

DOCUMENT PREPARED BY & RETURN TO:

William C. Maxwell  
111 East First Street  
P.O. Box 279  
Salem, VA 24153

TITLE INSURANCE UNDERWRITER: Fidelity National Title

CONSIDERATION: \$13,000.00

ASSESSED VALUE: \$13,800.00

TAX MAP NO.: 58 2 17

THIS DEED, made and entered into on the 16th day of January, 2012, by and between ROGER L. HARTLESS and DAWN B. HARTLESS, husband and wife (hereinafter "Grantors") and FRANK GIDDENS, III AND MICHELLE M. GIDDENS, husband and wife, or the survivor (hereinafter "Grantees").

- W I T N E S S E T H -

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of Ten Dollars cash in hand paid by the Grantee to the Grantors, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantors do hereby BARGAIN, SELL, GRANT and CONVEY with General Warranty and Modern English Covenants of Title, unto FRANK GIDDENS, III and MICHELLE M. GIDDENS, husband and wife, as tenants by entireties with the right of survivorship as at common law, all of the following lot or parcel of land lying or being in CRAIG COUNTY, State of Virginia, and more particularly described as follows, to-wit:

Law Offices  
OSTERHOUDT,  
PRILLAMAN,  
NATT, HELSCHER,  
YOST, MAXWELL,  
&  
FERGUSON, PLC

BEING Lot 17 containing 2.788 acres as described on a plat or map prepared by John D. Abbott, CLS, and titled "CRAIG WOODS SUBDIVISION, SURVEY FOR: GROVER C. MITCHELL AND MARILYN R. BARNES, NEW CASTLE MAGISTERIAL DISTRICT, CRAIG COUNTY, VIRGINIA" dated May 26, 2001, and recorded in the Clerk's Office of the Circuit Court of Craig County Virginia, in Deed Book 124, pages 42-53.

And being the same property conveyed unto the Grantors by Marilyn R. Barnes and Grover C. Mitchell by Deed dated August 30, 2004, and recorded in the Clerk's Office of the Circuit Court for Craig County, Virginia, in Deed Book 145, page 191.

The hereinabove described property is conveyed subject to the following covenants and restrictions:

1. These lots are restricted to residential use.
2. No further subdivision shall occur to result in a lot smaller than 5 acres.
3. No single wide mobile homes shall be placed or permitted to remain on any lot. Additionally, for Lots 1-22, inclusive, and Lots "A", "B" and "C" as described in plats recorded in Deed Book 124, pages 38-53 and Deed Book 123, pages 428-431, and Deed Book 134, page 414, no doublewide mobile home or dwelling with a roof pitch flatter than 3 to 1 shall be placed or permitted to remain.
4. The owners desire to see Craig Woods continue to afford natural beauty and privacy as an area of wooded homesites. Cutting of healthy trees within the setback area, 35 feet wide along streets and 15 feet wide along lot perimeters, shall be prohibited except for driveways, septic fields and utility lines. Further, the owners of these lots shall maintain these setback areas as forested land.
5. Subject to Road Maintenance Agreement recorded in Deed Book 124, page 38.

Without reimposing any of the reservations, restrictions, easements and conditions affecting the hereinabove described property, this conveyance is made subject to all of them.

WITNESS the following signatures and seals:

Roger L. Hartless (SEAL)  
ROGER L. HARTLESS

Dawn B. Hartless (SEAL)  
DAWN B. HARTLESS

STATE OF VIRGINIA )  
 )  
CITY OF SALEM )

The foregoing was acknowledged, sworn to and subscribed before me on the 27<sup>th</sup> day of January, 2012 by ROGER L. HARTLESS and DAWN B. HARTLESS.

WILLIAM C. MAXWELL  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #188999  
My Commission Expires 6-30-13

William C. Maxwell  
Notary Public

Law Offices  
OSTERHOUDT,  
PRILLAMAN,  
NATT, HELSCHER,  
YOST, MAXWELL,  
&  
FERGUSON, PLC

INSTRUMENT #120000051  
RECORDED IN THE CLERK'S OFFICE OF  
COUNTY OF CRAIG ON  
JANUARY 27, 2012 AT 11:54AM  
\$14.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-602 OF THE VA. CODE  
STATE: \$7.00 LOCAL: \$7.00

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SHARON P OLIVER, CLERK  
RECORDED BY: R45

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