

THIS DEED and DEED OF ASSUMPTION made and entered into this 20th day of July, 1990, by and between Priscilla Nester LUNSFORD (formerly Priscilla L. NESTER), herein called GRANTOR, party of the first part, and Austin C. GOODWIN and Joanne E. GOODWIN, his wife, 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 Ten Dollars (\$10.00) cash in hand paid the GRANTOR by the GRANTEES, the receipt of which is hereby acknowledged, the said GRANTOR does hereby bargain, sell, grant and convey, with Modern English Covenants and General Warranty of Title, unto the said Austin C. Goodwin and Joanne E. Goodwin, his wife, as tenants by the entireties with the right of survivorship as at common law, all that certain tract or parcel of land lying and being in the City of Galax, Grayson County, Virginia, and more fully described as follows, to-wit:

BEGINNING at a steel stake in the Western line of Kenbrook Drive, formerly the Ballards Branch Road, and a corner to Lot No. 19; thence leaving Kenbrook Drive, and with the division line between Lots Nos. 19 and 20, North 51 degrees 40 minutes West 150 feet to a stake in the line of John Moore Phipps; thence with the Phipps line, North 38 degrees 20 minutes East 100 feet to a stake, corner to said John Moore Phipps, Lot No. 21 and Lot No. 22; thence with the dividing line of Lots Nos. 21 and 22, South 51 degrees 40 minutes East 150 feet to a stake in the line of Kenbrook Drive; thence with said Kenbrook Drive, South 38 degrees 20 minutes West 100 feet to the point of BEGINNING; and being Lots Nos. 20 and 21 of the John Moore Phipps Subdivision as shown

WILMER, SADLER,  
RAM, SUTHERLAND  
& HUTTON  
ATTORNEYS AT LAW  
POLARSKI  
BLACKSBURG - GALAX,  
VIRGINIA

- 1 -

BOOK 252 PAGE 428

by Map No. 203, formerly Plat Book 1, Page 21, by J. C. Messersmith, dated May 20, 1969, and revised on September 26, 1975; and being the same property conveyed Priscilla L. Nester (now Priscilla Nester Lunsford) as her sole and separate equitable estate, by deed and deed of assumption dated October 10, 1987, and recorded in the Grayson County Circuit Court Clerk's Office in Deed Book 227 at Page 608.

This conveyance is made subject to, and the parties of the second part do hereby covenant, assume and agree to pay, the unpaid balance of the indebtedness, which on this day is in the amount of \$30,402.78, secured by a certain deed of trust made by Priscilla L. Nester, wherein the above described property was conveyed unto Arthur L. Mitchell and Stephen E. Peyton, Trustees, which said deed of trust is dated October 14, 1987, and recorded in the aforesaid Clerk's Office in Deed Book 227 at Page 612, securing payment of two notes, the first dated April 16, 1980, and the second dated March 26, 1984, in the aggregate principal sum of \$34,890.00 with interest thereon at the rate stated in said notes. The parties of the second part covenant to indemnify and save Priscilla Nester Lunsford harmless from any loss, liability and expense in regard to the loan so assumed. The parties of the second part execute this instrument for the purpose of evidencing their consent to the terms and provisions of the said deed of trust and the assumption of said indebtedness.

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

GILMER, SADDLER,  
INGRAM, SUTHERLAND  
& HUTTON  
ATTORNEYS AT LAW  
FULASKI  
HARRISBURG - GALAXY  
VIRGINIA

- 2 -

BOOK 252 PAGE 429

WITNESS the following signatures and seals the day and year first above written.

Priscilla Nester Lunsford (SEAL)  
Priscilla Nester Lunsford

Austin C. Goodwin (SEAL)  
Austin C. Goodwin

Joanne E. Goodwin (SEAL)  
Joanne E. Goodwin

STATE OF South Carolina,

CITY/COUNTY OF Myrtle Beach Horry to-wit:

The foregoing instrument was acknowledged before me, this  
20<sup>th</sup> day of July, 1990, by Priscilla Nester Lunsford.

My Commission Expires: 12-12-99

Susan J. Burnett  
Notary Public

STATE OF VIRGINIA

COUNTY OF Grayson, to-wit:

The foregoing instrument was acknowledged before me this  
25<sup>th</sup> day of July, 1990, by Austin C. Goodwin and Joanne E.  
Goodwin.

My Commission expires: 12-10-1990.

Ann B. Goff  
Notary Public

Grantee's address:

386 Kembrook Dr

Galax, VA 24333

#1516

VIRGINIA, Grayson County to-wit:

In the office of the Clerk of the Circuit Court the 25 day of  
July, 1990, this deed was presented and with  
its certificate annexed, admitted to record at 12:35 P.M.  
The taxes in amount of \$5.00 imposed by Section  
58.1-802 of the Code have been paid.

Ann H. Goff Deputy Clerk

VERIFIED  
DELIVERED

JUL 25 1990

BOOK 252 PAGE 430

M. Parks