 Signature(s) of Unit Owner(s)

September 23, 2013  
 Date

CORPORATE OR ENTITY ACKNOWLEDGEMENT

Unit Owner [Printed Name]

Address

Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
 Signature and capacity of  
 authorized representative.

\_\_\_\_\_ Date

BOOK 191 PAGE 332  
BALLOT AND PROXY

I/We the undersigned owner(s) of one or more Lots in Black Diamond Subdivision, being part of the membership of Black Diamond Property Owners Association, Inc. ("Association"), hereby

☒ Approve, Consent to, and Ratify  
☐ Reject

the proposed Eighth Supplemental Declaration of Reservations and Covenants For Black Diamond with regard to all Lots owned by me/us.

**INDIVIDUAL ACKNOWLEDGEMENT**

Steven Lay, Vivian Lay  
Unit Owner (Printed Name(s))

103  
Unit(s) Owned

435 Hurley Dr  
Address Hackettstown, NJ

Steven A Lay  
Signature(s) of Unit Owner(s)  
Vivian L Lay  
Signature(s) of Unit Owner(s)

9/25/13  
Date  
9/25/13  
Date

**CORPORATE OR ENTITY ACKNOWLEDGEMENT**

\_\_\_\_\_  
Unit Owner (Printed Name)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Unit(s) Owned

By: \_\_\_\_\_

Its: \_\_\_\_\_  
Signature and capacity of  
authorized representative.

\_\_\_\_\_  
Date

EXHIBIT D

WRITTEN CONSENT AND RESOLUTION OF THE BOARD OF DIRECTORS  
BLACK DIAMOND PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, being all the Directors of Black Diamond Property Owners Association, Inc., acting pursuant to Va. Code, do, at a meeting duly called, noticed and held hereby consent, in writing, to the adoption of the following resolutions:

**WHEREAS**, the Association's board of directors is comprised entirely of persons elected by the Owners;

**WHEREAS**, Developer proposed to deed its seven (7) remaining unsold lots to Association in exchange for Association to assume responsibility for completion of the Roads.

**WHEREAS**, Developer and certain Owners also propose that the Developer deed its remaining Unsold Lots to Association to be used by Association as Common Areas of the Subdivision or otherwise used or disposed of by Association to secure funding for completion of the Roads and Other Common Facilities;

**WHEREAS**, a reasonable number of Owners present at the Special Meeting of the Association held August 31, 2013, expressed an interest in the foregoing, subject to the final terms and conditions of the transactions;

**WHEREAS**, the membership has voted for Association to accept conveyance of the Unsold Lots, Roads and Other Common Facilities, and Developer's duty to complete the Roads; and

**RESOLVED**, that the proposed Amendment prepared by Developer with participation of certain Owners and legal counsel be circulated among the membership for their approval, consent, ratification and execution ("Ratification");

**RESOLVED**, that the Association shall hold one or more meetings to present and complete the Amendment and accept signatures of Owners in favor of or against the Amendment and that Association shall circulate ballots to all Owners not present at the members meeting(s) to secure their written consent to, or rejection of, the Amendment; and

**RESOLVED**, that if the Amendment is approved by two-thirds (2/3) of the membership, the board of directors appoints Russell Deane to acknowledge the amendment on behalf of Association and also deliver the certification required by Code of Virginia 55-515.1(F);

**RESOLVED**, that if the Amendment is approved by the requisite majority of Owners, Association shall accept conveyance of the Unsold Lots, Roads and Other Common Facilities, and also Developer's obligation to complete the Roads; and

— end of this page —



EXHIBIT D

WRITTEN CONSENT AND RESOLUTION OF THE BOARD OF DIRECTORS  
BLACK DIAMOND PROPERTY OWNERS ASSOCIATION, INC

RESOLVED, the board of directors and president are hereby directed to execute any and all documents and to take, or cause to be taken, any and all such actions, as in their judgment, may be necessary or appropriate to consummate the foregoing and implement any Amendment, deeds and

IN WITNESS WHEREOF, the undersigned, being all the Directors of Black Diamond Property Owners Association, Inc., have executed this Written Consent this 16<sup>th</sup> day of September, 2013.

  
Russell Deane, President

  
Michael J. Dimino, Vice President

  
Sam Easterling, Secretary/Treasurer

INSTRUMENT #130000627  
RECORDED IN THE CLERK'S OFFICE OF  
COUNTY OF CRAIG ON  
NOVEMBER 7, 2013 AT 03:18PM

SHARON P OLIVER, CLERK  
RECORDED BY: RRS

55.00

2

Card No. **1** of **1**

64300

Description	Value	Stry		Const	Year		Eff	Base		Featu	Adj	Size or	Computed	Phys	Obsol	Market	%	
		ID	Use	Hgt	Type	Grade	Constr	Year	Cond	Rate		Rate	Area	Value	Depr	Depr	Adj	Comp
		Data Collector/Date				Appraiser/Date				Neighborhood			Supplemental Cards					64300
		JL	11/17/2016			JL	11/17/2016			Neigh	1092	AV	TOTAL IMPROVEMENT VALUE					



# Fidelity National Title Insurance Company

## SCHEDULE A

Name and Address of Title Insurance Company:  
Fidelity National Title Insurance Company  
Attn: Claims Department  
P.O. Box 45023, Jacksonville, Florida 32232-5023

Policy No.: 8230646-222749519

Address Reference: Caddis Lane  
New Castle, VA 24127

Date of Policy: January 12, 2021 at 02:58 PM

Amount of Insurance: \$ 70,000.00

Premium: \$ 287.00

1. Name of Insured:  
Charles Thomas Elliott and Karen Skeirik Elliott
2. The estate or interest in the Land that is insured by this policy is:  
Fee Simple
3. Title is vested in:  
Charles Thomas Elliott and Karen Skeirik Elliott
4. The Land referred to in this policy is described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Dated: March 7, 2021

Countersigned: *See R. Selwa* Cumberland Title LLC  
Cumberland Title LLC

This policy is invalid unless the policy jacket and Schedules A and B are attached.

27S104 (6/06)

ALTA Owner's Policy Schedule A-06

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AMERICAN  
LAND TITLE  
ASSOCIATION



(208835.PFD/208835/18)



# Fidelity National Title Insurance Company

Policy No.: 8230646-222749519

## SCHEDULE B

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) which arise by reason of the following:

1. This item left intentionally blank.
2. Those taxes which become due and payable subsequent to the date of the policy, which are not yet due and payable.
3. Terms, provisions, covenants, conditions, restrictions, reservations, easements, liens for assessments, developer rights, options, rights of first refusal and reservations and other matters, if any, and any amendments thereto, appearing of record in Declaration dated September 26, 2006, recorded on September 27, 2006, in Deed Book 158, Page 68; Amendments recorded in Deed Book 162, Page 276; Deed Book 162, Page 262; Deed Book 167, Page 730; Deed Book 170, Page 193; Deed Book 170, Page 622; Deed Book 173, Page 3 and Deed Book 173, Page 564; in the related bylaws; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid, but 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.
4. Easement to Continental Telephone Company of record in Deed Book 73, Page 463, and Deed Book 57, at Page 141.
5. Plats of record in Deed Book 157, Page 204, Deed Book 158, Page 252 and 268, Deed Book 161, at Page 829, and Deed Book 162, at Page 599, including but not limited to utility easements and notes contained thereon.
6. Rights of others in and to the use of the streets, roads, common areas and easements within the subdivision.
7. Rights of others in and to the continued uninterrupted flow of branch(es), if any, located on the Land.
8. Items shown on Boundary Plat of Tax Map 79-A-1-76 to be Acquired by Charles T. & Karen S. Elliott Potts Mountain Magisterial District Craig County, Virginia, by Eric Genry, Land Surveyor, dated December 19, 2020, Project No. 2020-034.

This policy is invalid unless the policy jacket and Schedules A and B are attached.

27S105 (6/06)

ALTA Owner's Policy Schedule B-06

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(208835.PFD/208835/18)



# Fidelity National Title Insurance Company

Policy No.: 8230646-222749519

## LEGAL DESCRIPTION

### EXHIBIT "A"

The following described property located in the Potts Magisterial District, County of Craig, Virginia, (the "Property"):

Lot # 76, containing 6.521 acres, as shown and designated on that certain plat of survey entitled "Boundary Plat of Tax Map 79-A-1-76 Currently Owned By William H. & Sara M. Genry To Be Acquired By Charles T. & Karen S. Elliott Potts Mountain Magisterial District Craig County, Virginia", a copy of which is recorded in \_\_\_\_\_..

This policy is invalid unless the policy jacket and Schedules A and B are attached.

27S104 (6/06)

ALTA Owner's Policy Exhibit "A"-06  
(208835.PFD/208835/18)

**TITLE SEARCH REPORT  
ISSUED BY  
TitleWave Real Estate Solutions**

THE ATTACHED TITLE SEARCH REPORT IS ISSUED FOR USE OF THE AGENT LISTED, HEREIN 'THE AGENT', A POLICY ISSUING AGENT FOR THE FIDELITY GROUP OF TITLE INSURANCE COMPANIES, HEREIN 'THE COMPANY', AND IS TO BE USED BY THE AGENT IN THE EXAMINATION AND DETERMINATION OF THE INSURABILITY OF TITLE TO THE PROPERTY DESCRIBED HEREIN IN CONJUNCTION WITH THE ISSUANCE OF THE COMPANY'S COMMITMENTS, POLICIES AND ENDORSEMENTS.

The Agent who examines this Title Search Report must follow all underwriting guidelines set forth in the underwriting manual and bulletins issued by the Company. The Agent is responsible for obtaining proper "High-Liability" approval, when applicable, in accordance with their agency contract. The agent is responsible for obtaining appropriate updates or continuations of this Title Search Report prior to the issuance of any commitment or policy in accordance with prudent underwriting practices and the Company's guidelines. The Agent is responsible for any errors, omissions, defect, liens, encumbrances or adverse matters not shown by this Title Search Report but known to or discovered by the Agent prior to the issuance of the Company's commitment, policy or endorsement.

The Title Search Report does not provide or offer any title insurance, liability coverage or errors and omissions coverage. No assurance is given as to the insurability or status of title. The Title Search Report does not insure or guarantee the validity or sufficiency of any documents attached, nor is it to be considered a title insurance commitment and/or title insurance policy, an opinion of title, an ownership and encumbrance report, a property information report, a guarantee of title or as any other form of guarantee or warranty of title and should not be relied upon as such.

LIABILITY UNDER THE ATTACHED TITLE SEARCH REPORT IS LIMITED TO THE LIABILITY UNDER THE COMPANY'S COMMITMENTS, POLICY OR POLICIES ISSUED PURSUANT TO THIS TITLE SEARCH REPORT. IN THE EVENT THE ATTACHED TITLE SEARCH REPORT IS USED FOR ANY PURPOSE OTHER THAN IN CONJUNCTION WITH THE ISSUANCE OF THE COMPANY'S COMMITMENTS, POLICIES OR ENDORSEMENTS, THE TOTAL AGGREGATE LIABILITY OF THE COMPANY, ITS EMPLOYEES, AGENTS AND SUBCONTRACTORS SHALL NOT EXCEED THE COMPANY'S TOTAL FEE FOR THIS REPORT.



**Fidelity National Title Insurance Company**  
TITLE SEARCH REPORT

Agent:

Cumberland Title, LLC  
520 West Main Street  
Radford, VA 24141  
Phone: 540-633-1590  
Fax: 540-633-1591

1. PERIOD SEARCHED:

The period covered in the search ended: December 14, 2020 at 8:00 AM

2. Policy or Policies to be issued:

ALTA Loan Policy (6/17/2006)

**Proposed Insured:**

**Amount of Insurance:**

ALTA Owner's Policy (6/17/2006)

**Proposed Insured:** Charles Thomas Elliott Karen Skeirik Elliott

**Amount of Insurance:**

3. The estate or interest in the land described or referred to in this report is:

Fee Simple

4. Last grantee of record for the period searched:

William H. Gentry and Sara M. Gentry

5. The land is described as follows:

See attached Exhibit "A"

For all questions regarding this Title Search Report  
Please contact our  
Virginia Search Assistance Team  
[vasearchhelp@fnf.com](mailto:vasearchhelp@fnf.com)  
[small logo]

TITLE SEARCH REPORT  
REQUIREMENTS

1. 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 settlement agent/attorney must verify these figures for the purposes of certifying title to the Company and preparing settlement pro rations.

Tax Assessment for 2020

BILL # N/A

MAP or PARCEL ID/GPIN # 79A-1-76

DESCRIPTION IN TAX RECORD: Lot 76, Johns CK, Containing 6.52 Acres

LAND ASSESSMENT: \$51,200.00

IMPROVEMENTS ASSESSMENT: \$9,100.00

TOTAL ASSESSMENT: \$60,300.00

ANNUAL TAX: \$355.78 (\$177.89 per half)

TAX PAYMENT DUE DATE(S): June 5th and December 5th

TAXES HAVE BEEN PAID THROUGH: Both half of 2020

Property Address as shown in the tax records:

Caddis Lane, New Castle, VA 24127

2. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
3. The Company requires receipt in writing of the name of anyone not referenced in this form who will acquire an interest in the land or who will execute a deed of trust encumbering the land herein. Additional requirements and/or exceptions may then be added.
4. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record.
  - A. Warranty Deed from William H Gentry Sarah C Gentry, vesting fee simple title in Charles Thomas Elliott Karen Skeirik Elliott.
  - B. Deed of Trust from Charles Thomas Elliott Karen Skeirik Elliott, securing your loan.
5. Payment of full consideration to or for the account of the grantor(s) or mortgagor(s).
6. Payment of the premiums, fees and charges for the policy/policies.
7. Payment of all taxes, charges, and assessments, levied and assessed against the subject premises, which are due and payable
8. Payment of all outstanding water, sewer and public utility charges to date of settlement.
9. The Company must be provided with an approved form of executed Owner's Affidavit and Agreement relating to, among other items, mechanics' liens and parties in possession.
10. Certification from settlement agent that they have made independent verification through the PACER system that the seller and/or borrowers are not in bankruptcy.
11. Settlement agent must ascertain identity of all parties executing instruments required for this transaction in compliance with Virginia statutes (eg. Section 47.1-14).

TITLE SEARCH REPORT/ABSTRACT  
REQUIREMENTS continued

12. Payment of all HOA/POA assessments, charges, and fees, which the subject property may be subject to, plus any penalty and interest which may be due.
13. Receipt and review of all corporate/entity/trust documents for subject parties as may be required under Virginia underwriting guidelines.

*Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.*

TITLE SEARCH REPORT  
EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created or first appearing in the public records or attaching to the title subsequent to the date of this form.
2. Terms, provisions, covenants, conditions, restrictions, reservations, easements, liens for assessments, developer rights, options, rights of first refusal and reservations and other matters, if any, and any amendments thereto, appearing of record in Declaration dated September 26, 2006, recorded on September 27, 2006, in Deed Book 158, Page 68; Amendments recorded in Deed Book 162, Page 276; Deed Book 162, Page 262; Deed Book 167, Page 730; Deed Book 170, Page 193; Deed Book 170, Page 622; Deed Book 173, Page 3 and Deed Book 173, Page 564; in the related bylaws; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid, but 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.
3. Easement to Continental Telephone Company of record in Deed Book 73, Page 463, and Deed Book 57, at Page 141.
4. Plats of record in Deed Book 157, Page 204, Deed Book 158, Page 252 and 268, Deed Book 161, at Page 829, and Deed Book 162, at Page 599, Including but not limited to utility easements and notes contained thereon.
5. Rioghts of others in and to the use of the streets, roads, common areas and easements within the subdivision.
6. Rights of others in and to the continued uninterrupted flow of branch(es), if any, located on the Land.
7. Plat of Subdivision recorded in Plat Book 157, Page 204.

TITLE SEARCH REPORT  
EXHIBIT "A"  
LEGAL DESCRIPTION

The following described property located in the County of Craig, Virginia, (the "Property"):

Lot # 76, "Black Diamond", as is more fully shown upon a plat thereof prepared by Terradon Corporation, dated July 10, 2006, and recorded in the Office of the Clerk of the Circuit Court of Craig County, Virginia in Deed Book 157, at page 204, et seq. and Deed Book 158, Page 252, et seq., and page 268, et seq. and in Deed Book 161, Page 829, et seq. and in Deed Book 162, Page 599, et seq.

It being the same property conveyed to William H. Gentry and Sara M. Gentry, as tenants by the entirety with the right of survivorship as at common law by Deed from VA Hunter, LLC, a Delaware Limited Liability Company dated October 11, 2007 recorded October 18, 2007 in the Clerk's Office of the Circuit Court of Craig, Virginia, in Deed Book 165, Page 485.



# Fidelity National Title Insurance Company

## SCHEDULE A

Name and Address of Title Insurance Company:  
Fidelity National Title Insurance Company  
Attn: Claims Department  
P.O. Box 45023, Jacksonville, Florida 32232-5023

Policy No.: 8230646-222749519

Address Reference: Caddis Lane  
New Castle, VA 24127

Date of Policy: January 12, 2021 at 02:58 PM

Amount of Insurance: \$ 70,000.00

Premium: \$ 287.00

1. Name of Insured:  
Charles Thomas Elliott and Karen Skeirik Elliott
2. The estate or interest in the Land that is insured by this policy is:  
Fee Simple
3. Title is vested in:  
Charles Thomas Elliott and Karen Skeirik Elliott
4. The Land referred to in this policy is described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Dated: March 7, 2021

Countersigned: *See R. Selwa* Cumberland Title LLC  
Cumberland Title LLC

This policy is invalid unless the policy jacket and Schedules A and B are attached.

27S104 (6/06)

ALTA Owner's Policy Schedule A-06

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AMERICAN  
LAND TITLE  
ASSOCIATION



(208835.PFD/208835/18)



# Fidelity National Title Insurance Company

Policy No.: 8230646-222749519

## SCHEDULE B

### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) which arise by reason of the following:

1. This item left intentionally blank.
2. Those taxes which become due and payable subsequent to the date of the policy, which are not yet due and payable.
3. Terms, provisions, covenants, conditions, restrictions, reservations, easements, liens for assessments, developer rights, options, rights of first refusal and reservations and other matters, if any, and any amendments thereto, appearing of record in Declaration dated September 26, 2006, recorded on September 27, 2006, in Deed Book 158, Page 68; Amendments recorded in Deed Book 162, Page 276; Deed Book 162, Page 262; Deed Book 167, Page 730; Deed Book 170, Page 193; Deed Book 170, Page 622; Deed Book 173, Page 3 and Deed Book 173, Page 564; in the related bylaws; in any instrument creating the estate or interest insured by this policy; and in any other allied instrument referred to in any of the instruments aforesaid, but 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.
4. Easement to Continental Telephone Company of record in Deed Book 73, Page 463, and Deed Book 57, at Page 141.
5. Plats of record in Deed Book 157, Page 204, Deed Book 158, Page 252 and 268, Deed Book 161, at Page 829, and Deed Book 162, at Page 599, including but not limited to utility easements and notes contained thereon.
6. Rights of others in and to the use of the streets, roads, common areas and easements within the subdivision.
7. Rights of others in and to the continued uninterrupted flow of branch(es), if any, located on the Land.
8. Items shown on Boundary Plat of Tax Map 79-A-1-76 to be Acquired by Charles T. & Karen S. Elliott Potts Mountain Magisterial District Craig County, Virginia, by Eric Genry, Land Surveyor, dated December 19, 2020, Project No. 2020-034.

This policy is invalid unless the policy jacket and Schedules A and B are attached.

27S105 (6/06)

ALTA Owner's Policy Schedule B-06

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(208835.PFD/208835/18)





# Fidelity National Title Insurance Company

Policy No.: 8230646-222749519

## LEGAL DESCRIPTION

### EXHIBIT "A"

The following described property located in the Potts Magisterial District, County of Craig, Virginia, (the "Property"):

Lot # 76, containing 6.521 acres, as shown and designated on that certain plat of survey entitled "Boundary Plat of Tax Map 79-A-1-76 Currently Owned By William H. & Sara M. Genry To Be Acquired By Charles T. & Karen S. Elliott Potts Mountain Magisterial District Craig County, Virginia", a copy of which is recorded in \_\_\_\_\_..

This policy is invalid unless the policy jacket and Schedules A and B are attached.

27S104 (6/06)

ALTA Owner's Policy Exhibit "A"-06  
(208835.PFD/208835/18)