

020014923

THIS DOCUMENT WAS PREPARED BY PHILLIPS, MORRISON, JOHNSON & FERRELL,  
ATTORNEYS AT LAW, WITHOUT A TITLE EXAMINATION.

THIS DEED, made this 23rd day of August, 2002, by and between PAUL H. LILLY, JR. and BETTY JO LILLY, Trustees of the PAUL H. LILLY, JR. REVOCABLE LIVING TRUST dated September 7, 1999, parties of the first part (GRANTORS); and GREGORY H. RICHARDSON, party of the second part (GRANTEE);

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 paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey, with GENERAL WARRANTY OF TITLE, unto the party of the second part, the following described real property, to-wit:

Tax Map No. 80-5-4

All that certain tract or parcel of land, together with the rights thereto and the privileges and appurtenances thereunto belonging, lying and being situate in Jefferson Magisterial District, Bedford County, Virginia, and being "New Tract 4", containing 40.007 acres, as shown on that certain plat entitled "Plat Showing Re-Subdivision of Property owned by Paul H. Lilly, Jr.," dated May 23, 2000, made by Donnie W. Slusher, Land Surveyor, which plat is of record in the Clerk's Office of the Circuit court of Bedford County, Virginia.

Being a portion of the same property conveyed to the Grantors herein by deed dated September 7, 1999, which deed is of record in the aforesaid Clerk's Office as Instrument No. 990014620. Following such conveyance, the properties therein conveyed were re-subdivided and "New

Tract 4" conveyed hereby is a result of the re-subdivision.

The property conveyed hereby is conveyed subject to all restrictions, reservations, easements and conditions now of record and affecting the same, as apparent from an inspection thereof, and is expressly conveyed subject to the following restrictions, with the exception only that the Grantee herein shall have permission to place a mobile home on the property, as an exception to Restriction No. 7 below, for a period of 18 months only from the date this sale occurs:

Deed Restrictions

1. Only one residential structure having not less than 2000 square feet of finished or heated space for a two story, multi-level or single story dwelling shall be constructed on any lot. The required square footage shall be exclusive of basements, walks, drives, porches, carports, or garages.

2. All detached or dependency buildings shall be permanent type construction.

3. Land is to be used for residential and agricultural purposes only.

4. The exposed exterior foundation walls above grade level of any residence or dwelling shall be faced with brick, stone, wood, or stucco and shall not bare concrete, cinder block, or masonry.

5. No noxious or offensive activity shall be carried on within the subdivision, nor shall anything be done which shall constitute a nuisance to other property owners.

6. No building materials (except during construction), unlicensed or inoperable vehicles, or inventories may be stored outside at any time.

7. No mobile or modular homes, double wides, duplexes, or multiple family homes may be placed on any lot.

8. Each property owner shall keep his property free from trash and rubbish and shall maintain his property so as to present a pleasing appearance.

9. No tract or part of any tract shall be used for a roadway or access to any other parcel of land lying outside this subdivision without the written consent of the developer or in lieu thereof by unanimous consent of all landowners of the subdivision.

10. No lot or tract shall be further subdivided, except that "New Tract 4" may be subdivided one further time upon the condition that no lot derived therefrom shall contain less than five (5) acres.

11. No signs, posters, or billboards shall be erected on any tract except notices offering the property for sale. Such notices shall be limited to 6 square feet in area or less.


12. Swimming pools are allowed only if completely surrounded by shielding shrubbery.

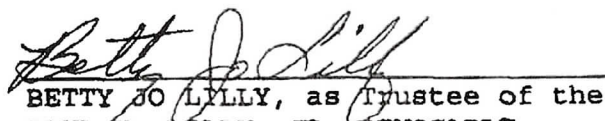
13. No vicious animals, to include dobermans and pit bull dogs, shall be allowed on the property. Owners may keep horses and small farm animals, if such small farm animals are for domestic use only.

14. The use of plastic woven chain link fencing is prohibited. Barbed wire or wooden fencing is permitted.

15. These restrictions shall be covenants running with the land and shall be binding and effective upon the land in this subdivision. Any of the said restrictions may be temporarily or permanently altered, amended, modified, or extinguished with the consent of all of the property owners.

WITNESS the following signatures and seals:

  
\_\_\_\_\_  
PAUL H. LILLY, JR., as Trustee of  
the PAUL H. LILLY, JR. REVOCABLE  
LIVING TRUST (SEAL)

  
\_\_\_\_\_  
BETTY JO LILLY, as Trustee of the  
PAUL H. LILLY, JR. REVOCABLE  
LIVING TRUST (SEAL)

STATE OF VIRGINIA,  
TO-WIT:  
CITY/COUNTY OF Campbell

The foregoing instrument was acknowledged before me this 28<sup>th</sup>  
day of August, 2002, by PAUL H. LILLY, JR., as Trustee of  
the PAUL H. LILLY, JR. REVOCABLE LIVING TRUST.

My commission expires September 30, 2002.

Shirley R. Mason  
Notary Public

STATE OF VIRGINIA,  
TO-WIT:  
CITY/COUNTY OF Campbell

The foregoing instrument was acknowledged before me this 28<sup>th</sup>  
day of August, 2002, by BETTY JO LILLY, as Trustee of  
the PAUL H. LILLY, JR. REVOCABLE LIVING TRUST.

My commission expires September 30, 2002.

Shirley R. Mason  
4



*Ret: R. Feagans*

*420.<sup>00</sup>*

INSTRUMENT #020014923  
RECORDED IN THE CLERK'S OFFICE OF  
BEDFORD COUNTY ON  
AUGUST 29, 2002 AT 11:19AM  
\$130.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$65.00 LOCAL: \$65.00  
CAROL W. BLACK, CLERK

BY: *Carol W. Black* (DC)

39/160



Plat & Survey-Plat Bk 39, Pg 160

PLAT SHOWING RE-DIVISION OF PROPERTY OWNED BY **BETTY JO LILLY & PAUL H. LILLY, JR.** SOURCE: INSTR. NO. 990014620 SEE P.B. 29 PG. 39 AND 40 TOTAL AREA DIVIDED 110.05D ACRES JEFFERSON DISTRICT BEDFORD COUNTY VIRGINIA SCALE 1" = 200' CD - CDD DATE: MAY 23, 2000

ELISABETH W. HODGES T.M. 61-A-9 D.B. 368 PG. 713

This is to certify that on MAY 23, 2000 I made an accurate survey of the premises shown hereon and that there are no encroachments or improvements visible on the ground other than those shown hereon. Slusher Surveying and Assoc. P.C. P.O. Box 640 Bedford Va. 24523 Phone: (540) 586 - 967

KATHRYN D. I. KENNETH C. MAY T.M. 61-A-8 D.B. 364 PG. 573 SEE PLAT INST. #000001864

CHARLES KNIGHT T.M. 61-A-30 D.B. 193 PG. 377

PERRY M. CHAFFIN, EST. T.M. 80-A-33 INST. NO. 970000988

NANCY C. GALLAHER T.M. 80-A-2 D.B. 221 PG. 103 P.B. 4 PG. 232

LENA P. AND HARRY L. BROWN T.M. 80-A-32 D.B. 733 PG. 620

CASSANDRA G. AND MARK A. TESH T.M. 80-5-1 D.B. 663 PG. 669

JOY B. AND SHAWN DAVID PARKS T.M. 80-A-34E D.B. 919 PG. 653

CHARLOTTE AND MICHAEL W. WILSON, SR. T.M. 80-A-34E INST. # 930000031 P.B. 30 PG. 60 NEW AREA TOTAL 9.768 ACRES

EXISTING 50' R/W FOR THINNESS/THICKNESS LOCATED 25' EACH SIDE OF FINISHED DRIVE SEE P.B. 29 PG. 39 AND 40

LINE	BEARING	DISTANCE
L 1	E 54°52'15"W	58.00'
L 2	N 16°21'10"W	120.88'
L 3	S 87°48'31"E	53.67'
L 4	S 59°51'04"E	178.50'
L 5	N 10°49'20"W	113.08'
L 6	N 42°23'53"E	123.44'
L 7	N 30°18'08"W	79.20'
L 8	N 30°00'51"W	79.10'
L 9	N 05°21'22"W	52.23'
L 10	N 17°38'11"E	60.89'
L 11	N 14°53'30"W	82.50'
L 12	N 08°59'29"W	78.14'
L 13	N 18°23'18"W	71.23'
L 14	N 24°02'43"W	54.11'
L 15	N 13°18'41"W	31.09'
L 16	N 44°00'18"W	49.85'
L 17	N 05°43'34"E	39.64'
L 18	S 74°44'54"E	30.00'
L 19	N 18°15'15"W	94.85'
L 20	N 18°15'21"W	86.15'

C 1  
 D = 50'-24'-43"  
 E = 138'-68"  
 F = 63'-85"  
 G = 32'-54"  
 H = 63'-58"  
 I = 80'-37'-49'-50"

C 2  
 O = 08'-18'-28"  
 P = 138'-68"  
 Q = 36'-33"  
 R = 10'-03"  
 S = 30'-01"  
 T = 55'-29'-20"

COMM. NO. 10176

800 CWT

070013656

Prepared by: The Law Office of T. Henry Clarke, IV  
Tax Map No. 80-5-4B  
Tax Map No. 80-5-4A  
Tax Map No. 80-5-3  
Tax Map No. 80-5-2

**AMENDMENT TO DEED RESTRICTIONS**  
**SET FORTH IN INSTRUMENT NO. 020014923**

**THIS AMENDMENT TO DEED RESTRICTIONS** made this 26th day of August, 2007, by and between **GREGORY H. RICHARDSON**, (hereinafter referred to as "Richardson"), **JEFFREY D. DUNCAN** and **MEGAN C. DUNCAN** (hereinafter referred to as "Duncan") and **GERALD P. SAVARESE**, (hereinafter referred to as "Savarese"), and **MARK A. TESH** and **CASSENDRA G. TESH**, (hereinafter referred to as "Tesh"), amended as follows:

**WITNESSETH**

WHEREAS, Richardson is the owner of Tract 4A, containing 20.07 acres, by virtue of a deed dated August 23, 2002, of record in the Office of the Clerk, Circuit Court, Bedford County, Virginia, as Instrument Number 020014923; and

WHEREAS, Savarese is the owner of Tract 4B, containing 20 acres, by virtue of a deed dated August 23, 2006, of record in the Office of the Clerk, Circuit Court, Bedford County, Virginia, as Instrument Number 060013493; and

WHEREAS, Duncan is the owner of Tract 3, containing 43.265 acres, by virtue of a deed dated October 29, 2006, of record in the Office of the Clerk, Circuit Court, Bedford County, Virginia, as Instrument Number 060002254; and

WHEREAS, Tesh is the owner of Lot 2, 23.808 acres, by virtue of Deed dated August 15, 2000, of record in the Office of the Clerk, Circuit Court, Bedford County, Virginia, as Instrument Number 000009598; and

WHEREAS, the deeds of Richardson, Savarese, Tesh and Duncan contain certain deed restrictions, among them Restriction #2, providing for "permanent type construction", and #7 providing for "no mobile or modular homes; and

WHEREAS, Restriction #15 provides that restrictions may be amended or extinguished with the consent of all property owners; and

WHEREAS, the property owners who have affixed their signatures hereto consist of the property owners as defined in Restriction #15; and

WHEREAS, the property owners collectively desire to alter the deed restrictions as follows:

- (1) By deleting that part of Restriction #7 prohibiting mobile homes, modular homes or doublewides.
- (2) By clarifying Restriction #2, by setting forth that mobile or modular homes are permanent homes within the meaning of said restriction.

*JVK 8/26/07  
CGT 8/26/07  
MNT 8/26/07  
JN 26 Aug 2007*

*JVK 8/26/07  
JN 26 Aug 2007  
MNT 8/26/07  
CGT 8/26/07*

*JVK 8/26/07  
CGT 8/26/07  
MNT 8/26/07  
JN 26 Aug 2007*



WITNESS the following signatures and seals:

SIGNATURES:

Megan C. Duncan  
Jeffery D. Duncan  
Signature

Megan C. Duncan  
PRINT NAME: Jeffery D. Duncan

STATE OF VIRGINIA  
CITY/COUNTY OF Bedford, TO-WIT:

I do hereby certify that Jeffery D. Duncan and Megan C. Duncan has this day  
acknowledged the same before me, in the jurisdiction aforesaid.

Given under my hand this 26<sup>th</sup> day of August, 2007.

Jerry A. Hollandsworth  
Notary Public



My Commission expires: May 31, 2009  
Cassandra G. Tesh  
Mark Tesh  
Signature

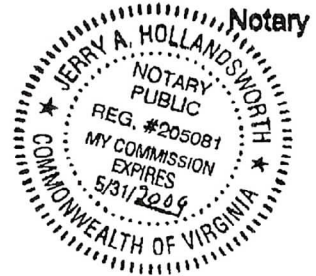
Cassandra G. Tesh  
PRINT NAME: Mark Tesh

STATE OF VIRGINIA  
CITY/COUNTY OF Bedford, TO-WIT:

I do hereby certify that Mark A. Tesh and Cassandra G. Tesh has this day  
acknowledged the same before me, in the jurisdiction aforesaid.

Given under my hand this 26<sup>th</sup> day of August, 2007.

Jerry A. Hollandsworth  
Public



My Commission expires: May 31, 2009

[Signature]  
Signature

PRINT NAME: Gregory B. Richardson

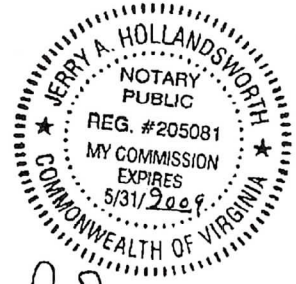
STATE OF VIRGINIA  
CITY/COUNTY OF Bedford, TO-WIT:

I do hereby certify that Gregory B. Richardson has this day  
acknowledged the same before me, in the jurisdiction aforesaid.

Given under my hand this 2<sup>nd</sup> day of August, 2007.

[Signature]  
Notary Public

My Commission expires: May 31, 2009



[Signature]  
Signature

PRINT NAME: Gerald P. Sauruse

STATE OF VIRGINIA  
CITY/COUNTY OF Bedford, TO-WIT:

I do hereby certify that Gerald P. Sauruse, has this day  
acknowledged the same before me, in the jurisdiction aforesaid.

Given under my hand this 31<sup>st</sup> day of August, 2007.

Melanie B. Tuck Notary  
Public commissioned as

My Commission expires: 6-30-2008 Melanie B. Tuck



Return To: T. Henry Clarke, IV

RETURNED  
 MAILED

*Clarke*  
*#21.00*

INSTRUMENT #070013656  
RECORDED IN THE CLERK'S OFFICE OF  
BEDFORD COUNTY ON  
SEPTEMBER 4, 2007 AT 12:09PM  
CATHY C. HOGAN, CLERK

RECORDED BY: CMM



070003240

Tax Map ID#: 80-5-4B  
Prepared by: Stephen E. Dunn, Esq.  
P.O. Box 4298  
Lynchburg, Virginia 24502

THIS DEED OF CORRECTION, made this 23<sup>RD</sup> day of January, 2007, by and between GERALD P. SAVARESE and DEBORAH C. SAVARESE, husband and wife, grantors; and GREGORY H. RICHARDSON, Single, grantee;

W I T N E S S E T H:

Whereas by Deed dated August 23, 2006 of record in Instrument No. 060013493, the Grantee inadvertently conveyed to the Grantor a certain tract of land designated as New Tract 4 containing 40.007 acres and

Whereas the Grantee intended only to convey Tract 4B containing 20.000 acres to the Grantors, and the parties wish to correct the aforesaid conveyance by the transfer of Tract 4A containing 20.007 acres back to the Grantee;

That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said grantors do hereby grant and convey, with General Warranty and English Covenants of Title, unto the grantee, the following described real estate in the County of Bedford, Virginia, to-wit:

All that certain tract or parcel of land, together with the rights thereto and the privileges and appurtenances thereunto belonging, lying and being situate in Jefferson Magisterial District, Bedford County, Virginia, and being "Tract 4A", containing 20.007 acres, as shown on that certain plat entitled "Plat Showing Division of Property owned by Gregory H. Richardson... Jefferson District, Bedford County, Virginia", dated March 13, 2003, revised September 18, 2003 which plat is of record in the Clerk's Office of the Circuit Court for the County of Bedford, Virginia in Plat Book 44 at page 141.

It being a portion of the property conveyed unto the grantor, by deed dated August

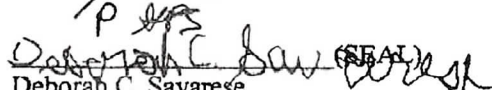


23, 2006, which said deed is of record in the Clerk's Office of the Circuit Court for the County of Bedford, in Instrument No. 060013493.

This conveyance is made subject to any reservations, restrictions, conditions, and easements of record and now binding on said property, and more particularly described and attached to a certain deed dated August 23, 2002 and of record in the aforesaid Clerk's Office in Instrument No. 020014923.

WITNESS the following signatures and seals:

 (SEAL)  
Gerald R. Savarese

 (SEAL)  
Deborah C. Savarese

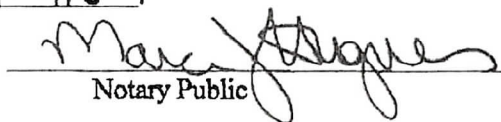
STATE OF New York

CITY/COUNTY OF Suffolk To-wit:

The foregoing deed was acknowledged before me this 12 day of Feb, 2007, by

Gerald B. Savarese and Deborah C. Savarese, husband and wife.

My commission expires 3/14/10.

  
Notary Public

Marci J. Hugues  
Notary Public, State of New York  
#0024785  
County of Suffolk  
Commission Expires March 14, 2010

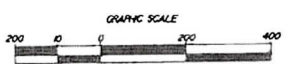


040003330

PLAT SHOWING DIVISION OF PROPERTY OWNED BY  
**GREGORY H. RICHARDSON**  
 102 PENNSYLVANIA AVE.  
 LYNCHBURG, VA. 24502  
 SOURCE: INSTR. NO. 020014923  
 SEE P. B. 39 PG. 179 AND 180  
 TOTAL AREA DIVIDED 40.007 ACRES  
 JEFFERSON DISTRICT  
 BEDFORD COUNTY  
 VIRGINIA

Plat & Survey-Plat Bk 44 Pg 144

SCALE 1" = 200'  
 CD - A-03  
 DATE: MARCH 13, 2003  
 REVISED: SEPTEMBER 18, 2003



The subdivision shown on this plat (this block) is approved by the undersigned in accordance with existing subdivision regulations and may be returned to record.

N/A  
 DATE HIGHWAY ENGINEER  
 N/A  
 DATE HEALTH OFFICER  
 MAR 11 2003 *Hummerly Jr. Dooly*  
 DATE AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS  
 N/A  
 DATE AGENT, BEDFORD COUNTY PUBLIC SERVICE AUTHORITY  
 MAR 11 2003 *Hummerly Jr. Dooly*  
 DATE AGENT, BEDFORD COUNTY BOARD OF SUPERVISORS

I do hereby certify that on MARCH 13, 2003  
 in an accurate survey of the premises shown hereon  
 that there are no easements or encroachments visible  
 to ground other than those shown hereon.  
 Staher Surveying and Assoc. P.C.  
 P.O. Box 648 Bedford, Va. 24523  
 Phone: (540) 586 - 957

ELISABETH W. HODGES  
 T.M. 61-A-9  
 D.B. 368 PG. 713

APP. BY *9/18/04*  
 IF NOT INCORPORATED  
 BY *9/18/04*

The starting or dedication of the following described EASEMENT OF PROPERTY OWNED BY GREGORY H. RICHARDSON with the free consent and in accordance with the desires of the undersigned owners, proprietors and trustees if any:  
*Joseph H. Richardson*  
**PATRICIA M. ROBINSON**, a Notary Public in and for the State of Virginia of legal age, hereby certifies that the powers upon which she is authorized to act in the name of the State of Virginia, as of the 20th day of October, 2003, by authority expired on 01-30-04  
*Patricia M. Robinson*  
 Notary Public

I hereby certify, to the best of my knowledge and belief, that all of the requirements of the Board of Supervisors and ordinances of Bedford County, Virginia regarding the platting of subdivisions within the County have been met.

Measurements at each lot corner or called for on this plat has been set or will be set upon approval of this plat by the Bedford County Planning Department.

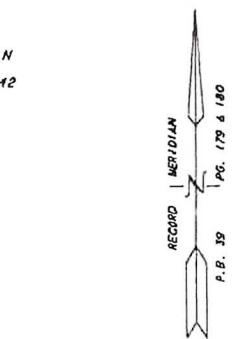
This property was conveyed to Gregory H. Richardson Instrument Number 990014620 and recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia.

NOTES

- Prior to the improvement of any lot in the county the Planning Department shall be contacted concerning, but not limited to, the current zoning building setback requirements, water and sewer systems, Health Department requirements, erosion and sediment control requirements, and private streets.
- The owner of this subdivision does not agree to construct a public water or sewer system. Before the construction of any dwelling can begin The Bedford County Health Department shall be consulted to ensure the proper location of the water and sewer systems in relation to the location of the proposed dwellings.
- The plat has been prepared without the benefit of a title report and therefore does not necessarily indicate all encumbrances upon the property.
- Exact location of underground utilities and improvements unknown.
- This property is platted fully with Flood Zone C of the Federal Insurance Rate Map One Hundred Year Flood Plan.
- Bedford County intends to support the preservation of those interests disturbing any grave or grave marker. Accordingly, any grave or any other structure marking a place of burial identified during a survey, property research or plat preparation has been depicted on this plat.
- Bedford County requires a minimum setback of 25ft. horizontally from of paved shorelines, including streambanks.

- Tax Map No. 80 - 5 - 4, Zoned AP
- Tracts 4A and 4B are agricultural tracts.
- Tracts 4A and 4B not reviewed for suitability for on-site sewage disposal at this time.
- Notice is hereby given that:  
 1. Streets in this subdivision are PRIVATE and not intended for general public use, but shall provide free and unobstructed access by each and every lot owner and their invitees.  
 2. STREETS DO NOT QUALIFY FOR PUBLIC MAINTENANCE.

LINE	BEARING	DISTANCE
L 1	S 54°52'15"W	52.09'
L 5	S 59°51'04"E	172.50'
L 9	N 30°40'31"W	79.10'
L 10	N 00°21'22"W	53.25'
L 11	N 17°52'11"E	63.99'
L 12	N 14°55'36"W	82.56'
L 13	N 09°32'29"W	72.14'
L 14	N 19°23'16"W	71.23'
L 15	N 24°02'43"W	54.11'
L 16	N 12°10'41"W	51.09'
L 17	N 44°00'16"W	49.85'
L 21	N 16°15'15"W	96.85'
L 22	N 18°13'21"W	89.15'



VICINITY MAP  
 NOT TO SCALE

INSTRUMENT 040003330  
 RECORDED IN THE CLERK'S OFFICE OF  
 BEDFORD COUNTY ON  
 MARCH 21 2004 AT 02:05PM  
 CAROL A. BLACK, CLERK  
 BY: *Shawn W. Culbert*

THIS DEED OF GIFT, made this 26th day of June, 1987, by and between PAUL H. LILLY, JR. and ELIZABETH O. LILLY, his wife, parties of the first part; and MICHAEL W. WILSON, SR. and CHARLOTTE L. WILSON, husband and wife, parties of the second part;

W I T N E S S E T H:

The parties of the first part do hereby give, grant and convey, with General Warranty and English Covenants of Title, unto the said parties of the second part, as tenants by the entireties, with the right of survivorship as at common law, the following described real estate, to-wit:

All that certain tract or parcel of land with the buildings and improvements thereon and the privileges and appurtenances thereunto belonging, lying and being in Jefferson District, Bedford County, Virginia, containing 5.012 acres, more or less, shown and described upon a plat thereof made by James C. May, Jr., C.L.S., dated June 9, 1987, revised June 16, 1987, a copy of which is recorded herewith and made a part hereof, together with the right and easement to use for the purpose of ingress and egress to and from the above-described property, the 30 foot wide right of way established and reserved in a deed dated September 1, 1977, recorded in the Clerk's Office of the Circuit Court of Bedford County in Deed Book 451, page 295, from Paul H. Lilly, Jr. and wife to Baxter Chamblor Carr, II, and Patricia F. Carr, shown upon the aforesaid plat which right of way connects the above-described property to State Secondary Route 644 (Coffee Road) and is joint and common with the said Paul H. Lilly, Jr., his successors and assigns, and all other parties now or hereafter having the right to use the said right of way, whether by grant or reservation.

The parties of the first part do also hereby expressly reserve unto themselves and their successors in interest, a perpetual right and easement in and to the use of a "50' esmt. (private st.)" shown upon the above-mentioned plat as an appurtenance to and a means of ingress and egress

658 679  
658 679

to and from the property owned by them adjoining the hereinabove described and conveyed real estate, being all of the rest and residue of the property conveyed to the said Paul H. Lilly, Jr. by the deed next below mentioned.

The property hereinabove described and conveyed is part of the property conveyed to Paul H. Lilly, Jr. by Echols A. Hansbarger, Jr. and his wife by deed dated March 13, 1972, recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia, in Deed Book 377, page 285.

This conveyance and the warranties herein contained are expressly subject, however, to all other easements, rights of way, restrictions and reservations affecting said real estate and now binding thereon as the same may be set forth or referred to in prior recorded deeds thereto or plats thereof.

The property hereby conveyed shall be subject to the following restrictions for a period of thirty-five (35) years from the date of this deed:

(1) The restrictions hereinafter set forth are applicable to the above described tract of land containing 5.012 acres, and are not applicable to other property owned by Paul H. Lilly, Jr.

(2) Only one (1) single family residence shall be erected on the property, but this restriction does not prohibit the construction of appurtenant buildings including, but not limited to, garages, barns and stables.

(3) If the residence constructed on the property is a one-story residence, it shall contain not less than 1,200 square feet, and if the residence constructed on the property is a two-story residence, it shall contain not less than 1,600 square feet on two floors, which square footage

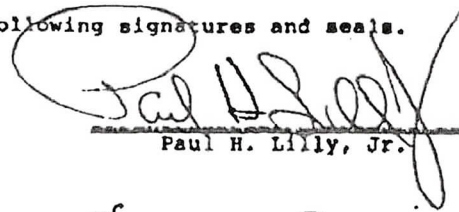


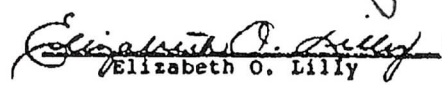
shall be exclusive of garages, car ports, porches and basements.

(4) No mobile homes or house trailers shall be used on the property for residential purposes.

Pursuant to §§58.1-810.3 and 58.1-811.D, Code of Virginia (1950), no recordation tax shall be required for the recordation of this deed.

WITNESS the following signatures and seals.

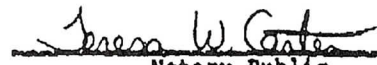
  
\_\_\_\_\_  
Paul H. Lilly, Jr. (SEAL)

  
\_\_\_\_\_  
Elizabeth O. Lilly (SEAL)

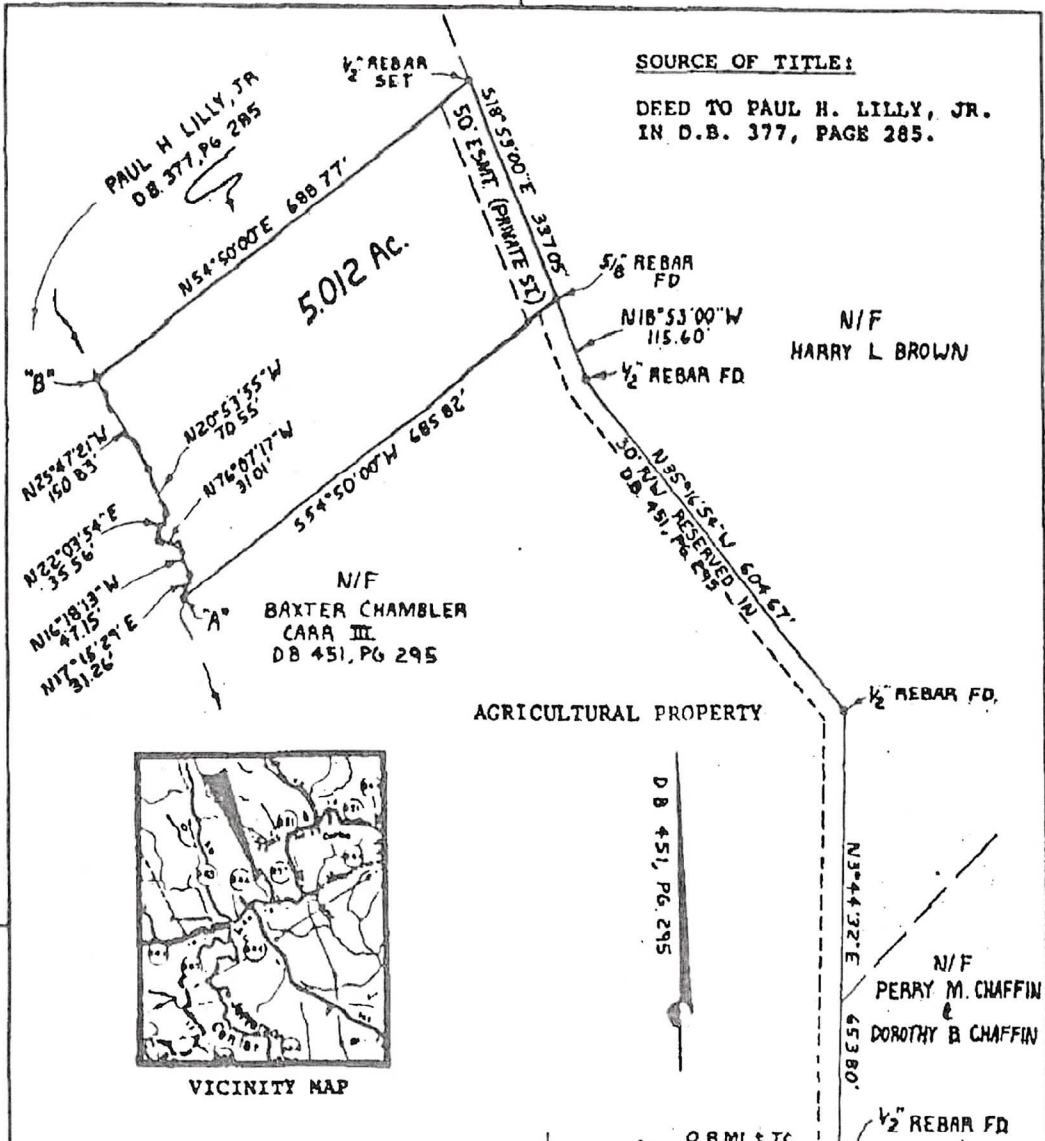
STATE OF VIRGINIA  
AT LARGE to-wit:

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of June, 1987 by Paul H. Lilly, Jr. and Elizabeth O. Lilly, his wife.

My commission expires 9-10-88.

  
\_\_\_\_\_  
Notary Public





**SOURCE OF TITLE:**  
DEED TO PAUL H. LILLY, JR.  
IN D.B. 377, PAGE 285.



- NOTES:**
1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
  2. THIS PROPERTY DOES NOT FALL WITHIN THE 100-YEAR FLOOD PLAIN.
  3. BUILDINGS ARE TO BE SET BACK NOT LESS THAN 25' FROM STREET LINE NOR LESS THAN 15' FROM OTHER ABUTTING PROPERTY LINES.
  4. THE OWNER OF THIS SUBDIVISION DOES NOT AGREE TO CONSTRUCT EITHER A PUBLIC WATER OR SEWER SYSTEM. BEFORE THE CONSTRUCTION OF ANY DWELLING CAN BEGIN THE BEDFORD COUNTY HEALTH DEPARTMENT SHALL BE CONSULTED TO ENSURE THE PROPER LOCATION OF THE WATER AND SEWER SYSTEMS IN RELATION TO THE LOCATION OF THE PROPOSED DWELLINGS.
  5. LINES "A" TO "B", THE CENTERLINE OF THE CREEK IS THE PROPERTY LINE. BEARINGS AND DISTANCES SHOWN ARE FOR THE COMPUTATION OF AREA ONLY.

Notice is hereby given that  
1. Streets in this subdivision are PRIVATE and not intended for general public use, but shall provide free and unobstructed access by each and every lot owner and their invitees  
2. STREETS DO NOT QUALIFY FOR PUBLIC MAINTENANCE "



**REVIEWED JUN 23 1987**  
Sec. 2.34-1 applicable  
*John C. Eddley*  
Bedford County Subdivision Agent

<b>JAMES C. MAY &amp; ASSOCIATES, P.C.</b> Engineers - Surveyors - Planners LYNCHBURG, VIRGINIA		<b>PLAT OF 5.012 ACRES FOR PAUL H. LILLY, JR.</b>	
		<b>JEFFERSON DISTRICT</b>	<b>BEDFORD CO., VA.</b>
<b>SCALE 1" = 200'</b>	<b>DATE JUNE 9, 1987</b>	<b>CONN NO 58757L</b>	<b>F B REF 87-4</b>
	<b>REV. JUNE 16, 1987</b>	<b>TAX MD 80-A-34</b>	

*m.l.f. 7/14/87*  
*\* Michael W. Wilson Sr.*  
*104 The Cedars Dr.*  
*Leesport, Va 24551*

State Tax	038	_____	VIRGINIA: In the Clerk's Office of the
County Tax	213	_____	Circuit Court of Bedford County, Va.
City Tax	214	_____	<i>June 29 1987</i> , this writing with
Co. Transfer	212	<i>1.00</i>	<i>is/plate and annex attached</i>
City Transfer	222	_____	was admitted to record at <i>9:59</i> o'clock
Clerk's Fee	301	<i>10.00</i>	<i>A.M.</i> and the Tax imposed by Section
State Tax	038	_____	68.1-602 of the Code in the amount of
County Tax	220	_____	<i>0</i> has been paid.
City Tax	223	_____	TESTE: CAROL W. BLACK, CLERK
Postage	360	<i>.39</i>	
Total	0	<i>11.39</i>	By <i>Therese Kay Schmitt</i> Dep. Clerk
DO	<i>658</i>	PO	<i>678</i>