

EXKON CORPORATION
To (Rec. 4443)
Deed (#78-1450) (Plats \$2P
LEONARD E. KELLEY AND WIFE
Tx \$111 Fee 12 Tfr \$1 Ad.Tx \$74

BOOK 156 PAGE 288

DEED

THIS DEED, made this 1st day of September 1978 by and between EXKON CORPORATION, a New Jersey corporation, having an office at 200 Shawan Road, Executive Plaza II, Hunt Valley, Maryland, hereinafter "Grantor", and LEONARD E. KELLEY and NELLIÉ M. KELLEY, his wife, of 1003 Locust Drive, Pearisburg, Virginia, hereinafter "Grantee".

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto Grantee in fee simple, the hereinafter described Parcel I and Parcel II - parcel 1, 2 and 3 with Special Warranty of Title and Parcel II - parcel 4 without warranty of title, all those certain lots, pieces or parcels of land together with all buildings, improvements and equipment thereon, and the appurtenances thereunto belonging, now owned by Grantor situate, lying and being in the Town of Narrows, County of Giles, State of Virginia, and being more particularly bounded and described as follows:

Parcel I

Beginning at a point on the north side of the Public Road that is north of the former Virginian Railway Right of Way, said point being 1960 feet west of Mile Post 317 and 99.5 feet from the former Virginian Railway center line and said point being a roadside corner to land of now or former P. F. Richardson and now or former George Davis; thence following the now or former Richardson-Davis line, North $38^{\circ} 15'$ East 82 feet to the South side of a Public Road; thence along the said road, South $83^{\circ} 30'$ East 277 feet to corner of now or former P. F. Richardson at now or former French Street; thence along the westerly line of now or former French Street South $31^{\circ} 45'$ West 222 feet to the northerly side of the first mentioned Public Road; thence along the northerly line of said Public Road, North $53^{\circ} 15'$ West 260 feet to the point of commencement, containing 0.88 acre, more or less, as shown on that certain plat of survey by W. J. Dermott, dated March 1922, description corrected October 21, 1922, a copy of which is attached hereto as Exhibit "A" and made a part hereof.

Above being the property conveyed by deed dated July 28, 1922 from Powell F. Richardson and Annie Richardson, his wife, to Standard Oil Company, a New Jersey corporation, a copy of which was recorded in the Clerk's Office of the Circuit Court of Giles County, Virginia in Deed Book 39, Page 435. A corrective deed between same parties that corrected description was dated November 24, 1922 and recorded in aforesaid Clerk's Office in Deed Book 40, page 18.

Map Card # 3264
Plat Slide R-117

Parcel II

Being the total of the following four described parcels:

Parcel 1 - Being that portion of the parcel of land conveyed to the Commonwealth of Virginia by Rivers C. Lamb and wife by deed of correction dated March 10, 1952 which lies south of and adjacent to the 60 foot fee right of way retained by the Commonwealth of Virginia for Route 61, bounded on the west by the former property line between Lamb and Jones and Russ (the east boundary of Parcel No. 3 below described), bounded on the east by the former property line between Lamb and Frazier (the west line of Parcel No. 2 below described), and bounded on the south by the former south line of Lamb and the former north line of an abandoned street and by a portion of Parcel No. 4 below described; and containing 0.030 acre, more or less.

Parcel No. 2 - Being triangular in shape and that portion of the land conveyed to the Commonwealth of Virginia by I. B. Frazier and wife by deed dated November 30, 1949 which lies south and west of and adjacent to the 60 foot fee right of way line being retained by the Commonwealth for Route 61, bounded on the west by the former property line between Frazier and Lamb and Parcel No. 1, previously described and bounded on the south by the former south line of Frazier and the former north line of an abandoned street, and a portion of Parcel No. 4 below described; and containing 0.015 acre, more or less.

Parcel No. 3- Being that portion of the parcel of land acquired by the Commonwealth of Virginia from Mary F. Jones and Iva Charlton Russ in condemnation proceedings which lies south of and adjacent to the 60 foot fee right of way retained by the Commonwealth for Route 61, bounded on the east by Parcel No. 1, previously described, and bounded on south by the former south line of Jones and Russ and the former north line of an abandoned street; and containing 0.006 acres, more or less.

Parcel No. 4 - Being the northerly one-half portion of the former street now abandoned and closed pursuant to the resolution of the Town Council of Narrows adopted May 1, 1950, which is bounded on the north and east by the 60 foot fee right of way retained by the Commonwealth for Route 61, bounded on the north by the former north line of said abandoned street, a portion of Parcel No. 1 previously described, and all of Parcel No. 2, previously described, bounded on the south by the center of said abandoned street, and bounded on the west by an extension northeasterly of the property line between Exxon and now or former Meadors; and containing 0.023 acre, more or less, which includes a portion of the land and right of way turned over to the Commonwealth in connection with Route 61 and the project designated by a resolution adopted by the Town Council of Narrows on August 24, 1949.

Parcels No. 1, 2, 3 and 4, which in the aggregate comprise Parcel II, are shown on that certain plat prepared February 10, 1950 by Virginia Department of Highways, a copy of which is attached hereto as Exhibit "B" and made a part hereof.

Being the property conveyed by deed dated February 17, 1953 from Commonwealth of Virginia to Esso Standard Oil Company, a Delaware corporation, a copy of which was recorded in the aforesaid Clerk's Office in Deed Book 87, page 506. Parcels 1, 2 and 3 were conveyed with Special Warranty of title and Parcel 4 was without warranty of title and Released and Quit Claimed. The

Commonwealth granted, conveyed, released and quit claimed the four parcels, subject to the condition and reservation that the Commonwealth and/or her successors in title or function shall have the right at all times, and for so long as may be necessary to reconstruct and maintain the highway slopes and/or any other highway facilities or appurtenances now located upon the said parcels of land, including at all times the right of ingress and egress.

LESS AND EXCEPTING

Parcel "A" - Fee Simple - Beginning at the point of intersection of the former north property line of Seller, which was the south line of a former street now abandoned and closed, with the southwest fee simple 60 foot right of way line of State Highway Route No. 61 which point of intersection is common to Parcel "B", hereinafter described, and is at right angles to and 30 feet southwestwardly from the center line of said Route No. 61 and said right of way, at or near Survey Sta. 296 + 52; thence along said property line and former street line South 79° 07' 40" East Highway description - South 83° 30' East Seller description a distance of 140.97 feet to a corner located in the northwest line of an existing or former unimproved street, which is the northeast corner of the property of Seller crossing the said center line at 72.02 feet at Survey Sta. 297 + 17.55; thence along said northwest street line South 36° 07' 20" West Highway description, South 31° 45" West Seller description, a distance of 58.79 feet to a point in said right of way line common to said Parcel "B" crossing said center line at 28.79 feet at Survey Sta. 297 + 79.89; thence along said right of way line parallel to and 30 feet distance from said center line North 54° 30' 40" West Highway, a distance of 128.16 feet to the beginning, and containing 0.086 acre, more or less, as shown on aforementioned Exhibit "B" attached hereto.

Being the property conveyed by deed dated February 17, 1953 from Esso Standard Oil Company to the Commonwealth of Virginia, a copy of which was recorded in the aforesaid Clerk's Office in Deed Book page .

The entire premises, Parcels I and II, Less Parcel III, contains 0.868 acre, more or less.

Standard Oil Company conveyed Parcel I to Standard Oil Company of New Jersey, a Delaware corporation, by deed dated September 30, 1927 and recorded in the aforementioned Clerk's Office in Deed Book 45, page 471 on June 12, 1928. Standard Oil Company of New Jersey changed its name to Esso Standard Oil Company as evidenced by that certain Certificate of Amendment filed with the Virginia State Corporation Commission on February 3, 1948. Esso Standard Oil Company merged with and assigned its rights to Humble Oil & Refining Company, a Delaware corporation, as evidenced by that certain Certificate of Agreement of Merger filed in the State of Delaware on December 31, 1959, a copy of which Certificate was filed with the Virginia State Corporation Commission on January 22, 1960. On January 1, 1973, Humble Oil & Refining Company was merged into

Exxon Corporation as evidenced by that certain Certificate regarding merger issued by the Virginia State Corporation Commission March 1, 1973, a copy of which is filed in the aforementioned Clerk's Office in Deed Book 131 page 81.

This conveyance is made subject to easements, rights of way and restrictions of record or ascertainable upon physical inspection of the premises if any.

ALL IMPROVEMENTS AND EQUIPMENT ARE SOLD AS IS AND WHERE IS WITH NO REPRESENTATION WHATSOEVER AS TO THEIR FITNESS FOR ANY INTENDED USE. ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXPRESSLY EXCLUDED. IF THE PROPERTY DESCRIBED HEREIN IS HEREAFTER DETERMINED NOT TO BE IN COMPLIANCE WITH ANY GOVERNMENT REGULATION(S), INCLUDING OIL SPILL POLLUTION REGULATIONS, GRANTEE HEREBY AGREES TO MAKE THE NECESSARY REPAIRS AT THEIR SOLE EXPENSE TO BRING PREMISES INTO COMPLIANCE.

IN CONSIDERATION OF THE PRICE AT WHICH SAID EQUIPMENT AND IMPROVEMENTS ARE SOLD, GRANTEE BY ACCEPTING THIS DEED HEREBY RELEASE AND AGREE TO INDEMNIFY AND SAVE HARMLESS GRANTOR FROM AND AGAINST ANY AND ALL CLAIMS AND CAUSES OF ACTION, AT LAW OR IN EQUITY, FOR LOSS, DAMAGE OR INJURY (INCLUDING DEATH) TO PERSONS AND/OR PROPERTY (INCLUDING, BUT NOT LIMITED TO GRANTEE AND THE AGENTS, SERVANTS, EMPLOYEES AND REPRESENTATIVES OF GRANTEE AND THE PROPERTY OF ANY OF THEM) HOWSOEVER AND FROM WHATSOEVER CAUSE OR SOURCE ARISING OR OCCURRING HERE-AFTER, INCLUDING (BUT NOT LIMITED TO) ANY AND ALL CLAIMS BASED UPON STRICT LIABILITY OR NEGLIGENCE, AND WHETHER FROM THE ACQUISITION OR USE OF SAID PREMISES OR EQUIPMENT.

Subject to the foregoing, the Grantor covenants that it has the right to convey the said land, improvements and equipment to the said Grantee; that it has done no act to encumber the said land; that the Grantee shall have quiet possession of the said land free from all encumbrances except as above set forth and that it will execute such further assurance of title as may be requisite.

IN WITNESS WHEREOF, the said Exxon Corporation to these present has set its hand by R. E. Wilhelm, its Vice President, and seal by E. L. Staley, its Asst. Secretary. Dated the day and year first above written.

ATTEST

EXXON CORPORATION

By E. L. Staley
E. L. Staley Asst. Secretary

By R. E. Wilhelm
R. E. Wilhelm Vice President



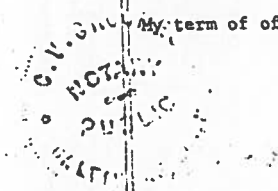
Handwritten initials and a stamp: "LEGAL FIRM" with initials "DS".

STATE OF MARYLAND
COUNTY OF BALTIMORE

I, C. V. Grooms, a Notary Public in and for the State and County aforesaid, do certify that R. F. Williams as Vice President of Exxon Corporation, a corporation whose name is signed to the writing above, bearing date on the 12th day of September 1978 has acknowledged the same before me in my County aforesaid.

Given under my hand this 12th day of September 1978.

My term of office expires on July 1, 1982



C. V. Grooms
Notary Public

ACCEPTED

Leonard E. Kelley
Leonard E. Kelley

Nellie M. Kelley
Nellie M. Kelley

STATE OF VIRGINIA :
COUNTY OF Staff : TO WIT:

I, Harold E. Chappin, a Notary Public in and for the County aforesaid, in the State of Virginia, do hereby certify that Leonard E. Kelley and Nellie M. Kelley, his wife, whose names are signed to the writing above bearing date on the 13th day of September 1978, have this day acknowledged the same before me in my county aforesaid.

My commission expires on the 13th day of June 1979.

Given under my hand this 13th day of September 1978.



Harold E. Chappin
Notary Public

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VIRGINIA: In the Clerk's Office, Circuit Court of Giles County

This Deed with the certificate annexed was this day presented in said office and admitted to record at 10:57 A.M. and examined.

Taxes of \$ 111 and \$ 74 imposed by Sections 58-54 and 58-54.1 of the Code of Virginia has been paid.

(Este)

[Signature] Clerk
[Signature] Deputy Clerk

Map No. 3204
Pt. 6117

Narrows - Giles County - Virginia

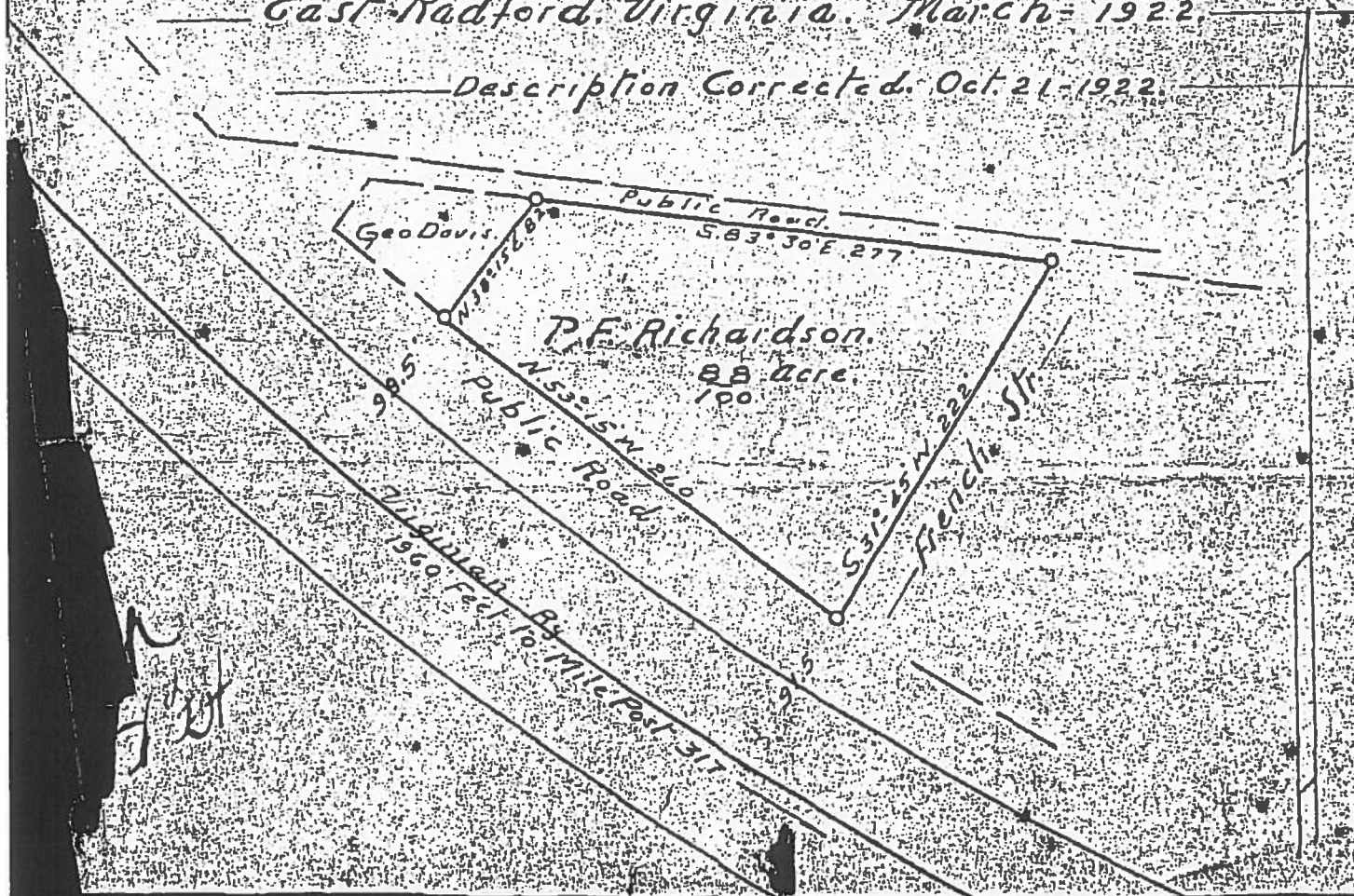
P. F. Richardson

Scale of drawing: 1" = 100' Mag. Var. 2° 30' W.

W. J. Dermott Prof. Eng. State Cert. 111-44

East Radford, Virginia. March - 1922.

Description Corrected Oct. 21 - 1922.



Handwritten initials or signature.

Exhibit "A"

200,000.

MAP NUMBER: 24B 3A 1
24B 2B 8

THIS DEED, made and entered into on this the 7th day of February 2006, by and between Leonard E. KELLEY and Nellie M. KELLEY, Husband and Wife, GRANTORS; and RUMLEY OIL, INC., a Virginia corporation, GRANTEE;

WITNESSETH:

THAT for and in consideration of the sum of Ten (\$10.00) Dollars cash in hand paid by the GRANTEE to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the GRANTORS hereby BARGAIN, SELL, GRANT, AND CONVEY unto the GRANTEE, with General Warranty and Modern English Covenants of title, all those certain tracts or parcels of land, with all improvements thereon and appurtenances thereunto belonging, situate, lying, and being in the Town of Narrows, Giles County, Virginia, more particularly described as follows:

Tract I:

All that tract containing 0.88 acres, more or less, as shown on a map prepared by W. J. Dermott, dated March 1922, corrected October 21, 1922, of record in the Office of the Clerk of the Circuit Court of Giles County, Virginia, as Exhibit "A" in Deed Book 156, page 288, and to which map reference is made for a more particular description of the property hereby conveyed; and,

Tract II:

All those four (4) certain tracts described as follows: Parcel 1: 0.030 acres, more or less; Parcel 2, 0.015 acres, more or less; Parcel 3, 0.006 acres, more or less; Parcel 4: 0.023 acres, more or less. All the above parcels in Tract II, are fully shown on a map dated 10 February 1950, prepared by the Virginia Department of Highways, and to which map reference is made for a more particular description of the property hereby conveyed.

GERARD R. MARKS
ATTORNEY AT LAW
519 ROANOKE STREET
POST OFFICE BOX 2204
CHRISTIANSBURG, VA 24068
(540) 382-0811
FAX (540) 382-3893

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LESS AND EXCEPT: Parcel A, containing 0.086 acres, more or less, as shown on that map dated 10 February 1950, prepared by the Virginia Department of Highways of record in said Clerk's Office as Exhibit "B" in Deed Book 156, page 288.

Being all of the property acquired by Leonard E. Kelley and Nellie M. Kelley by deed from Exxon Corporation, dated 1 September 1978, of record in said Clerk's Office in Deed Book 156, Page 288.

This conveyance is made subject to all rights-of-way, easements, restrictions, covenants, and conditions of record affecting the above-described property.

Witness the following signatures and seals.

Leonard E. Kelley (SEAL)
Leonard E. Kelley

Nellie M. Kelley (SEAL)
Nellie M. Kelley

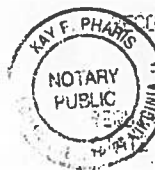
COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 7th day of Feb 2006 by Leonard E. Kelley and Nellie M. Kelley, Husband and Wife.

My Commission expires: 31 May 2007

Kay F. Pharis
Notary Public

GERARD R. MARKS
ATTORNEY AT LAW
519 ROANOKE STREET
POST OFFICE BOX 2204
CHRISTIANSBURG, VA 24068
(540) 382-0811
FAX (540) 382-3693



INSTRUMENT #200600364
RECORDED KAY F. PHARIS OFFICE OF
NOTARY PUBLIC ON
COMMONWEALTH OF VIRGINIA 841198M
MY COMMISSION EXPIRES MAY 31, 2007
CHARLES E. PATLIPPE: CLERK \$100.00

RECORDED BY: BNL