

0035 OCT 27 '11

110002730

RETURN RECORDED DOCUMENTS  
NEW CENTURY TITLE & SETTLEMENTS  
140 SOUTH 4TH ST.  
WYTHEVILLE, VA 24382

Tax Map/Parcel No.: 041A-001-0068-0005  
Consideration: \$90,000.00  
Assessed Value: \$127,200.00

Grantee's Address:  
1154 Sanders Mine Rd.  
Max Meadows, VA. 24360

Examined 10-26, 20 11  
Nelson L. Porter Sr.  
1154 Sanders Mine Rd. Max Meadows  
Tested J. Chase . Dep. Clerk  
Ret: New Century Title

THIS DEED, made this 25th day of Octboer, 2011 by and between **SHENTEL CABLE COMPANY**, a Virginia corporation, Grantor, and, **NELSON L. PORTER, SR.** Grantee,

WITNESSETH:

That, for and in consideration of the sum of \$90,000.00 cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and convey to Nelson L. Porter, Sr., in fee simple, with General Warranty and English Covenants of Title, subject to easements, restrictions and reservations of record, all of its right, title and interest in all that certain tract or parcel of land, together with all improvements located thereon and rights and appurtenances to the same belonging, if any, located in Wytheville, Virginia, containing 0.286 acres, more or less, and more particularly described on a plat entitled "Physical Improvement Survey for Shentel Cable Company 565 East Main Street (Site #5109)," prepared by Howard L. Vance of Balzer and Associates, Inc. dated June 3, 2010, attached to and made a part of the deed recorded as Instrument No. 100002058 in the Clerk's Office of the Circuit Court of Wythe County, Virginia.

The real estate herein conveyed is the same real estate conveyed to Shentel Cable Company, a Virginia Corporation, by deed from JetBroadband VA, LLC, a Delaware limited liability company, dated July 27, 2010 of record in the aforementioned Clerk's Office as Instrument No. 100002058.

Reference is here made to the aforementioned deeds, etc., for further description and derivation of title to the real estate herein conveyed.

This conveyance is made expressly subject to the easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed, which have not expired by a limitation of time contained therein or otherwise become ineffective.

*This document was prepared by Wharton Aldhizer & Weaver, P.L.C.  
125 South Augusta Street, Suite 2000, Staunton, Virginia 24401*

The title insurance underwriter is unknown to the preparer of this document.

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Notwithstanding anything herein to the contrary, this conveyance is made subject to, and there is excepted from the covenants, those matters set forth on Exhibit A attached hereto and incorporated herein by this reference ("Permitted Encumbrances").


*The remainder of this page intentionally left blank.*

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IN WITNESS WHEREOF, the undersigned has executed this Deed as of the date set forth below.

**GRANTOR:**

**SHENTEL CABLE COMPANY**, a Virginia corporation

By:   
Christopher E. French  
President

**ACKNOWLEDGEMENT**

State of Virginia )  
County of Shenandoah ) ss

The foregoing instrument was acknowledged before me this 25th day of October, 2011, by CHRISTOPHER E. FRENCH as PRESIDENT of Shentel Cable Company, a Virginia corporation, on behalf of the Grantor.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal.

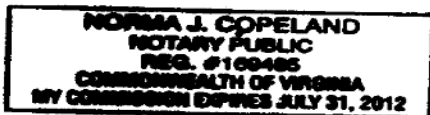
My Commission expires:  
County of Residence:

June 30, 2012  
Shenandoah

Registration No. 16A485

  
Notary Public

[SEAL]



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**EXHIBIT A****Permitted Encumbrances**

The Permitted Encumbrances are: (i) statutory liens or other encumbrances that are minor or technical defects in title; (ii) zoning, building or similar restrictions relating to or affecting property; or (vii) immaterial imperfections of title.

S1102550

INSTRUMENT #110002730  
RECORDED IN THE CLERK'S OFFICE OF  
WYTHE ON  
OCTOBER 26, 2011 AT 04:11PM  
\$127.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$63.75 LOCAL: \$63.75  
*Hayden H. Horney*  
HAYDEN H. HORNEY, CLERK  
RECORDED BY: FCA