

12 JUN 21 PM 12:11

APPROPRIATE & SECURABLE P 20004512

ATTORNEYS, P.C.

3004 EIGHT HUNDRED WEST, POST OFFICE BOX 156

FERRUM, VIRGINIA 24039-0156

PHONE: (540) 7282-4488

AK 1016 PG 00348

Consideration: \$30,000.00

Current Tax Assessed Value: \$15,000.00

Tax Map Reference Numbers: portions of 119-36

Title insurance: Unknown

Return this original to Grantee: Tuggland, L.L.C., c/o Roger Tuggle  
372 Deer Run Road, Ferrum, Virginia 24088

**DALM PLLC**

a Virginia limited liability company

TO: DEED

**TUGGLAND, L.L.C.**

a Virginia limited liability company

THIS DEED made and entered into this 22nd day of May, 2012, by and between DALM PLLC, a Virginia limited liability company, party of the first part hereinafter styled Grantor, and TUGGLAND, L.L.C., a Virginia limited liability company, party of the second part hereinafter styled Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid by the said Grantee to the said Grantor, the receipt for all of which is hereby acknowledged, said Grantor does hereby bargain, sell, grant, and convey unto the said Grantee, with GENERAL WARRANTY and with ENGLISH Covenants of Title, the following described real estate:

All that certain lot or parcel of real estate with all improvements thereon and appurtenances and rights of way thereunto belonging, situate and being on the west side of Country Ridge Road in the Snow Creek Magisterial District of Franklin County, Virginia, being Lot 1 of Section 2 of Country Ridge Estates, containing 2.051 acres, as shown on that certain plat of survey prepared by Piedmont Surveying and Design, P.C., dated March 13, 2012, as Job No. 12-011, a copy of said

plat of survey being of record in the Clerk's Office of the <sup>BOOK 1046 PAGE 00349</sup>  
Circuit Court of Franklin County, Virginia, as Instrument No.  
12-3112, and the description contained therein being  
incorporated by reference herein; and

BEING a portion of that property acquired by D A L M P  
LLC, a Virginia limited liability company, by Deed dated  
January 3, 2012, from Alfred Kenner Bowles, et als, said Deed  
being of record in the Clerk's Office of the Circuit Court of  
Franklin County, Virginia, in Deed Book 998 at page 2549.

All of the properties shown on the hereinabove described survey have been  
sold together, and each parcel, including the property herein conveyed is subject to the  
following perpetual conditions and restrictions:

1. Each one-story house will have a minimum of 1,700 square feet of  
heated living space.
2. Each two-story house will have a minimum of 2,200 square feet of  
heated living space.
3. No junkyard or junk motor vehicles will be allowed to be stored  
anywhere upon the property.
4. No livestock of any kind other than commonly accepted pets such as  
dogs and cats are allowed to live upon the property. However, no  
kennels or catteries will be allowed upon the property.

This conveyance is made expressly SUBJECT TO the restrictions,  
conditions, rights-of-way, and easements, if any, contained in the instruments constituting  
the chain of title to the property conveyed herein, and to matters visible upon inspection.

RECORDED IN THE PUBLIC RECORDS OF FRANKLIN COUNTY, VIRGINIA

ATTORNEY-IN-FACT, P.C.

300A EIGHTH MAIN STREET, POST OFFICE BOX 150

REDDO, VIRGINIA 22082-1500

PHONE: (540) 778-4880

5K 1-016-22 00350  
THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE  
EXAMINATION. THEREFORE, THE ATTORNEY PREPARING THIS DOCUMENT  
MAKES NO REPRESENTATION AS TO THE STATUS OR CHAIN OF TITLE  
THERETO.

WITNESS the following signature and seal:

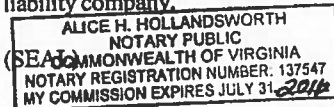
D A L M P LLC, a Virginia  
limited liability company

By Danny L. Thompson (SEAL)  
DANNY L. THOMPSON, Member

COMMONWEALTH OF VIRGINIA,

COUNTY OF FLOYD, to-wit:

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of  
June, 2012, by DANNY L. THOMPSON, Member of D A L M P LLC, a Virginia limited  
liability company.



Alice H. Hollandsworth  
Notary Public

My Registration Number: 137547

My Commission Expires: July 31, 2016

INSTRUMENT #120004512  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY ON  
JUNE 21, 2012 AT 12:11PM  
\$30.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$15.00 LOCAL: \$15.00