

Consideration: BK 1032 PG 02257  
Parcel No. 1: \$118,000.00  
Parcel No. 2: \$250,000.00  
\$368,000.00

Tax map/parcel:  
Tract No. 1: #106.-27  
Tract No. 2: #106.-26  
Grantee's address:  
3080 Circle Creek Road  
Penhook, VA 24137

Document Prepared by:  
Clyde H. Perdue, Jr.  
VSB#24246  
245 South Main Street  
Rocky Mount, VA 24151  
RETURN TO:  
B. James Jefferson

THIS SPECIAL COMMISSIONER'S DEED, made and entered into this the 15th day of May, 2013, by and between W. COLBY BROWN, SPECIAL COMMISSIONER, and CLYDE H. PERDUE, JR., SPECIAL COMMISSIONER, parties of the first part, Grantors, and TAYLOR RAY AMOS and HEATHER NICOLE BOYD AMOS, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part (Grantees).

R E C I T A L S :

1. Pursuant to Decree and Order, dated September 6, 2012, as entered by the Circuit Court of Franklin County, Virginia, in the cause styled James G. Walker, et als, v. John Landis Walker (Case No. CL12-7351), W. Colby Brown and Clyde H. Perdue, Jr., were appointed as Special Commissioners to sell the hereinafter described properties

RAINE & PERDUE, PLC  
CLYDE H. PERDUE, JR.  
C. HOLLAND PERDUE III  
ATTORNEYS AT LAW  
245 S. MAIN STREET  
ROCKY MOUNT  
VIRGINIA 24151

13 MAY 15 PM 2:45

130003776

and to deliver <sup>1032 PG 02258</sup> a Deed with Special Warranty of Title, upon payment of the purchase price.

2. At the public auction for the Special Commissioners sale of land, held on Saturday, October 27, 2012, at 10:00 A. M., on site, Taylor Ray Amos and Heather Nicole Boyd Amos were the highest and last bidder for each parcel of land (the same being sold separately, and not combined).

3. The parties on whose behalf this Deed is made (and the names shall be indexed upon the Grantors index) are as follows: JAMES G. WALKER, MARILYN T. MORRISON, RODNEY M. WALKER, LARRY RANDALL WALKER, KENNETH WAYNE WALKER, SHANNON W. CAMPBELL, PATRICIA W. MARLOWE, PHILLIP DALE WALKER and JOHN LANDIS WALKER. ACCORDINGLY,

W I T N E S S E T H:

THAT BY DIRECTION AND ORDER OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA, W. COLBY BROWN AND CLYDE H. PERDUE, JR., SPECIAL COMMISSIONERS, Grantors, do hereby sell deed, grant and convey with Special Warranty of Title, unto TAYLOR RAY AMOS and HEATHER NICOLE BOYD AMOS, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part

(Grantees) <sup>PK 1032 PG 02259</sup> all those certain tracts or parcels of land,  
being more particularly described herein as follows, to-wit:

TRACT NO. 1: That certain tract or parcel of land, CONTAINING 57.938 ACRES (TAX MAP/PARCEL #106.-27), fronting both sides of Virginia Secondary Route 652 (Circle Creek Road) and with a small part fronting the east side of State Secondary Route 620 (Sago Road), as shown, identified and described on plat of survey prepared by Piedmont Surveying and Design, P.C., Bryan E. Jones, L.S., dated September 26, 2012, which plat of survey is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1032, at Page 2256, with this reference being made to incorporate and make the same a part hereof for a more complete description of the said land; SUBJECT UNTO a non-exclusive right of way for ingress and egress to access State Route 620 (Sago Road) for the benefit of Tract No. 2, below described, traversing over, across and along that area of land described and designated on the said Jones survey as the "30' ACCESS EASEMENT" area. Said right of way to be deemed a covenant appurtenant unto and running with and for the benefit of Tract No. 2.

AND BEING the same land as conveyed to William Edward Walker, by Deed of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 113, at Page 81.

TRACT NO. 2: All that certain tract or parcel of land, CONTAINING 135.7 ACRES, MORE OR LESS (TAX MAP/PARCEL #106.-26), being the same lands conveyed to the William Edward Walker and Elizabeth M.

1032 PG 02260

Walker, his wife, by survivorship Deed dated February 6, 1961, from Simon V. Thomas and Nora Thomas, husband and wife, recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 183, at Page 235, and being more particularly described according to plat and survey, made by A.G. Fralin dated October 30, 1948, said plat being maintained among the "Fralin Plats" record in the aforesaid Clerk's Office at Jacket No. 338, Item 3, describing the land as CONTAINING 135.7 ACRES, reference to which is made for a more complete and particular description of the land; LESS, HOWEVER, that certain out-conveyance as made therefrom by Deed dated February 14, 1961, of record in the aforesaid Clerk's Office in Deed Book 183, at Page 318; TOGETHER WITH, a non-exclusive right of way, for ingress and egress, to Virginia Secondary Route 620 (Sago Road), thirty (30') feet in width, leading from Virginia Secondary Route 620, traversing Tract No. 1, above described, the location and area for which is shown and described on the said Jones survey, of record in Deed Book 1032, at Page 2256, as the "30' ACCESS EASEMENT" area. Said right of way to be deemed a covenant running with and for the benefit of Tract No. 2. RESERVED from this conveyance is the W. K. Adkins cemetery as shown and described on the aforesaid plat, with the right of ingress and egress thereto.

TRACT NO. 2 BEING all the rest, residue and remainder of the same property conveyed to William Edward Walker and Elizabeth M. Walker, his wife, by survivorship Deed dated February 6, 1961, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 183, at Page 235.

1032 PG 02261  
Elizabeth M. Walker, died, intestate, February 2, 1972, thereby vesting fee simple title in Tract No. 2 (tax map/parcel #106.-26) unto her surviving spouse, William Edward Walker.

NOTE: Tract No. 1 and Tract No. 2 being the subject matter of that certain suit to partition land filed as Case No. CL12007351, with reference to same for the chain of title, the acquisition and ownership interest of the parties.

This conveyance is made together with and subject unto any and all rights of ways, easements, restrictions, covenants and conditions of record benefitting/burdening the subject properties.

TO HAVE AND TO HOLD unto TAYLOR RAY AMOS and HEATHER NICOLE BOYD AMOS, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part (Grantees), their heirs and assigns, forever.

Witness the following signatures and seals.

*W. Colby Brown* Special Commissioner (SEAL)  
W. COLBY BROWN, SPECIAL COMMISSIONER

*Clyde H. Perdue, Jr.* Special Commissioner (SEAL)  
CLYDE H. PERDUE, JR., SPECIAL COMMISSIONER

STATE OF VIRGINIA AT LARGE **PK 1032 PG 02262**

COUNTY OF FRANKLIN, to-wit:

The foregoing Deed was signed and acknowledged before me this the 15<sup>th</sup> day of May, 2013, by W. COLBY BROWN, SPECIAL COMMISSIONER FOR THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA .



Donna E. Jefferson  
Commonwealth of Virginia  
Notary Public  
Commission No. 137965  
Commission Expires 5/31/2017

My commission expires: 5/31/17

Donna E. Jefferson  
NOTARY PUBLIC

NOTARY REGISTRATION ID# 137965

STATE OF VIRGINIA AT LARGE

COUNTY OF FRANKLIN, to-wit:

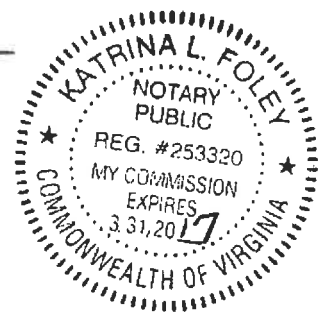
The foregoing Deed was signed and acknowledged before me this the 15<sup>th</sup> day of May, 2013, by CLYDE H. PERDUE, JR., SPECIAL COMMISSIONER FOR THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA .

My commission expires: 03/31/2017

Katrina L. Foley  
NOTARY PUBLIC

NOTARY REGISTRATION ID# 253320

RAINE & PERDUE, PLC  
CLYDE H. PERDUE, JR.  
C. HOLLAND PERDUE III  
ATTORNEYS AT LAW  
245 S. MAIN STREET  
ROCKY MOUNT  
VIRGINIA 24151



BK 1032 PG 02263

INSTRUMENT #130003776  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY ON  
MAY 15, 2013 AT 02:45PM  
\$368.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$184.00 LOCAL: \$184.00

TERESA J. BROWN, CLERK  
RECORDED BY: JFL

**NOTES:**

This plat represents a current field survey by Piedmont Surveying And Design, P.C. No monuments were set except those noted hereon per client's request.

This survey has been prepared without the benefit of a title report and does not necessarily indicate all encumbrances on the property.

This property is not located within a FEMA Flood Hazard Area. It is located in Zone X.

All deed and map references shown hereon are of record in the Franklin County Circuit Court Clerk's Office.

Map calls from Map Showing W. V. Reynolds Dec. Farm, dated Oct. 1945, are shown in parentheses.

- PF = Pipe Found
- RF = Rod Found
- RS = Rod Set
- UP = Utility Pole

13 MAY 15 PM 2:44

130003775

"W. K. Adkins" Cemetary  
40' x 40' Reserved Area  
Along With The Right Of  
Ingress And Egress To The  
Heirs Of W. K. Adkins In  
D.B.183-Pg.235  
(12' x 12' Fenced In  
Graves Found)

Tax No.108-26  
J. Landis Walker and others  
D.B.183-Pg.235  
D.B.725-Pg.288  
D.B.727-Pg.1607  
Tract Two  
M.B.1-Pg.155 and  
Map Of Property To Be Conveyed  
To Simon V. Thomas, dated Oct.  
30, 1948, prepared by A. P.  
Fralin, (Not Recorded),  
in Fralin Files in F.C.C.C.O.

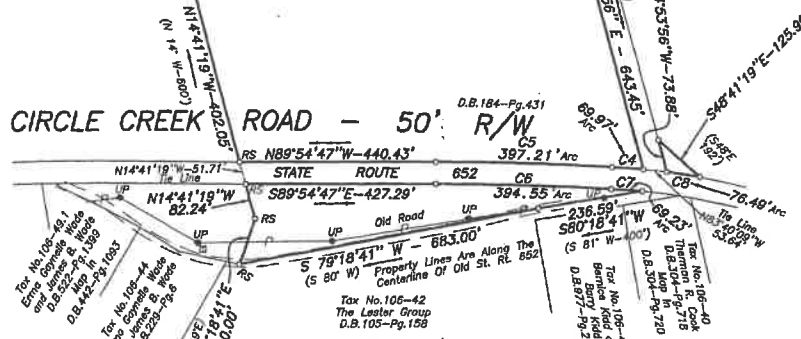
Tax No.106-27  
**TRACT NO. 1**  
**57.938 ACRES**  
53.974 Acres West Of Sago Road  
0.059 Acres East Of Sago Road  
1.905 Acres South Of Circle Creek Road

Tax No.106-28.1  
James Martin Campbell and Betty Ann B. Campbell  
D.B.701-Pg.40, Parcel 5  
Tract No. 2  
Map Showing W. V. Reynolds Dec. Farm, dated Oct.  
1945, prepared by E. B. Fitzgerald, (Not Recorded)

**PROPERTY LINE CURVE DATA:**

NUMBER	Delta	Radius'	Chord Direction	Chord'	Arc'
C1	14°06'30"	1938.27	S 02°50'23" W	476.06	477.27
C2	03°59'39"	6896.22	S 07°56'26" E	480.64	480.74
C3	23°01'34"	1322.41	S 05°21'41" E	527.89	531.46
C4	02°40'21"	1500.22	N 86°01'47" W	69.97	69.97
C5	03°33'02"	6409.64	N 88°15'16" W	397.15	397.21
C6	03°33'17"	6359.64	S 88°15'11" E	394.49	394.55
C7	02°44'07"	1450.22	S 86°00'49" E	69.23	69.23
C8	02°55'16"	1500.22	N 81°11'04" W	76.48	76.49

(Curves Are Not Tangent)



**PLAT OF SURVEY FOR WILLIAM E. WALKER ESTATE**

Showing Property Situated On The West And East Sides Of Sago Road And On The North And South Sides Of Circle Creek Road, Snow Creek District, Franklin County, Virginia.

Current Owners: J. Landis Walker and others  
Legal References: D.B. 113 - Pg. 181, D.B. 725 -Pg. 288, And D.B. 727 - Pg. 1607, Tract One  
Map Reference: Map Showing W. V. Reynolds Dec. Farm, dated Oct. 1945, prepared by E. B. Fitzgerald, Tract No. 1, (Not Recorded)

INSTRUMENT # 130003775  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY ON  
May 15, 2013 AT 2:44pm  
TERESA J. BROWN, CLERK  
BY *Jessica J. Jamboer* (OC)

I certify that the Franklin County Subdivision Ordinance does not apply to this plat, because it is a survey of land for which prior deeds and/or plats are already on record.  
*Bryan E. Jones*  
Bryan E. Jones, LS 2415

