

BUFFALO RIDGE TIMBER COMPANY
A Virginia Partnership

FROM: DEED

003799

ROY THOMAS VIA
DOROTHY B. VIA

THIS DEED, Made this 15th day of June, 1994, by and between ROY THOMAS VIA and DOROTHY B. VIA, husband and wife, herein called the Grantors, and BUFFALO RIDGE TIMBER COMPANY, A Virginia Partnership, herein called the Grantee, provides:

THAT for TEN DOLLARS (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, the Grantors hereby bargain, sell, grant and convey with covenants of General Warranty of Title unto Grantee, all of those four certain lots, tracts or parcels of land, together with the improvements thereon and the appurtenances thereunto belonging, lying and being in Blackberry and Horsepasture Magisterial District of Henry County, Virginia, and being the same property acquired by Grantors by the following deeds:

a. Lot 23, on the west side of the Old Mill Road on Mountain Top, near Fieldale, as shown on a map of Subdivision of Z. C. Ramsey Property, as prepared by Moore and Gregory, Surveyors, in August, 1923, which map is on file in Map Book 2, page 327, and being the same property conveyed to Roy T. Via and Dorothy B. Via by deed of James W. Taylor, dated May 14, 1993, and recorded in the Clerk's Office of the Circuit Court of Henry County, Virginia, in Deed Book 626, at page 373.

b. 27.2507 acres, lying and being in Blackberry Magisterial District, Henry County, Virginia, as shown on a survey for James W. Taylor as prepared by Larry G. Rakes, L. L. S., dated October 31, 1986, and recorded in the aforesaid Clerk's Office in Deed Book _____, at page _____, and being the same property conveyed to Roy T. Via and Dorothy B. Via by deed of James W. Taylor, dated May 14, 1993, and recorded in the aforesaid Clerk's Office in Deed Book 626, at page 373.

c. Lot 28, lying and being in Horsepasture Magisterial District, Henry County, Virginia, fronting on Old Mill Road, on Mountain Top, near Fieldale, as shown on the Subdivision of the A. C. Ramsey property, prepared by Moore & Gregory, Surveyors, in August, 1923, said Map being of recorded in the aforesaid Clerk's Office in Map Book 2, page 327, and being the same property conveyed to Roy Thomas Via and Dorothy B. Via by deed of Doris S. Moss Johnson, by her attorney in fact, Brice M. Stultz, III, dated September 28, 1993, and recorded in the aforesaid Clerk's Office in Deed Book 622, at page 311.

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d. 2.2 acres, more or less, lying and being in Horsepasture Magisterial District, Henry County, Virginia, on the Old Mountain Top Road, near Fieldale, and being the same property conveyed to Roy Thomas Via and Dorothy B. Via by deed of Doris S. Moss Johnson, by her attorney in fact, Brice M. Stultz, III, dated September 28, 1993, and recorded in the aforesaid Clerk's Office in Deed Book 622, at page 311.

The Grantors covenant that they have the right to convey the above lands to the Grantee; that they have done no act to encumber the same; that the said Grantee shall have quiet possession of said lands, free from all encumbrances; and that they will execute such further assurance of title to the same as shall be requisite.

WITNESS the following signatures and seals.

Roy Thomas Via (SEAL)
ROY THOMAS VIA

Dorothy B. Via (SEAL)
DOROTHY B. VIA

STATE OF VIRGINIA,
COUNTY OF PATRICK, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that ROY THOMAS VIA and DOROTHY B. VIA, whose names are signed to the foregoing deed, bearing date on the 15th day of June 1994, have acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 15th day of June, 1994.

Michelle R. Vernon
Notary Public

My commission expires: 11-30-95.

VIRGINIA: In the clerk's Office of the Circuit Court of Henry County, 6/21 1994, this deed was this day recorded in Deed Book 622, upon the certificate of acknowledgment. This instrument is entitled to record, at 4.00 per page, 2.00 Tax

imposed by § 55-1-1 Clerk Reanita J. Stewart

Tax \$ 3.75

Local Tax \$ 1.25

Transfer Fee \$ 1.00

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