

MADISON

COUNTY, VA.

OFFID No. 070000948

Portion of Tax Map 57, Parcel 118D to be combined with Tax Map 57, Parcel 118B.

THIS DEED and BOUNDARY ADJUSTMENT, made and entered into this 20th day of April, 2007 by and between DONALD S. GERHART and PATRICIA J. GERHART, Husband and Wife, Parties of the First Part, Grantors, and WARREN G. LOHR, ELVIN W. LOHR, and MARVIN JAMES TUCKER, Trustees of Good Hope Baptist Church, in Fee Simple Absolute, Parties of the Second Part, Grantees, whose mailing address is General Delivery, Radiant, Virginia 22732,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the Grantees to the Grantors, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantors do hereby bargain, sell, grant, and convey with GENERAL WARRANTY and ENGLISH COVENANTS of TITLE, unto the Grantees, Trustees of Good Hope Baptist Church, in Fee Simple Absolute, the following described Real Estate, to-wit:

ALL that certain tract or parcel of land, with all Improvements thereon and appurtenances thereto, lying and being situate in the former Locust Dale Magisterial District of Madison County, Virginia, containing 0.486 acres, more or less, which is a portion of Tax Map 57, Parcel 118D, more particularly described on a Boundary Adjustment Survey by David A. Lewis, Land Surveyor, dated 20 February 2007, a Copy of which is attached hereto and recorded herewith, which tract or parcel of land shall be combined with Tax Map 57, Parcel 118B, for a Total of 1.489 acres, more or less, in the aggregate, and shall not be used as a Separate Parcel, and

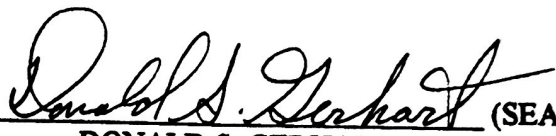
BEING a PART of the tract or parcel of land conveyed to Patricia Jean Gerhart and Donald S. Gerhart by Deed of Partition dated 25 October 1989, and of record in the Clerk's Office of the Circuit Court of Madison County, Virginia, in Deed Book 200, at Page 725.

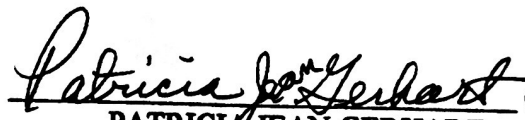
Return:
BRAXTON PURYEAR, ESQUIRE
ATTORNEY AT LAW
121 SOUTH MAIN STREET
POST OFFICE BOX 291
MADISON, VIRGINIA 22727
(540) 948-4444

The Grantors hereby Reserve to themselves and to their Heirs the Privilege to Graze Cattle, Horses, and other Livestock in the Open Field herein conveyed. Said Privilege shall become Void if either party hereto should Sell any Portion of the Parent Tract which is currently identified as Madison County Tax Map 57, Parcel 118D.

The property hereby conveyed is subject to any and all easements, restrictions, reservations and conditions contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above described property and which have not expired by a time limitation contained or which have not otherwise become ineffective.

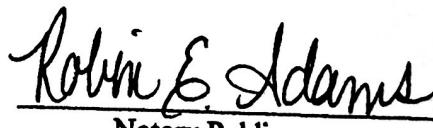
WITNESS the following Signatures and Seals:

 (SEAL)
DONALD S. GERHART

 (SEAL)
PATRICIA JEAN GERHART

COMMONWEALTH OF VIRGINIA,
COUNTY OF MADISON, to-wit:

The foregoing Deed and Boundary Adjustment was duly acknowledged before me by Donald S. Gerhart and Patricia Jean Gerhart, Husband and Wife, this 20th day of April, 2007.


Notary Public

My Commission expires: 8/31/09

No Title Examination was conducted and no Title Report was furnished with the preparation of this Deed and Boundary Adjustment.

INSTRUMENT #070000948
RECORDED IN THE CLERK'S OFFICE OF
MADISON ON

APRIL 27, 2007 AT 03:46PM

\$10.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$5.00 LOCAL: \$5.00

CAROLINE WATTS, CLERK

Reed, DC
RECORDED BY: LDL

NOTES:

1. No Title Report Furnished
2. Easements Not Shown May Exist
3. This Plat Is Based On A Field Survey Dated 19 January 2007
4. The Proposed Drainfield Easement Shown Is 5' from the Proposed Drainfield Shown

BOOK 32 PAGE 55

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	1516.01'	02°07'21"	56.16'

MADISON
COUNTY, VA.
CADD NO. 070000948

Whitt
IN 010001010
TM 57-118A

Denotes Rod Set Unless Stated
X
Denotes Fenceline

INSTRUMENT #070000948
RECORDED IN THE CLERK'S OFFICE OF
MADISON ON
APRIL 27, 2007 AT 03:46PM
\$10.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$5.00 LOCAL: \$5.00

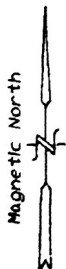
CAROLINE WATTS, CLERK
RECORDED BY: *[Signature]*

Gerhart
WB 36-61
TM 57-118D

1.003 ACRES
DB 80-51
PB 5-144
TM 57-118B

Proposed
Drainfield
Easement
0.139 ACRES

Gerhart
WB 36-61
TM 57-118D



+/- 0.6 MI.
to Rte. 621



Boundary and Drainfield Easement Survey of
TRUSTEES OF GOOD HOPE BAPTIST CHURCH Property
Deed Book 80-51, Tax Map 57-118B
PATRICIA J. GERHART and DONALD S. GERHART Property
Will Book 36-61, Tax Map 57-118D
Madison County, Va.
Scale: 1" = 50' 25 January 2007

Lewis Surveying Inc.
David A. Lewis, L. S.
Gen. Del.
Graves Mill, VA 22721
(540) 948-7136

BOOK 32 PAGE 55

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT
MADISON CIRCUIT COURT
DEED RECEIPT

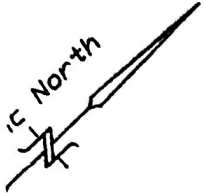
DATE: 04/27/07 TIME: 15:46:33 ACCOUNT: 113CLSC070000948 RECEIPT: 07000001714
CASHIER: LDL REG: M207 TYPE: DES PAYMENT: FULL PAYMENT
INSTRUMENT : 070000948 BOOK: PAGE: RECORDED: 04/27/07 AT 15:46
GRANTOR: GERHART, DONALD S EX: N LOC: 12
GRANTEE: LOHR, WARREN S; TR EX: Y PET: 100%

AND ADDRESS : GENERAL DELIVERY, RAIDANT, VA 22732
RECEIVED OF : PURYEAR, S BRAXTON DATE OF DEED: 04/20/07
CHECK: \$53.00 1067
DESCRIPTION 1: 0.486 ACRES, LOCUST DALE DISTRICT PAGES: 0
2: *Plot Book 32 P 455* NAMES: 0
CONSIDERATION: 10,000.00 A/VAL: .00 MAP: FIN:

301 DEEDS	28.00	145 VSLF	3.00
038 DEEDS OF CONV.	5.00	212 TRANSFER FEE	1.00
220 GRANTOR TAX	5.00	106 TECHNOLOGY TRST FND	10.00
035 VOF FEE	1.00		

TENDERED : 53.00
AMOUNT PAID: 53.00
CHANGE AMT : .00

CLERK OF COURT: CAROLINE WATTS



US Route 230
80' R/W

N 43°54'06" W 152.38'

Mon. End.
1.11' NE

N 37°22'16" E 212.91'

S 43°52'44" E 208.70'

1.003 ACRES
DB 80-51
PB 5-144
TH 57-118B

S 37°22'16" W 211.77'

54.10'

+/- 0.6 Mi.
to Rte. 621

92.44'

65.23'

S 56°38'09" E 88.35'

Proprietary
Drainage
Easement
0.139 AC

N 52°04'32" W 87.63'

290'

292'

294'

72.25'

292'

Gerhart
WB 36-61
TH 57-118D

ment Survey of
OTIST CHURCH Property
n S. GERHART Property

Block 32 Lot 55

Lewis Surve
David A. Le
Graves M
(54)

