

PREPARED BY: WILLIAM B. VAUGHAN, ESQ.
RETURN TO: GLENN S. DIXON
TAX MAP NO.: 55-6-2
TITLE INSURANCE: Unknown

THIS GIFT DEED made and entered into this 12th day of June, 2013, by and between NEW RIVER HAVEN, LLC, a Virginia limited liability company, hereinafter called GRANTOR, party of the first part, and LONZIE ALDERMAN and JOSEPHINE ALDERMAN, his wife, 5615 Floyd Highway South, Willis, Virginia, 24380, hereinafter called GRANTEES, parties of the second part.

- W I T N E S S E T H -

THAT FOR and in consideration of the sum of One Dollar (\$1.00), cash in hand paid by the GRANTEES to the GRANTOR, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant and convey, with General Warranty and English Covenants of Title, unto Lonzie Alderman and Josephine Alderman, as tenants by the entireties with rights of survivorship as at common law; all that certain tract or parcel of land lying and being in the OLDTOWN MAGISTERIAL DISTRICT, GRAYSON COUNTY, VIRGINIA, together with all improvements thereon and appurtenances thereto pertaining, and more particularly described as follows, to-wit:

Being Lot No. 2, containing 5.004 Acres in New River Haven Phase I, and being part of Tract No. 2 in that deed to New River Haven, LLC, from Glenn S. Dixon, dated August 24, 2011, and recorded in the Grayson County Circuit Court Clerk's Office in Deed Book 541 at Page 615.

Reference to the aforesaid deed is here made for a more complete description of the property herein conveyed and for chain of title.

This property is SUBJECT to such rights-of-way or easements for access by others or utilities which are of record in the aforesaid Clerk's Office or are apparent to observation.

This conveyance is made subject to all other duly recorded easements, conditions, restrictions and agreements as they may lawfully apply to the property hereby conveyed or any part thereof.

This conveyance is exempt from recordation tax pursuant to Section 58.1-811D of the Code of Virginia.

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

WITNESS the following signature and seal of the said GRANTOR the day and year first above written.

NEW RIVER HAVEN, LLC

Glenn S. Dixon
Glenn S. Dixon Member/Manager

[SEAL]

STATE OF VIRGINIA

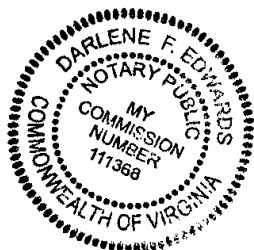
CITY/COUNTY OF Carroll, to-wit:

The foregoing instrument was acknowledged before me this 14th day of June, 2013, by Glenn S. Dixon, Member/Manager of New River Haven, LLC.

My Commission expires: May 31, 2014

Notary ID No.: 111368

Darlene F. Edwards
Notary Public



INSTRUMENT #130001494
RECORDED IN THE CLERK'S OFFICE OF
GRAYSON ON
JULY 19, 2013 AT 11:31AM

SUSAN M. HERRINGTON, CLERK
RECORDED BY: DPH

DELIVERED

JUL 19 2013

Glenn Dixon