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050001742

THIS DEED WAS PREPARED BY:
ROBERT U. PAULEY, JR., P.C.
FOREST, VIRGINIA 24551
VSB #34160

TAX MAP # 041A-007-0045-0001A

THIS DEED, made this the 2nd day of May, 2005, by and between ANTHONY PATRICK DUNCAN and ELIZABETH G. DUNCAN, husband and wife, Grantors; and RONALD D. CRIGGER, JR. and KIMBERLY J. CRIGGER, husband and wife, or to the survivor, Grantees.

* WITNESSETH *

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby GRANT and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS of title as provided by Section 55-70 of the Code of Virginia of 1950, as amended, unto the Grantees, as tenants by the entireties with full right of survivorship as at common law and not as tenants in common, property lying in the Town of Wytheville, Wythe County, Virginia, and being more particularly described as follows, to-wit:

All of the following tract of land with its improvements and the privileges and appurtenances thereto belonging, situated in the Town of Wytheville, Wythe County, Virginia, and more particularly bounded and described as follows: Beginning at an iron rod at the intersection of the southeast line of West North Street and the northeast line of North 26th Street, and thence, along West North Street, N. 46 degrees 33' E. 150.0 feet to an iron rod; thence, S. 43 degrees 27' E. 80.0 feet to an iron rod; thence, S. 46 degrees 33' W. 150.0 feet to an iron rod in the line of North 26th Street; thence, along North 26th Street, N. 43 degrees 27' W. 80.0 feet to the point of beginning, being an un-numbered lot containing 0.275 acres, more or less, but this is a conveyance in gross and not by the acre, as according to a plat of survey which is expressly incorporated herein and which bears the following legend: "Plat of an un-numbered lot located in the Town of Wytheville, Wythe County, Virginia for Anthony P. Duncan and Elizabeth G. Duncan", dated July 17, 1996.

Examined 5-6, 20 05
Pioneer Closing Agency
Teste: F. Adams, Dep. Clerk

Being the same property conveyed unto Anthony Patrick Duncan and Elizabeth G. Duncan, husband and wife, by Edward A. Richardson and Lillian A. Richardson, husband and wife, by Deed dated August 1, 1996, and recorded in the Clerk's Office of the Circuit Court for the County of Wythe, Virginia in Deed Book 468, at Page 722.

This conveyance and the warranties herein contained are expressly subject, however, to all easements, rights of way, conditions, reservations and restrictions affecting said real estate and now binding thereon as the same may be set forth or referred to in prior recorded deeds thereto or plats thereof.

This Deed was prepared without the benefit of a title examination.

The Grantee(s) address: 290 N. 26th Street Wytheville, Va
24382

WITNESS the following signatures and seals.

Anthony P. Duncan (SEAL)
ANTHONY PATRICK DUNCAN

Elizabeth G. Duncan (SEAL)
ELIZABETH G. DUNCAN

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Wythe

The foregoing instrument was acknowledged before me this the 14th day of May, 2005, by ANTHONY PATRICK DUNCAN and ELIZABETH G. DUNCAN, husband and wife.

Anita W. Semones
Notary Public



My commission expires 3-31-08

INSTRUMENT #050001742
RECORDED IN THE CLERK'S OFFICE OF
WYTHE ON
MAY 6, 2005 AT 04:13PM
\$97.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$48.75 LOCAL: \$48.75
HAYDEN H. HORNEY, CLERK
James A. Hens
RECORDED BY: FCA