

VIRGINIA--Patrick County, To-wit:

In the clerk's office of Patrick Circuit Court, the 15th day of September, 1972, this Power of Attorney was presented and with the certificate annexed, admitted to record at 4:45 o'clock P. M.

TESTE: *David H. Hanby*, Clerk.

(2081)

HOWARD C. PILSON
WILLIAM H. DOSS

From: DEED

FRED D. HANDY
VESTA H. HANDY

Delivered to:
Lucy Pilson for
Howard C.
Pilson, Atty.
9-26-72

THIS DEED, made this 18th day of August, 1972, by and between FRED D. HANDY and VESTA H. HANDY, his wife, parties of the first part, and HOWARD C. PILSON and WILLIAM H. DOSS, 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, and other good and valuable considerations, paid by the said parties of the second part unto the said parties of the first part, the receipt of all of which is hereby acknowledged, the said parties of the first part hereto do hereby bargain, sell, grant and convey, with covenants of General Warranty of Title, SUBJECT TO THE HEREINAFTER STATED RESERVATIONS, unto the said parties of the second part hereto, HOWARD C. PILSON and WILLIAM H. DOSS, all of that one certain strip, tract or parcel of land lying and being in Mayo River Magisterial District of Patrick County, Virginia, next to and adjoining the lands conveyed to the Stovall Brothers by deed of Jess Edwards, et als., and being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron stake corner in the center of the old roadway which is an extension of State Road #691 and being in the line of J. Cornelius Stovall, et als., and also being a corner to W. H. Doss's land, et als.; thence with the Stovall line and leaving the said road S. 33 deg. E. 883.36 feet to an iron stake corner to the lands of the Stovall's and the lands hereby conveyed, a stump being formerly called for on a branch; and being in the line of the lands conveyed to W. H. Doss and Howard C. Pilson by deed of Harley L. Roberson, et als.; thence up the branch as it meanders and with the line of W. H. Doss and Howard C. Pilson a distance of 40 feet to a new corner iron stake driven on the corner of the said branch; thence leaving the said Doss and Pilson line and the branch and a new dividing line parrell to the Stovall line N. 33 deg. W. 883.36 feet, more or less, to a new corner iron stake driven in the aforesaid

HOWARD C. PILSON
ATTORNEY AT LAW
STUART, VIRGINIA

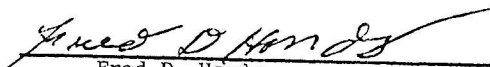
roadway which is an extension of State Road #691; thence with the center line of the said roadway a distance of 40 feet back to the point of BEGINNING, containing 0.8 of an acre, more or less, and being a small parcel of strip of land off of a 45 acres tract or parcel of land, next to and adjoining the Stovall Brothers line, that was conveyed to Fred D. Handy and Vesta H. Handy, his wife, by deed of Jesse E. Edwards and Docia Edwards, his wife, by deed dated July 7, 1944, and which said deed is of record in the Clerk's Office of the Circuit Court of Patrick County, Virginia, in Deed Book 85, at page 444, to which said deed reference is heremade for any further description of the strip or parcel of land hereby conveyed as well as the map of Fred D. Handy and Vesta H. Handy, his wife, prepared by A. M. Barnard, C. L. S., dated November 27, 1970, which said map is of record in the aforesaid Clerk's Office in Map Book 6, at page 64.

It is understood and agreed by and between the parties hereto that the parties of the second part hereto expect to build a roadway for ingress and egress to their land situated on the South side of the aforesaid branch listed in the description herein and that in the event that the said parties build the roadway that the said parties of the first part hereto shall have the right to use the said roadway for the use and benefit of their adjoining land as a roadway for ingress and egress thereto. It being further understood and agreed by and between the parties hereto that the said parties of the first part hereto reserve the standing timber now located upon the aforesaid strip or parcel of land which they may cut or remove at any time prior to the time the roadway is built on the aforesaid strip or parcel of land in any event shall be allowed to cut and remove any timber up to the time of the building of the roadway or two (2) years from this date whichever is sooner and the said parties of the first part shall have the right to cut and remove any timber on the strip that they should desire to do so during the said period, and it is understood and agreed also that the parties of the second part hereto, their heirs or assigns, shall be able to use the old roadway as a right of ingress and egress to their respective property, which is an extension of State Road #691.

SUBJECT TO THE HEREINABOVE STATED RESERVATION, the said parties of the first part further covenant that they have the right to convey the above-described lands to the grantees; that they have done no act to encumber the same; that the said parties of the second part shall have quiet possession of said lands, free from all encumbrances; and that they, the said parties of the first part, will execute such further assurance of title to the same as shall be necessary and requisite.

WITNESS the following signatures and seals.

HOWARD C. PILSON
ATTORNEY AT LAW
STUART, VIRGINIA


Fred D. Handy (SEAL)

STATE OF VIRGINIA)
(To-wit:
COUNTY OF PATRICK)

I, Carolyn D. Scott, a Notary Public in and for the County and State aforesaid, hereby certify that Fred D. Handy and Vesta H. Handy, his wife, whose names are signed to the foregoing deed bearing date on the 18th day of August, 1972, have and each has personally acknowledged the same before me in my County and State aforesaid.

Given under my hand this 7th day of Sept, 1972.

My Commission expires December 22, 1974.

Carolyn D. Scott
Notary Public

VIRGINIA--Patrick County, To-wit:

In the clerk's office of Patrick Circuit Court, the 15th day of September, 1972, this Deed was presented and with the certificate annexed, admitted to record at 4:50 o'clock P. M.

TESTE: David R. Hanby, Clerk.

HOWARD C. PILSON
ATTORNEY AT LAW
STUART, VIRGINIA

(2082)

ROBERT G. ELLIS
DORIS T. ELLIS

FROM: DEED OF B & S
GROUNDHOG MOUNTAIN CORPORATION

THIS DEED made this 31st day of August, 1972, between GROUNDHOG MOUNTAIN CORPORATION, a corporation organized and existing under the laws of the Commonwealth of Virginia, Party of the First Part; ROBERT G. ELLIS and DORIS T. ELLIS, husband and wife, Parties of the Second Part; and the C. I. MORTGAGE GROUP, a Massachusetts Real Estate Investment Trust, Party of the Third Part;

WITNESSETH

THAT for and in consideration of the sum of TEN (\$10.00) DOLLARS and other valuable consideration, the receipt of all of which is hereby acknowledged, the Party of the First Part does hereby BARGAIN, SELL, GRANT and CONVEY unto the Parties of the Second Part, as Tenants by the Entirety, with right of survivorship as at Common Law and as provided by Section 55-21 of the 1950 Code of Virginia, as amended, in fee simple,

Mailed to:
Dorothy Penrod
Groundhog Mt.
Corp.
Hillsville, Va.
9-26-72

Robert G. Ellis
407 S. Van Buren
Road
Eden, N.C.
27288

1-5-71

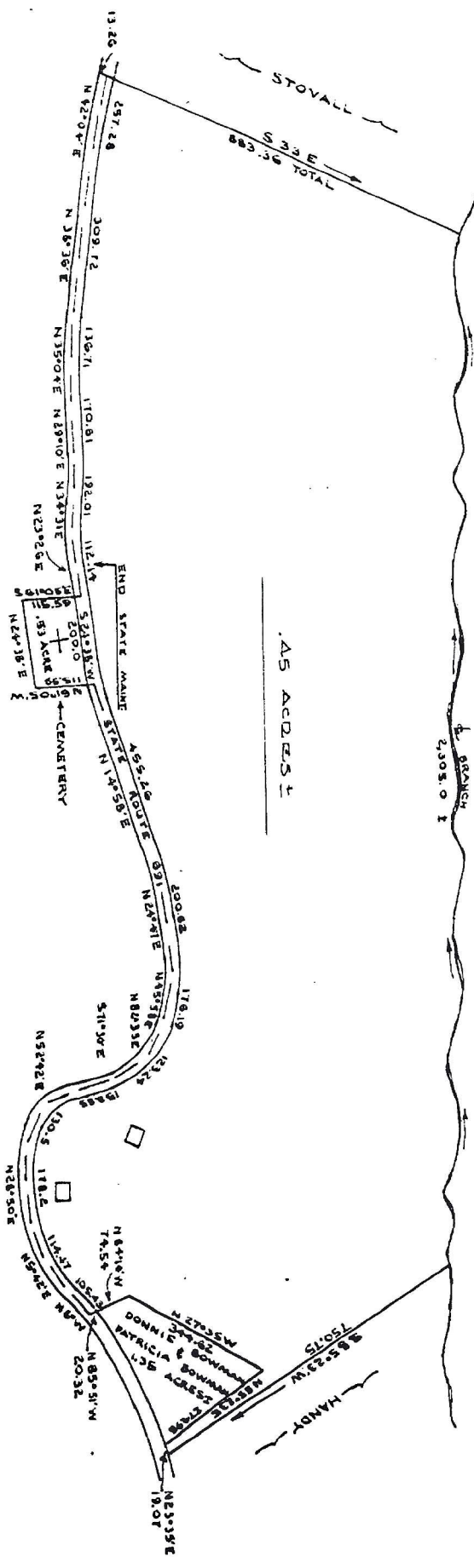
SITUATED IN THE MAYO RIVER DISTRICT OF PATRICK COUNTY, VIRGINIA.
DEED BOOK 83 THE PAGE 444
SCALE 1" = 200'

FRED D. HANDY VESTA H. HANDY

PLAT FOR

C.M. Bernard

NOV. 27, 1970
C.L.S. 320



AS ABOVE

WILSON

