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

Consideration \$90,000.00 <sup>BK 1164 PG 1095</sup>

Tax map/parcel #8.-74 (portion)  
Grantee Address:  
3346 Naff Road  
Boones Mill, VA 24065

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

THIS DEED, made and entered into this the 1st day of June, 2021, by and between RICKEY THOMAS WRAY, TRUSTEE OF THE RICKEY THOMAS WRAY TRUST DATED MAY 25, 2004, Grantor, and GREGORY A. MILLS, Grantee.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged/agreed, the said, RICKEY THOMAS WRAY, TRUSTEE OF THE RICKEY THOMAS WRAY TRUST DATED MAY 25, 2004, do hereby bargain, sell, deed, grant and convey with General Warranty and English Covenants of Title, unto GREGORY A. MILLS, Grantee, all that certain tract or parcel of land situate, lying and being in the Boone Magisterial District, Franklin County, Virginia, being more particularly shown and described as NEW TRACT A-1, CONTAINING 23.5171 ACRES according to plat of survey prepared by Lumsden Associates, P.C., Larry

Thomas Ogle, Jr., Land Surveyor, dated May 28, 2021, which plat of survey is recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1164, at Page 1094, with this reference being made for a more complete and particular description of the subject property and as a means of incorporation by this reference thereto.

TOGETHER WITH AND SUBJECT UNTO a non-exclusive easement 40 feet in width from State Secondary Route 613, over and along the existing road as conveyed to Michael Wayne Wray by Deed of Easement dated May 8, 1979, recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 383, at Page 1250.

TOGETHER WITH AND SUBJECT UNTO a non-exclusive right of way easement which right of way leads from State Route 613, as more particularly described in Deed dated June 15, 1965, recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 221, at Page 197. (As shown on the aforesaid Ogle survey as "Day Break Lane").

ALSO TOGETHER WITH a non-exclusive right of way and easement, for ingress and egress, over the area shown and described on the aforesaid Ogle survey as "New Non-Exclusive ingress easement serving New Tract A (see inset)", which

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BK1164PG1097

reference to said Ogle survey is hereto made for a more complete and particular description of the easement area. Said rights of way and easements to be deemed a covenant appurtenant unto and running with and for the benefit of the subject property.

AND BEING a portion of the same property acquired by Rickey Thomas Wray, Trustee of the Rickey Thomas Wray Trust Dated May 25, 2021 by Deed dated June 13, 2014, which is of record in the Clerk's Office of the Circuit Court, Franklin County, Virginia, in Deed 1049, at Page 879. Also, see Vacation Order recorded in Deed Book 1092, at Page 1217.

This conveyance is granted and made together with and subject unto all rights, easements, reservations, restrictions and benefits affecting the subject property.

TO HAVE AND TO HOLD unto the said GREGORY A. MILLS, his heirs and assigns forever.

[SEE FOLLOWING PAGE FOR SIGNATURE]

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BK1164PG1098

Witness the following signature and seal

RICKEY THOMAS WRAY TRUST DATED  
MAY 25, 2004

*Rickey Thomas Wray* (SEAL)  
RICKEY THOMAS WRAY, TRUSTEE

STATE OF Virginia AT LARGE

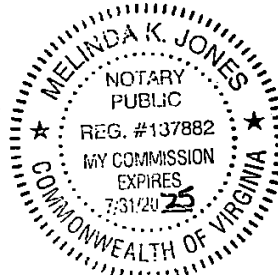
CITY/COUNTY OF Franklin, to-wit:

The foregoing Deed was signed and acknowledged  
before me this the 08 day of June, 2021, by RICKEY THOMAS  
WRAY, TRUSTEE OF THE RICKEY THOMAS WRAY TRUST DATED MAY 25,  
2004.

My commission expires: 7/31/25

*Melinda K. Jones*  
NOTARY PUBLIC

NOTARY ID # 137882



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INSTRUMENT 210005374  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY CIRCUIT ON  
JUNE 8, 2021 AT 02:59 PM  
\$90.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
4 STATE: \$45.00 LOCAL: \$45.00  
TERESA J. BROWN, CLERK  
RECORDED BY: JFL