

080042 AUG 4 '08

Prepared by Thomas M. Jackson, Jr.

Title Insurance - Existence unknown

080002610

Return to - Thomas M. Jackson, Jr.  
P. O. Box 130  
Hillsville, VA 24343

THIS DEED, made this 22<sup>nd</sup> day of July, 2008 by and between HERMAN L. REDNOUR and JANET L. REDNOUR, husband and wife, herein called Grantors, and TRILLIUM INVESTMENT PROPERTIES, LLC, P. O. Box 781, Wytheville, VA 24382 herein called, Grantee.

### WITNESSETH

That for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors herein grant and convey unto the Grantee herein, in fee simple absolute, and with covenants of GENERAL WARRANTY OF TITLE, all of their interest in a certain parcel of land lying and being in the Black Lick Magisterial District of Wythe County, Virginia, more particularly described as follows:

Tax Map Number: 050-000-0000-0047B

BEGINNING at an iron pin in the south right of way line of U. S. Route 11 and running thence with said right of way line in an easterly direction on a curve the arc of which is 100.02 feet and the chord of which is 100.00 feet to an iron pin; thence leaving said right of way line and running with lines of the remaining property of H. Hugh Copenhaver, S. 13° 00' E. 1200.00 feet to an iron pin; thence S. 02° 16' 26" W. 462.60 feet to an iron pin; thence S. 19° 49' 40" E. 833.91 feet to an iron pin; thence S. 73° 33' 39" W. 419.06 feet to an iron pin; thence S. 09° 50' 36" E. 300.70 feet to a post; thence leaving the line of H. Hugh Copenhaver and running with an existing fence N. 83° 43' 27" W. 969.46 feet to a post; thence N. 05° 40' 30" W. 1343.62 feet to a post; thence N. 70° 49' 19" E. 460.86 feet to an iron pin; thence N. 24° 15' 57" W. 596.23 feet to an iron pin; thence N. 71° 45' 59" E. 318.14 feet to a post; thence N. 78° 42' 03" E. 323.34 feet to a post; thence N. 0° 28' 32" W. 649.92 feet to the point of beginning, containing 54.60 acres, more or less, as shown by a recent survey and plat by H. L. Louthen, C.L.S., bearing the following legend:

THOMAS M. JACKSON, JR.  
ATTORNEY AT LAW  
HILLSVILLE, VA 24343

Examined 8-1, 2008

Tested John R. Jones, Dep. Clerk

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WYTHE COUNTY, VA.  
BLACK LICK MAG. DISTRICT  
PROPERTY OF  
HUGH COPENHAVER  
SURVEYED BY: H. L. LOUTHEN  
525 W. MAIN STREET  
WYTHEVILLE, VA 24382  
PHONE 228-8581  
DATE 3-31-83

Being the same real estate conveyed unto the Grantors herein from Anne R. Suit by Deed of Assumption dated October 22, 1993, which deed is a matter of record in the Clerk's Office of the Circuit Court of Wythe County in Deed Book 420 at Page 142, to which reference is hereby made for chain of title.

"The real estate hereby conveyed is subject to such conditions, reservations, restrictions, right of ways and easements of record to the extent that the same may lawfully apply to such real estate."

The hereinbefore described real estate is conveyed subject to the oil and gas lease entered into between W. Randolph Copenhaver, et ux, and Dr. Charles S. Bartlett, Jr., dated the 29<sup>th</sup> day of January, 1982. of record in the aforesaid Clerk's Office in Deed Book 293, page 252, reference to which is expressly hereby made. The parties of the first part assign all of their rights under said lease to the parties of the second part.

For the consideration aforesaid, the parties of the first part further grant and convey unto the parties of the second part "an easement of way from the property herein conveyed across Tract No. 1, as shown on the plat hereinafter mentioned, over the farm road as it now is, out of the Lee Highway", which was conveyed to W. Randolph Copenhaver and K. Kent Copenhaver by the deed from Lillian B. Stimson, widow, et al, dated December 19, 1955, of record in the aforesaid Clerk's Office in Deed Book 151, page 227.

"The real estate hereby conveyed is subject to the following restrictive covenant which shall be appurtenant to the real estate hereby conveyed and binding upon the party of the second part, his heirs and assigns: The real estate hereby conveyed shall

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not be used as a junk yard or for any automobile salvage operation." This restriction is furthermore set out in the deed dated November 9, 1982, by and between W. Randolph Copenhaver, et ux, and H. Hugh Copenhaver.

This conveyance is made subject to such additional conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply to the property conveyed.

To have and to hold the above described parcel of land, together with the privileges and appurtenances thereunto belonging or in anywise appertaining.

WITNESS the following signature(s) and seal(s):

*H. L. Rednour* (SEAL)  
HERMON L. REDNOUR

*Janet L. Rednour* (SEAL)  
JANET L. REDNOUR

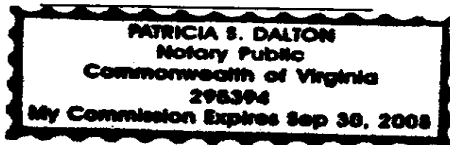
STATE OF VA  
COUNTY OR CITY OF Carroll, to-wit:

I, Patricia S. Dalton, a Notary Public in and for the State and County aforesaid, certify that HERMAN L. REDNOUR and JANET L. REDNOUR, Grantors to the foregoing deed bearing date of July 22, 2008, this day personally appeared before me in my State and County aforesaid and signed and acknowledged the same.

Given under my hand this July 22, 2008

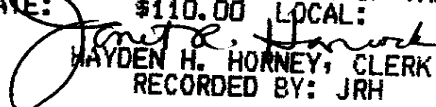
*Patricia S. Dalton*  
NOTARY PUBLIC

My commission expires:



THOMAS M. JACKSON, JR.  
ATTORNEY AT LAW  
HILLSVILLE, VA 24343

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INSTRUMENT #080002610  
RECORDED IN THE CLERK'S OFFICE OF  
WYTHE ON  
AUGUST 1, 2008 AT 03:29PM  
\$220.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$110.00 LOCAL: \$110.00  
  
HAYDEN H. HORNEY, CLERK  
RECORDED BY: JRH