

PREPARED BY McCLURE, CALLAGHAN & ATKINS

TAX MAP 03500-00-00-017A1

THIS DEED made and entered into this 15th day of March, 2005, by and between DARREN J. KADY and DARREN J. KADY, Trustee under the SOUTHWIND DECLARATION OF TRUST, and DEBORAH KADY and DEBORAH A. KADY, Trustee under the SOUTHWIND DECLARATION OF TRUST, the Grantors, and ODERON, LLC, a Virginia limited liability company, the Grantee, whose address is

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantors do hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantee, all that certain tract or parcel of land situated in the Rivanna Magisterial District of Albemarle County, Virginia, on State Route 20 near Stony Point, containing 21.00 acres, more or less, shown as Revised Lot 1 on a plat by Roger W. Ray & Assoc., Inc., dated July 20, 2004 and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 2816, pages 277 through 280; being a portion of the property which was conveyed to Darren J. Kady and Deborah A. Kady by deed of James W. Newman, Jr. and Bradley R. Thayer, dated December 8, 1992 and recorded in the Clerk's Office

aforesaid in Deed Book 1279, page 494. Reference is also made to a Declaration of Trust recorded in the Clerk's Office aforesaid in Deed Book 2015, page 646.

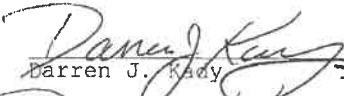
The Grantors herein intend to construct a road to Virginia Department of Transportation standards within the existing fifty foot (50') private access easement shown on the above-mentioned plat from State Route 20 to the cul-de-sac. There is an existing gravel driveway running from State Route 20 to the Existing 50' private access easement. Until the road is constructed in the 50' private access easement, the Grantee, and its successors, shall have the right to use the existing gravel driveway in common with the Grantors in order to provide access to Lot 1 as shown on said plat. When Grantors complete the road and the road is accepted by the Virginia Department of Transportation, the right to use the gravel driveway shall cease and terminate. Grantee, or its successors, shall execute any instruments necessary to terminate the right to use the gravel driveway.

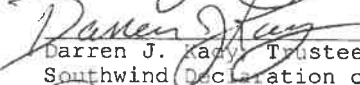
The Grantors intend to obtain County approval for eight lots in Southwind Estates Subdivision, in which Lot 1 will be located. If this subdivision is not approved within three years, the Grantors and Grantee, or their successors in title, shall execute and record an instrument terminating the Covenants, Conditions and Restrictions recorded in Deed Book 2931, page 470; provided, however, the Grantee, and its successors in title, shall remain

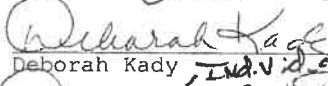
subject to the design guidelines as set forth in said Covenants, Conditions and Restrictions for the construction of a new residence.

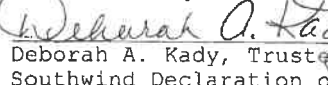
This conveyance is subject to the Covenants, Conditions and Restrictions recorded in the Clerk's Office aforesaid, in Deed Book 2931, page 58, to the Maintenance Agreement recorded in the Clerk's Office aforesaid in Deed Book 2794, page 470, and to all other easements, reservations, restrictions, conditions and other encumbrances contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above-described property which have not expired by a time limitation contained therein or have not otherwise become ineffective.

WITNESS the following signatures and seals:

 (SEAL)  
Darren J. Kady, Individually

 (SEAL)  
Darren J. Kady, Trustee under the  
Southwind Declaration of Trust

 (SEAL)  
Deborah Kady, Individually

 (SEAL)  
Deborah A. Kady, Trustee under the  
Southwind Declaration of Trust

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Henrico, to-wit:

The foregoing Deed was acknowledged before me by DARREN J. KADY, individually and as Trustee under the Southwind Declaration of Trust, this 21 day of March, 2005.

My commission expires: Jan 31, 2006.

Elaine England  
Notary Public

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Henrico, to-wit:

The foregoing Deed was acknowledged before me by DEBORAH A. KADY, individually and as Trustee under the Southwind Declaration of Trust, this 21 day of March, 2005.

My commission expires: Jan 31, 2006.

Elaine England  
Notary Public

RECORDED IN CLERKS OFFICE OF  
ALBEMARLE ON  
April 08, 2005 AT 12:30:11 PM  
\$350.00 GRANTOR TAX PD  
AS REQUIRED BY VA CODE §58.1-802  
STATE: \$175.00 LOCAL: \$175.00  
ALBEMARLE COUNTY, VA  
SHELBY MARSHALL CLERK CIRCUIT COURT  
Jacquetta M. ... DC

PREPARED BY McCLURE, CALLAGHAN & ATKINS

PORTION OF TAX MAP 03500-00-00-017A4

THIS DEED made and entered into this 11th day of January, 2006, by and between DARREN J. KADY and DEBORAH A. KADY, Trustees under the SOUTHWIND DECLARATION OF TRUST, and DARREN J. KADY and DEBORAH A. KADY, the Grantors, and ODERON, LLC, a Virginia Limited Liability Company, the Grantee, whose address is


W I T N E S S E T H:

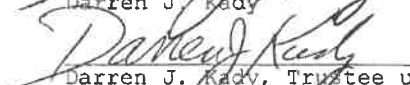
THAT FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$475,000.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantors do hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantees, all that certain tract or parcel of land situated in the Rivanna Magisterial District of Albemarle County, Virginia, on State Route 20 near Stony Point, containing 16.31 acres, more or less, shown as Lot 4 of Southwind Estates on a plat by Roger W. Ray & Assoc., Inc., dated May 4, 2005 and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 3123, pages 206 through 214; being a portion of the property which was conveyed to Darren J. Kady and Deborah A. Kady by deed of James W. Newman, Jr. and Bradley R. Thayer, dated December 8, 1992 and recorded December 22, 1992 in the Clerk's Office aforesaid in Deed Book 1279, page 494. Reference is also made to a Declaration of Trust recorded in

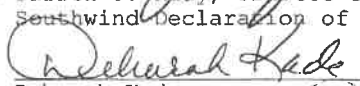
the Clerk's Office aforesaid in Deed Book 2015, page 646.

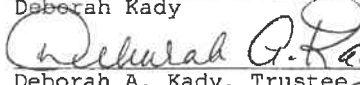
This conveyance is subject to the Covenants, Conditions and Restrictions recorded in the Clerk's Office aforesaid, in Deed Book 2931, page 58, to the Maintenance Agreement recorded in the Clerk's Office aforesaid in Deed Book 2794, page 470, and to all other easements, reservations, restrictions, conditions and other encumbrances contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above-described property which have not expired by a time limitation contained therein or have not otherwise become ineffective.

WITNESS the following signatures and seals:

 (SEAL)  
Darren J. Kady

 (SEAL)  
Darren J. Kady, Trustee under the  
Southwind Declaration of Trust

 (SEAL)  
Deborah Kady

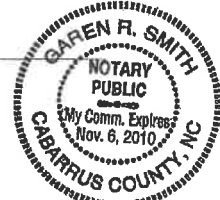
 (SEAL)  
Deborah A. Kady, Trustee under the  
Southwind Declaration of Trust

State of NC  
~~COMMONWEALTH OF VIRGINIA~~  
CITY/COUNTY OF Cabarrus, to-wit:

The foregoing Deed was acknowledged before me by DARREN J. KADY, individually and as Trustee under the Southwind Declaration of Trust, this 30th day of January, 2006.

My commission expires: November 6 2010.

Garen R. Smith  
Notary Public



State of NC  
~~COMMONWEALTH OF VIRGINIA~~  
CITY/COUNTY OF Cabarrus, to-wit:

The foregoing Deed was acknowledged before me by DEBORAH A. KADY, individually and as Trustee under the Southwind Declaration of Trust, this 30 day of January, 2006.

My commission expires: November 6 2010.

Garen R. Smith  
Notary Public



RECORDED IN CLERKS OFFICE OF  
ALBEMARLE ON  
February 06 2008 AT 10:18:29 AM  
\$475.00 GRANTOR TAX PD  
AS REQUIRED BY VA CODE §58.1-802  
STATE: \$237.50 LOCAL: \$237.50  
ALBEMARLE COUNTY, VA  
SHELBY MARSHALL CLERK CIRCUIT COURT  
Jaetta J. Man DC

Prepared by:  
E. Randall Ralston Esq. (VSB#23605)  
943 Glenwood Station Lane, Suite 101  
Charlottesville, VA 22901

TMP: 03500-00-00017A2  
Consideration: \$65,900.00  
Assessed Value: \$ Not Yet Assessed  
Underwriting for Instrument:  
Old Republic National Title Insurance Company

**DEED**

THIS DEED, dated as of the 11th day of January, 2018, between **ODERON, LLC, a Virginia limited liability company**, the Grantor and **ELLEN C. HAMPTON, and VIRGINIA ESTATES AND TRUST LAW, PLC.**, as CO-trustee, the Trustees, under the provisions of a trust agreement dated December 20, 1979, known as **PIEDMONT MANOR LAND TRUST**, the Trust Agreement, provides:

THAT for and in consideration of the conveyance made hereby, the consideration received therefore by the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, subject to the matters described herein, hereby grants and conveys to the Trustees with general warranty and English covenants of title the following described real estate (the Real Estate):

[SEE ATTACHED SCHEDULE A]

Full power and authority are hereby granted to the Trustees and their successors (i) to protect and conserve the Real Estate; (ii) to sell, contract to sell and grant options to purchase the Real Estate or any part thereof and any right, title or interest therein on any terms; (iii) to exchange the Real Estate or any part thereof for any other real or personal property on any terms; (iv) to convey the Real Estate or any part thereof by deed of other conveyance to any grantee, with or without consideration; (v) to mortgage, pledge or otherwise encumber the Real Estate or any part thereof; (vi) to lease, contract to lease, grant options to lease and renew,



extend, amend and otherwise modify leases of the Real Estate or any part thereof from time to time, for any rental and upon any other terms and conditions and for any period (whether or not extending beyond the term of the Trust Agreement); and (vii) to release, convey or assign any other right, title or interest of the Trustee[s] whatsoever in and to the Real Estate or any part thereof. All authority, power and discretion herein granted to the Trustees may be exercised by either one of them, without the other, with the same effect as if exercised jointly by both of them.

No party dealing with the Trustees in relation to the Real Estate in any manner whatsoever and (without limiting the foregoing) no party to whom the Real Estate or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee[s] shall be (i) obligated to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the interest of the Trustee[s] in the Real Estate; (ii) required to see that the terms of the Trust Agreement have been complied with; (iii) obligated to inquire into the authority, necessity or expediency of any act of the Trustee[s]; or (iv) privileged to inquire into any of the terms of the Trust Agreement.

Every deed, mortgage, lease or other instrument executed by the Trustee[s] in relation to the Real Estate shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (i) that at the time of the delivery of such instrument the Trust Agreement was in full force and effect; (ii) that such instrument was duly executed in accordance with the terms and conditions of the Trust Agreement and is binding upon all beneficiaries thereunder; (iii) that the Trustee[s] [was] [were] duly authorized and empowered to execute and deliver every such instrument; and (iv) that any successor trustee or trustees have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of their predecessor in trust.

The Trustees shall have no individual liability or obligation whatsoever arising from their ownership, as trustees, of legal title to the Real Estate, or in otherwise acting as trustees hereunder.

The interest of every beneficiary hereunder and under the Trust Agreement, and of all persons claiming under any of them, shall be only in the earnings, income and proceeds arising from the rental, sale or other disposition of the Real Estate. Such interest is hereby declared to be personal property, and no beneficiary hereunder and under the Trust Agreement shall have any right, title or interest, legal or equitable, in or to the Real Estate, as such, but only in the earnings, income, and proceeds thereof as provided in the Trust Agreement.

This Deed and the conveyance hereunder are governed by and are to be read and construed with reference to Section 55-17.1 of the Code of Virginia (1950), as amended as of the date hereof.

The Real Estate is conveyed subject to all recorded easements, conditions, restrictions and agreements that lawfully apply to the Real Estate or any part thereof.

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IN WITNESS WHEREOF, the Grantor has executed this Deed

Oderon, LLC  
a Virginia limited liability company

By: Robert M. Shepard  
Its: Owner / Manager

STATE OF VIRGINIA

COUNTY OF ALBEMARLE, to-wit:

The foregoing instrument was acknowledged before me this 11th day of January, 2018 by  
Oderon, LLC, a Virginia limited liability company by Robert M. Shepard its Manager.

John S. Ralston  
Notary Public # 7695082

My commission expires: 11/30/2020



201800001529.006

**SCHEDULE A**

ALL that certain tract or parcel of land situated in the Rivanna Magisterial District of Albemarle County, Virginia containing 6.59 acres, more or less, shown as Parcel X, on a plat by Roger W. Ray & Assoc., Inc., entitled, "Boundary Line Adjustment Plat Parcel X, a Portion of Lot 1 Being Added to and Combined with Lot 2 and Revised Lot 4 Southwind Estates Located on Belle Vista Drive and State Route 20 (Stoney Point Road) Rivanna Magisterial District Albemarle County, Virginia", October 17, 2017, revised October 24, 2017 and recorded with this deed.

BEING a portion of the same property conveyed to Oderon, LLC, a Virginia limited liability company by Deed from Darren J. Kady and Darren J. Kady, Trustee under the Southwind Declaration of Trust, and Deborah Kady and Deborah A. Kady, Trustee under the Southwind Declaration of Trust, dated March 15, 2005 and recorded April 8, 2005 in the Albemarle County Circuit Clerk's Office in Deed Book 2955, page 45.

NOTE: The subject property is being added to and combined with Albemarle County Tax Map Parcel 03500-00-00-017A2

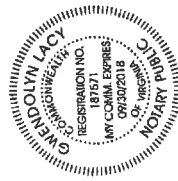
**GRANTEES ADDRESS:**

Piedmont Manor Land Trust  
ATTN: Virginia Estate & Trust Law, PLC  
7202 Glen Forest Drive, Suite 204  
Richmond, VA 23226

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LANDS, REVISED LOT 2 AND REVISED LOT 4, SOUTHWIND ESTATES, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER (S), PROPRIETORS, AND/OR TRUSTEES, IF ANY,

*Oderon, LLC - B.M. Stoyzel*

FOR: ODERON, LLC



CITY/COUNTY OF Albemarle  
STATE OF VA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS 7 DAY OF December  
2017, BY Robert M. Shepard Jr.  
FOR: ODERON, LLC

NOTARY PUBLIC, Gwendolyn Lacy #187571  
MY COMMISSION EXPIRES : 9-30-2018

NOTARY SEAL

APPROVED FOR RECORDATION :

Mark B. Carter  
AGENT FOR THE BOARD OF SUPERVISORS

12/21/17  
DATE



BOUNDARY LINE ADJUSTMENT PLAT  
PARCEL X, A PORTION OF LOT 1  
AND  
BEING ADDED TO AND COMBINED WITH LOT 2

REVISED LOT 4  
SOUTHWIND ESTATES  
LOCATED ON BELLE VISTA DRIVE  
AND STATE ROUTE 20 (STONY POINT ROAD)  
RIVANNA MAGISTERIAL DISTRICT  
ALBEMARLE COUNTY, VIRGINIA  
SCALE: 1" = 200' DATE: OCTOBER 17, 2017  
REVISED: OCTOBER 24, 2017

FOR  
ODERON, LLC

ROGER W. RAY & ASSOC., INC.  
563 BERRIMAR COURT  
CHARLOTTESVILLE, VIRGINIA 22904  
TELEPHONE: (434) 293-3195  
RAYSURVEYING.COM

GL

*Ellen C. Hampton, Trustee*

ELLEN C. HAMPTON, TRUSTEE  
FOR: PIEDMONT MANOR LAND TRUST

CITY/COUNTY OF Albemarle  
STATE OF VA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS 13 DAY OF December  
2017, BY  
ELLEN C. HAMPTON, TRUSTEE  
FOR: PIEDMONT MANOR LAND TRUST

NOTARY PUBLIC, Gwendolyn Lacy #187571  
MY COMMISSION EXPIRES : 9-30-2018

NOTARY SEAL



CITY/COUNTY OF Henrico  
STATE OF Virginia  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME THIS 13 DAY OF December  
2017, BY Dezek L. Smith, Manager  
VIRGINIA ESTATE & TRUST LAW, PLLC, TRUSTEE  
FOR: PIEDMONT MANOR LAND TRUST

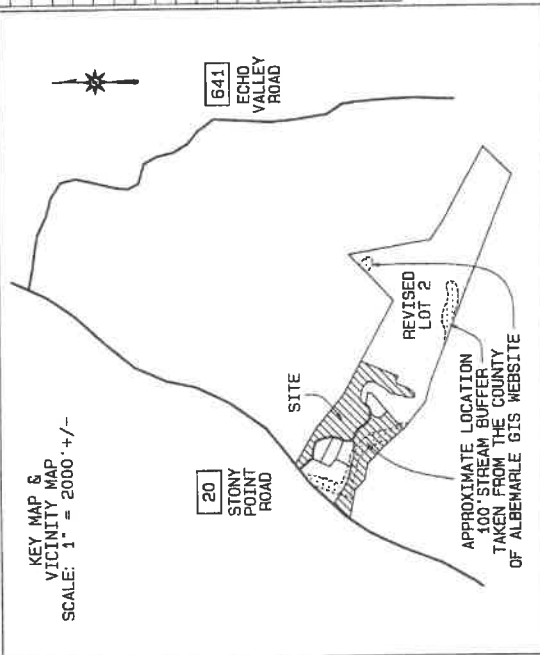
NOTARY PUBLIC, Madison B. Rabreau #114242  
MY COMMISSION EXPIRES : 12-31-19

NOTARY SEAL

DB 5013 P 549

SHEET 1 OF 3 13588F

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	LINE BEARING	DISTANCE
C1	77°01'54"	145.00	194.95	115.40	180.59	S21°14'39"E	L1 S17°16'18"W	31.97
C2	29°27'17"	215.00	110.53	56.51	109.32	S45°01'58"E	L2 S59°45'36"E	111.63
C3	72°00'39"	225.00	282.79	163.50	264.54	S66°18'38"E	L3 S30°18'19"E	73.22
C4	95°25'36"	50.00	83.28	54.97	73.98	S51°06'40"W	L4 S32°13'00"W	146.43
C5	54°23'45"	35.00	33.23	17.99	31.99	S30°35'15"W	L5 S05°00'00"W	104.98
C6	91°54'34"	175.00	280.72	180.93	251.58	N76°15'36"W	L6 S42°46'48"E	162.20
C7	29°27'17"	265.00	136.23	69.86	134.74	N45°01'58"W	L7 N48°26'58"E	100.89
C8	77°01'54"	95.00	127.72	75.61	118.32	N21°14'39"W	L8 N41°27'49"E	195.54
C9	15°32'55"	375.00	101.77	51.20	101.45	N09°29'50"E	L9 S79°55'16"W	50.30
C10	37°19'19"	185.00	120.51	62.48	118.39	N16°56'17"W	L10 N35°35'56"W	120.99
C11	64°28'48"	145.00	163.18	91.45	154.71	N67°50'20"W	L11 N01°43'22"E	42.18
C12	58°36'55"	95.00	97.19	53.33	93.00	N70°46'17"W	L12 N17°16'18"E	205.32
C13	89°54'47"	35.00	54.92	34.95	49.46	N03°29'35"E	L13 N59°45'36"W	111.63
L14							L14 N30°18'19"W	73.22
L15							L15 N63°06'45"W	80.48
L16							L16 S64°43'08"W	53.16
L17							L17 S37°20'11"W	75.85
L18							L18 S29°10'12"W	257.56
L19							L19 S67°03'01"W	60.11
L20							L20 N41°51'33"W	54.89
L21							L21 N01°49'36"E	28.34
L22							L22 N14°37'52"E	167.27
L23							L23 N14°43'37"E	219.50
L24							L24 N30°51'52"E	315.48
L25							L25 N20°59'48"E	56.13
L26							L26 N10°37'21"W	50.70
L27							L27 N38°00'44"W	46.86
LINE BEARING							DISTANCE	
L28							L28 N51°09'09"W	33.00
L29							L29 N51°09'09"W	97.27
L30							L30 N69°07'54"W	102.18
L31							L31 S84°24'50"W	91.93
L32							L32 N61°07'58"E	82.77



THE LAND USE NOTES SHOWN ON THIS PLAT ARE IMPOSED AT THE REQUEST OF THE DIRECTOR OF PLANNING BY PLACING HIS/HER SIGNATURE ON THIS PLAT. HE/SHE HAS DEEMED THAT THEY ARE CORRECT AND IN ACCORDANCE WITH THE ALBEMARLE COUNTY ZONING ORDINANCE IN EFFECT THIS DATE. THESE NOTES ARE NOT RESTRICTIVE COVENANTS RUNNING WITH THE LAND AND THEIR APPEARANCE ON THIS PLAT IS NOT INTENDED TO IMPOSE THEM AS SUCH. ANY REFERENCE TO FUTURE DEVELOPMENT RIGHTS SHOWN HEREON IS THEORETICAL ONLY.

A. T.M. 35-17A1 IS ZONED RA (ENTRANCE CORRIDOR & SCENIC BYWAYS OVERLAY).

B. T.M. 35-17A2 IS ZONED RA (ENTRANCE CORRIDOR). FLOOD HAZARD OVERLAY & SCENIC BYWAYS OVERLAY).

C. NO DEVELOPMENT RIGHTS ARE BEING ADDED WITH PARCEL X.

D. REVISED LOT 2 MAY NOT BE FURTHER DIVIDED INTO LOTS CONTAINING LESS THAN 21.00 ACRES.

E. REVISED LOT 4 HAS ONE DEVELOPMENT RIGHT AND MAY BE FURTHER DIVIDED PROVIDED ONE LOT IS AT LEAST 21.00 ACRES.

F. ACCORDING TO THE ALBEMARLE COUNTY GIS WEBSITE DATA REVISED LOT 2 AND REVISED LOT 4 EACH CONTAIN A BUILDING SITE THAT COMPLIES WITH SECTION 4.2.1 OF THE ALBEMARLE COUNTY ZONING ORDINANCE.

G. THIS PROPERTY DOES NOT LIE WITHIN A WATER SUPPLY WATERSHED.

H. ACCORDING TO THE ALBEMARLE COUNTY GIS WEBSITE THIS PROPERTY DOES NOT LIE WITHIN AN AGRICULTURAL-FORESTAL DISTRICT. A MAP HERE TAKEN FROM THE COUNTY OF ALBEMARLE GIS WEBSITE DATA AND THE STREAM BUFFERS SHOWN HEREON, WERE TAKEN FROM THE ALBEMARLE COUNTY WATER PROTECTION ORDINANCE.

NOTES:

- OWNER(S) & ADDRESS:  
T.M. 35-17A1 & T.M. 35-17A4  
ODERON, LLC  
P.O. BOX 67  
BARBOURSVILLE, VIRGINIA 22923  
T.M. 35-17A2  
PIEDMONT MANOR LAND TRUST  
ELLEN C. HAMPTON, TRUSTEE  
RR 1, BOX 730, ROSELAND, VIRGINIA 22967
- BOUNDARY DATA SHOWN HEREON FOR THE NEW LINE BETWEEN REVISED LOT 2 AND REVISED LOT 4 IS BASED ON A CURRENT FIELD SURVEY. ALL OTHER BOUNDARY DATA SHOWN HEREON WAS TAKEN FROM PLATS BY THIS FIRM RECORDED IN D.B. 3123-209 THRU 214, D.B. 2816-277 THRU 280, D.B. 4159-159 & D.B. 4845-233 AND WAS NOT RESURVEYED THIS DATE.
- SHOULD AN OFFICIAL DETERMINATION OF PARCELS OF RECORD REVEAL THAT ADDITIONAL PARCELS AND/OR DEVELOPMENT RIGHTS EXIST THE INTENT OF THIS PLAT IS NOT TO COMBINE THESE PARCELS OR EXTINGUISH DEVELOPMENT RIGHTS.
- ACREAGES BEFORE THIS BOUNDARY LINE ADJUSTMENT:  
A. T.M. 35-17A1 (REVISED LOT 1) = 21.00 ACRES  
B. T.M. 35-17A2 (LOT 2) = 115.37 +/- ACRES (AS PER TAXATION RECORDS)  
C. T.M. 35-17A4 (REVISED LOT 4) = 16.31 ACRES
- LOT 4 (CONTAINING 15.31 ACRES) AND A PORTION OF LOT 1 (CONTAINING 14.41 ACRES) ARE HEREBY ADDED AND COMBINED TO CREATE REVISED LOT 4 CONTAINING A TOTAL OF 30.72 ACRES.
- LOT 2 (CONTAINING 115.37 +/- ACRES) AND PARCEL X, (A PORTION OF LOT 1, CONTAINING 6.59 ACRES) ARE HEREBY ADDED AND COMBINED TO CREATE REVISED LOT 2 CONTAINING A TOTAL OF 121.96 +/- ACRES.
- LOT 1 IS HEREBY EXTINGUISHED.
- T.M. 35-17A1, 17A2 & 17A4 ARE SUBJECT TO THE FOLLOWING:  
A. EASEMENT TO RAPPANNOCK ELECTRIC COOPERATIVE (D.B. 1535-235).  
B. COVENANTS AND RESTRICTIONS AS DEFINED IN D.B. 2931-58.
- T.M. 35-17A1 IS SUBJECT TO AN EASEMENT TO RAPPANNOCK ELECTRIC COOPERATIVE (D.B. 3249-736, 739 PLAT).
- T.M. 35-17A2 IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS DEFINED IN D.B. 3562-193.
- T.M. 35-17A1, 17A2 & 17A4 ARE SUBJECT TO THE FOLLOWING INsofar AS THEY MAY APPLY:  
A. EASEMENT TO RAPPANNOCK ELECTRIC COOPERATIVE (D.B. 1535-235).  
B. EASEMENT TO VIRGINIA TELEPHONE & TELEGRAPH COMPANY (D.B. 417-576).  
C. EASEMENT TO AMERICAN TELEPHONE & TELEGRAPH COMPANY OF VIRGINIA (D.B. 207-47).
- NO TITLE REPORT FURNISHED. ALL EASEMENTS KNOWN BY ME ARE SHOWN OR NOTED HEREON. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL CONDITIONS, UTILITIES, EASEMENTS AND/OR COVENANTS THAT MAY EXIST.

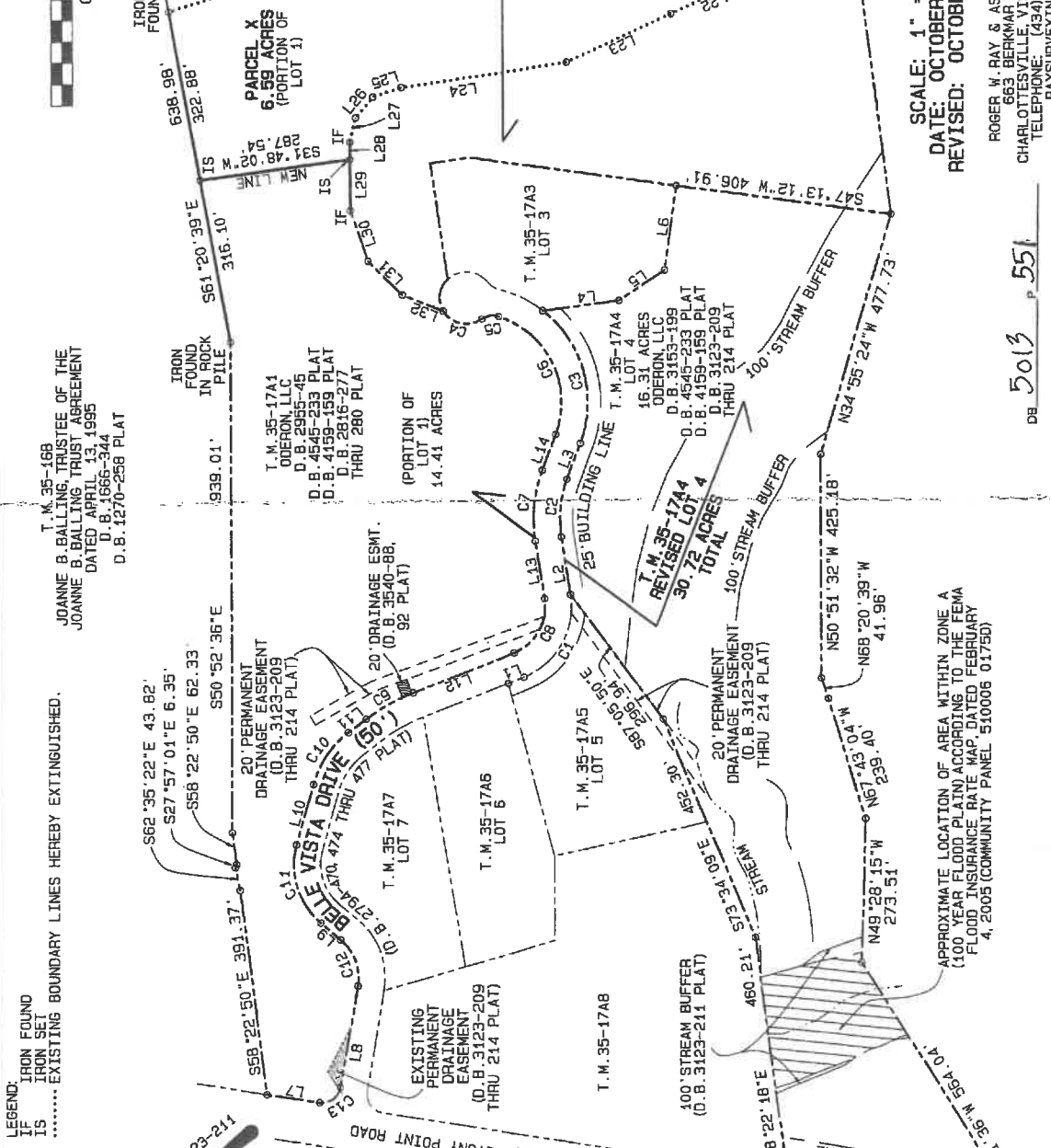
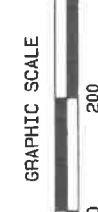
DATE: OCTOBER 17, 2017  
 REVISED: OCTOBER 24, 2017  
 DE 5013 P 550  
 WFF  
 10/21/17

ROGER M. RAY & ASSOC., INC.  
 665 BERRY AVE. SUITE 100  
 CHARLOTTE, NC 28204  
 TELEPHONE: (704) 283-3155  
 RAYSURVEYING.COM

SHEET 2 OF 3 13588F



LEGEND:  
 IRON FOUND  
 IF IRON SET  
 IS ..... EXISTING BOUNDARY LINES HEREBY EXTINGUISHED.



T. M. 35-16B  
 JOUANNE B. BAILLINGS, TRUSTEE OF THE  
 JOUANNE B. BAILLINGS TRUST AGREEMENT  
 DATED APRIL 13, 1995  
 D. B. 1565-344  
 D. B. 1270-258 PLAT

SCALE: 1" = 200'  
 DATE: OCTOBER 17, 2017  
 REVISED: OCTOBER 24, 2017

ROGER W. RAY & ASSOC., INC.  
 663 BERNARD COURT  
 CHARLOTTEVILLE, VIRGINIA 22901  
 TELEPHONE: (434) 299-3196  
 RAYSURVEYING.COM

DB 5013 P 551

WOF  
 12/21/17  
 SHEET 3 OF 3 13588F

GL