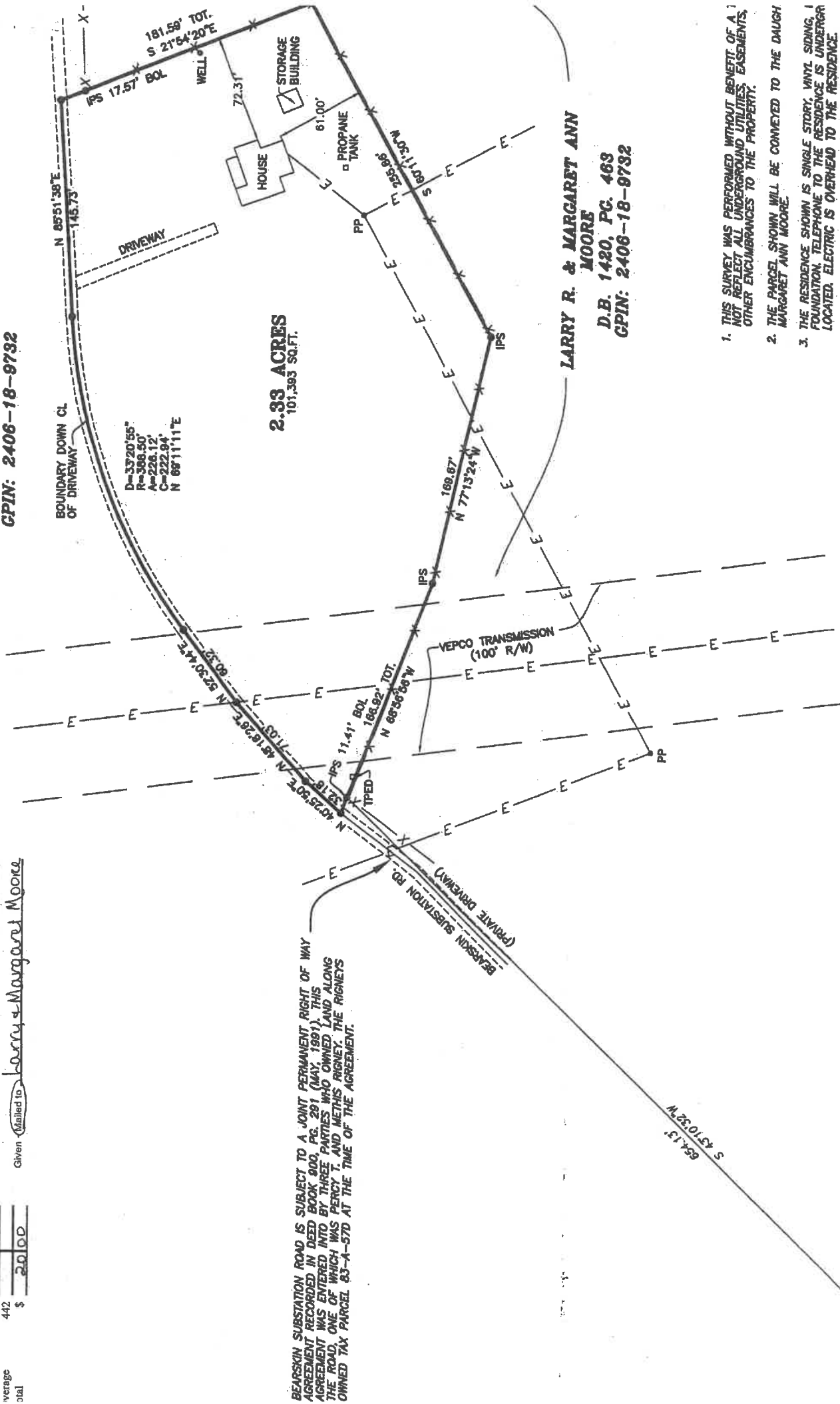


10510: J.P. HAYMOORE, JR., CLERK

| | |
|----------|----------|
| transfer | |
| sch Rec | \$5.00 |
| verage | |
| total | \$ 20.00 |

By: Percy B. Clark Deputy Clerk
Given (Mailed to) Larry & Margaret Moore

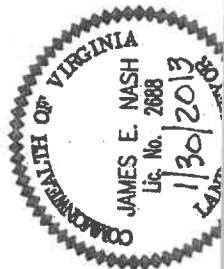
MOORE
D.B. 1420, PG. 463
CPIN: 2406-18-9732



BEARSKIN SUBSTATION ROAD IS SUBJECT TO A JOINT PERMANENT RIGHT OF WAY AGREEMENT RECORDED IN DEED BOOK 900, PG. 281 (MAY, 1991). THIS AGREEMENT WAS ENTERED INTO BY THREE PARTIES WHO OWNED LAND ALONG THE ROAD, ONE OF WHICH WAS PERCY T. AND METHIS RIGNEY. THE RIGNEYS OWNED TAX PARCEL 83-A-57D AT THE TIME OF THE AGREEMENT.

LARRY R. & MARGARET ANN MOORE
D.B. 1420, PG. 463
CPIN: 2406-18-9732

1. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A 1" NOT REFLECT ALL UNDERGROUND UTILITIES, EASEMENTS, OTHER ENCUMBRANCES TO THE PROPERTY.
2. THE PARCEL SHOWN WILL BE CONVEYED TO THE DAUGHTER, MARGARET ANN MOORE.
3. THE RESIDENCE SHOWN IS SINGLE STORY, VINYL SIDING, 1" FOUNDATION. TELEPHONE TO THE RESIDENCE IS UNDERGROUND. ELECTRIC IS OVERHEAD TO THE RESIDENCE.



SURVEY & HOUSE LOCATION OF
2.33 ACRES-101,393 SQ. FT.
CHATHAM DISTRICT

SCHEDULE "A"

**TAX PARCEL #2406-19-7076 – 600 BEARSKIN SUBSTATION ROAD,
CHATHAM, VIRGINIA 24531**

ALL THAT CERTAIN TRACT, containing 2.33 acres, as shown on a plat entitled "Survey & House location of 2.33 acres owned by Larry R. and Margaret Ann Moore" dated January 30, 2013, by James E. Nash, land surveyor, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County in Map Book 44 at Page 157G, and being, in fact, the same property conveyed to Jennifer Dawn Roach by deed dated February 21, 2013, from Larry R. Moore and Margaret A. Moore, recorded in the aforesaid Clerk's Office as Instrument #13-1332, to which map and deed reference is here made for a more particular description of the property herein conveyed.

TOGETHER WITH and SUBJECT TO joint and permanent right of way and easement for ingress and egress to and from the subject realty, along Bearskin Substation Road to Climax Road (SR 799) but subject to the rights of others in and to the said subject Bearskin Substation Road, the said others may have acquired similar rights of ingress and egress along the said right of way in Deed Book 900 at Page 291, to which deed reference is hereby made for a more particular description of the said easement and right of way.

This conveyance is made subject to all easements, rights of way and restrictive covenants now of record and affecting said property.

This is a refinance of an existing loan secured by a Deed of Trust recorded as Instrument #13-1333, among the land records of the Clerk of the Circuit Court of Pittsylvania County, Virginia. Reference for the purpose of computing cost of recording this deed of trust is here made to Section 58.1-803(D) of the Code of Virginia, 1950, as amended.

*Correct
Inst. #
13-2830

INSTRUMENT #140000453
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY ON
JANUARY 29, 2014 AT 11:08AM

H. F. HAYMORE, CLERK
RECORDED BY: KKJ

BK0900PG291

THIS JOINT PERMANENT EASEMENT AND RIGHT OF WAY AGREEMENT, made and entered into this 22nd day of May, 1991, by and between LARRY RICHARD MOORE and MARGARET ANN MOORE, his Wife, and J. H. BARKER, JR., Widower, (Grantors) parties of the first part; and KAREN DALTON and JEFFREY DALTON, his Wife, as Tenants by the Entirety with the Right of Survivorship as at Common Law (Grantees/Grantors) parties of the second part; and PERCY T. RIGNEY and METHIS RIGNEY, his Wife, as Tenants by the Entirety with the Right of Survivorship as at Common Law (Grantees) parties of the third part.

91-3540

WHEREAS, by Deed recorded in Deed Book 740, at page 649, the parties of the second part hereto acquired a certain lot or parcel of realty therein more particularly described, from Percy T. Rigney and Wife, which lot is located just northeast of a 2.15 acre parcel belonging to Larry Richard Moore and Wife, which 2.15 acre parcel is shown on map thereof recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia in Deed Book 614, at page 760; and

WHEREAS, the lot of the parties of the second part hereto fronts on the centerline of a certain 30-foot wide access road which is located in front of the 2.15 acre lot owned by Larry Richard Moore and Wife, and which 30-foot wide access road continues as shown on map recorded in the aforesaid Clerk's Office in Map Book 20, at page 87, to the eastern margin of State Highway 799, the centerline of which remainder of access road is the division line between Lot 1 shown on map recorded in Map Book 20, at page 87, belonging to Larry Richard Moore and Wife, and Lot 2 shown on map recorded in Map Book 20, at page 87, belonging to J. H. Barker, Jr.; and

BK0900PG292

WHEREAS, the parties of the first part hereto are the owners of realty over which said 30-foot wide access road is located or having heretofore reserved joint rights of usage of said roadway, as the case may be, doth consent to the joint use of so much of said roadway by the parties of the second part hereto as is located upon their lands, and in furtherance whereof, Now, Therefore, This Joint Permanent Right of Way and Easement Agreement,

W I T N E S S E T H:

THAT for and in consideration of the premises, the parties of the first part hereto doth hereby grant and convey unto the parties of the second part hereto, as Tenants by the Entirety with the Right of Survivorship as at Common Law, and unto their successors and/or assigns, a 30-foot wide joint permanent easement and right of way of ingress to and egress from the lot already owned by the parties of the second part hereto, which they heretofore acquired from Percy Rigney and Wife, by Deed dated May 1, 1984, recorded in Deed Book 740, at page 649, to State Road 799, the centerline of said 30-foot wide access road to be the centerline of the existing 30-foot wide access road situate in front of the 2.15 acre parcel owned by Larry Richard Moore and Wife, which they acquired by Deed recorded in the aforesaid Clerk's Office in Deed Book 614, at page 757, and which 30-foot wide access road shall then continue by means of the 30-foot wide access road, the centerline of the remainder of which being the division line between Lot 1 and Lot 2, as shown on map last revised March 25, 1976 by John D. Jacobs, C.L.S., recorded in the aforesaid Clerk's Office in Map Book 20, at page 87, which remainder travels over property acquired by Larry Richard Moore and Wife by Deed recorded in Deed Book 624, at

BK0900PG293

page 475, over lands acquired by J. H. Barker, Jr., which he acquired by Deed recorded in the aforesaid Clerk's Office in Deed Book 793, at page 78, and the parties of the second part hereto doth grant and convey Percy T. Rigney and Methis Rigney, his Wife, as Tenants by the Entirety with the Right of Survivorship as at Common Law, and unto their successors and/or assigns, a joint right to use the southernmost 15 feet of the lot which is the northernmost 15 feet of the joint 30-foot wide access road, but all of which rights hereto granted and conveyed shall be held JOINTLY, however, among the parties hereto and JOINTLY with such other person or persons who may have heretofore or who may hereinafter acquire similar or like rights.

WITNESS the following signatures and seals:

Larry Richard Moore (SEAL)
LARRY RICHARD MOORE

Margaret Ann Moore (SEAL)
MARGARET ANN MOORE

J. H. Barker, Jr. (SEAL)
J. H. BARKER, JR.

Karen Dalton (SEAL)
KAREN DALTON

Jeffrey Dalton (SEAL)
JEFFREY DALTON

STATE OF VIRGINIA

COUNTY OF PITTSYLVANIA, to-wit:

The foregoing instrument was acknowledged this 10th day of June, 1991, by LARRY RICHARD MOORE and MARGARET ANN MOORE, his Wife, in my jurisdiction aforesaid.

My Commission Expires: 12-13-91

David S. Bann
Notary Public

LAW OFFICES
YEATTS, OVERBEY & RAMSEY
CHATHAM, VIRGINIA

BK0900PG294

STATE OF VIRGINIA

COUNTY OF PITTSYLVANIA, to-wit:

The foregoing instrument was acknowledged this 20 day of June, 1991, by J. H. BARKER, JR., Widower, in my jurisdiction aforesaid.

My Commission Expires: 12-13-91

David S. Barker
Notary Public

STATE OF VIRGINIA

COUNTY OF PITTSYLVANIA, to-wit:

The foregoing instrument was acknowledged this 19th day of June, 1991, by KAREN DALTON and JEFFREY DALTON, his wife, in my jurisdiction aforesaid.

My Commission Expires: 2/28/91

Brenda D. English
Notary Public

VIRGINIA:
St. R. Tax 15
Co. R. Tax 05
Transfer 12.00
Clerk 1.00
Grantor Tax 1.00
YSLF 1.00
Total \$ 13.20

CLERK'S OFFICE OF THE CIRCUIT COURT OF PITTSYLVANIA COUNTY

The foregoing instrument with acknowledgement was admitted to record on July 2, 19 91, at 8:40 A.M. in D.B. 900 Page 291

Tested: H. F. HAYMORE, JR., CLERK

By: Dennis A. Henry Deputy Clerk