

BK 744 PG 335

CARROLL COUNTY, VIRGINIA  
LAND RECORD

03509

INSTRUMENT TYPE: Deed

GRANTOR (S): Chris Morton & Greg Hash  
(ESTATE?        YES   x   NO)

GRANTEES (S): Mountain Top Homes, L.L.C.

3 Summer Lane  
ADDRESS: Stuart FL 34996

ADDITIONAL NAMES :        YES   x   NO

CONSIDERATION / ASSESSED VALUE (GREATER) : 295,000.00  
(DOT AMOUNT OR REFINANCE AMT) State Tax on 315,000.00

DISTRICT : Sulphur Springs

TAX / PARCEL ID # : 17-A-34435

# PAGES : 3 -

PREPARED BY KENDALL O. CLAY, P.C.

328 East Main Street

Independence, VA 24348

Tax Map No. 17-A-34 & 35 Carroll County

Tax Map No. Portion of 76-29 Wythe County

THIS DEED, made this 14 day of July, 2005, by and between **CHRIS MORTON** and **GREG HASH**, **GRANTORS**, and **MOUNTAIN TOP HOMES, L.L.C.**, a Georgia Limited Liability Company, **GRANTEE**.

: **WITNESSETH** :

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid by the **GRANTEE** to the **GRANTORS**, and for other good and valuable consideration, the receipt of which is hereby expressly acknowledged, the **GRANTORS** do hereby bargain, sell, grant and convey, with General Warranty and English Covenants of Title, unto the **GRANTEE**, fee simple, all that certain tract or parcel of land, together with appurtenances thereunto, situate, lying and being in the Lead Mines Magisterial District of Wythe County, Virginia, and in the Sulphur Springs Magisterial District of Carroll County, Virginia, more particularly designated and described as follows:

**TRACT NO. 1**  
**BEING** all that certain tract or parcel containing 2.395 acres, more or less, as shown on a plat of survey entitled "The Alan Lawson Division", and made by Thomas E. Maxwell, L.S., and dated April, 2004, and recorded in Plat Book 11, at page 302, in the Clerk's Office of the Circuit Court of Wythe County.

**THERE** is hereby reserved unto Lawrence Alan Lawson, his heirs and assigns, a Drainage easement along the Eastern property line of the herein conveyed property with the or tract of land with the right to construct and maintain drainage ditches. **THERE** is also reserved unto the aforesaid Lawrence Alan Lawson, his heirs and assigns, an Easement of right-of-way over and across the herein conveyed property for ingress and egress to his remaining property. These easements are to run with the land.


**TRACT No. 2**

**BEING** that tract or parcel of land containing 200.120 acres, more or less, as shown on a plat of survey prepared by David B. Scott, L.S., and dated July 11, 2002, and recorded in Plat Cabinet 2, Slide 2015, Page 8, in the Clerk's Office of the Circuit Court of Carroll County, Virginia.

**TRACTS NO. 1 & 2 BEING** the same property that was conveyed to the Grantors by Deed dated June 17, 2004, and recorded in Deed Book 708 at page 653 in the Clerk's Office of the Circuit Court of Carroll County, Virginia, and as Document No. 040002468 in the Clerk's Office of the Circuit Court of Wythe County, Virginia.

This conveyance is made subject to all reservations, restrictions, easements and agreements of record to the extent that they may lawfully apply to the property herein conveyed.

WITNESS the following signatures and seals;

  
Chris Morton (SEAL)

  
Greg Hash (SEAL)

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STATE OF Virginia  
COUNTY OF Grayson, to-wit:

The foregoing instrument was subscribed, sworn to and  
acknowledged before me this 14 day of July  
2005, by Chris Morton and Greg Hash.

My Commission expires May 31, 2008

Lowell D. Clay  
Notary Public

INSTRUMENT #0503509  
RECORDED IN THE CLERK'S OFFICE OF  
CARROLL COUNTY ON  
JULY 14, 2005 AT 01:31PM  
\$305.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-402 OF THE VA. CODE  
STATE \$157.50 LOCAL \$147.50  
CAROLYN R. BONEVOUNT, CLERK

Delivered to

L. Clay

RECORDED BY: RXP