

BOOK 175 PAGE 078

THIS DEED, made and entered into this 26th, day of February, 1999, by and between **RONALD D. BLANKENSHIP, unmarried; CLOYD L. BLANKENSHIP and BETTY L. BLANKENSHIP, his wife**, hereinafter called Grantors, and **STEPHEN E. HERMANSEN and JAN B. HERMANSEN, his wife**, hereinafter called Grantees,

- WITNESSETH -

That for and in consideration of the sum of Ten and No/100 Dollars, (\$10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantors do hereby GRANT, BARGAIN, SELL, and CONVEY, unto **STEPHEN E. HERMANSEN and JAN B. HERMANSEN, his wife**, Grantees, as TENANTS BY THE ENTIRETIES WITH RIGHT OF SURVIVORSHIP AS AT COMMON LAW, all that certain tract or parcel of real estate, with all the privileges and appurtenances thereto belonging, situated in the Rocky Gap Magisterial District, Bland County, Virginia, more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin set at the mouth of a hollow on the south bank of Wolf Creek; thence leaving said creek bank S 86° 22' 05" E 543.85 feet to an iron pin found 30 feet south of a steep cliff; thence S 34° 25' 22" E 1125.00 feet to an iron pin found, said line being the boundary adjoining Vernon D. McCoy; thence continuing along McCoy boundary N 77° 06' 38" E 560.30 feet to a 42 inch sugar tree; thence continuing along McCoy boundary N 80° 24' 37" E 964.56 feet to an iron pin found in hollow, said point being the corner of



McCoy, Blankenship and Arvin Blankenship; thence continuing with Arvin Blankenship line S 09° 45' 49" E 218.92 feet to a rock in hollow; thence continuing with said Arvin Blankenship line S 23° 38' 54" W 65.37 feet to an iron pin set in the fence line at corner of Arvin Blankenship and subject property; thence continuing along said fence line N 81° 19' 58" E 382.15 feet to a post; thence continuing along said fence line N 79° 47' 33" E 190.73 feet to a post; thence continuing along said fence line N 84° 27' 04" E 376.17 feet to a post; thence continuing along said fence line N 87° 43' 26" E 566.99 feet to an iron pin set in the fence line at the boundary of Blankenship and Gerald L. Sharader; thence continuing with said fence line N 88° 40' 46" E 989.79 feet to an iron pin set at the fence intersection of Blankenship, Gerald L. Sharader and Verlin Sharader; thence continuing with Verlin Sharader fence line S 11° 24' 22" W 479.76 feet to a 24 inch poplar; thence continuing with said Sharader fence line S 11° 24' 19" E 313.59 feet to a post; thence continuing with said Sharader fence line S 11° 16' 58" E 225.81 feet to a post; thence continuing with Sharader line S 10° 30' 52" E 2983.65 feet to a point on the top of Wolf Creek Mountain; thence continuing along top of Wolf Creek Mountain S 79° 07' 13" W 2710.23 feet to a point; thence continuing along top of said mountain S 79° 45' 45" W 905.32 feet to a point; thence continuing along top of said mountain S 81° 43' 10" W 660.90 feet to a point; thence continuing along top of said mountain N 73° 08' 17" W 129.61 feet to a point; thence continuing along top of said mountain S 79° 18' 59" W 759.80 feet to a point; thence continuing along top of said mountain S 74° 56' 44" W 168.36 feet to a point in the boundary of Donald Pruett; thence continuing with Pruett's line N 01° 06' 04" E 3203.32 feet to a 42 inch black oak; thence continuing with Pruett/Blankenship fence line S 50° 27' 35" W 193.14 feet to an iron pin set in said fence line; thence continuing with Pruett's line S 81° 45' 00" E 800.09 feet to an iron pin set; thence continuing with Pruett's line the following courses and distances: N 20° 00' 00" E 177.30 feet; N 10° 55' 00" W 148.80 feet; N 11° 25' 00" E 167.40 feet; N 20° 30' 00" W 140.00 feet; N 11° 25' 00" E 157.20 feet; N 19° 25' 00" E 136.30 feet; N 07° 05' 00" E 147.10 feet; N 17° 37' 52" W 96.48 feet; N 16° 40' 58" W 82.74 feet; N 04° 10' 44" E 51.34 feet; N 29° 06' 47" W 43.00 feet; N 18° 27' 17" E 46.70 feet; N 08° 52' 47" E 343.08 feet; thence N 05° 40' 39" E 285.04 feet; thence N 17° 58' 51" W 135.54 feet; thence N 04° 11' 31" W 72.71 feet; thence N 33° 06' 05" W 15.36 feet to the point of BEGINNING, and containing 522.75 acres, more or less, this being a sale by the boundary and not by the acre, as shown on a map or plat prepared by Douglas T. Casey, CLS dated February 10, 1999 and of record in the Bland County Clerk's Office in Plat Book 2, Page 438..

TOGETHER with "a water right, more particularly set forth in the aforesaid deed recorded in Deed book No. 15, at page 599." Said water right conveyed to Ronald d. Blankenship et al in Deed dated June 6, 1989, of record in Deed Book 098 Page 679.

BEING the same real estate conveyed from Betty L. Blankenship, attorney-in-fact for Linnie B. Lambert, widow, Betty L. Blankenship and Cloyd L. Blankenship, her husband, and Virgie L. Bailey and Elmer V. Bailey, her husband to Ronald D. Blankenship, single, Cloyd L. Blankenship and Betty L. Blankenship as joint tenants with right of survivorship in deed dated the 6<sup>th</sup> day of June, 1989, of record in the Bland County Clerk's



Office in Deed Book 98, Page 679;

FURTHER BEING the same real estate conveyed from Billy D. Rayle and Jean Rayle, husband and wife, to Ronald D. Blankenship, single, Cloyd L. Blankenship and Betty L. Blankenship as joint tenants with right of survivorship in deed dated the 29<sup>th</sup> day of June, 1990 of record in the Bland County Clerk's Office in Deed Book 101 Page 874;

FURTHER BEING the same real estate conveyed from J.M. Lambert and Linnie A. Lambert, husband and wife, to Betty L. Blankenship and Cloyd Blankenship, her husband, as tenants by the entirety with rights of survivorship in deed dated the 12<sup>th</sup> day of April, 1968 of record in the Bland County Clerk's Office in Deed Book 51 Page 132.

This conveyance is made subject to such conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply to the property conveyed.

Reference is made to the foregoing deeds and plats for a more complete description of the premises hereby conveyed.

All taxes for the year 1999 will be prorated between the parties hereto as of date of delivery of this deed.

Possession of this property is delivered upon delivery of this deed.

Grantors covenant that they will warrant generally the title to the property conveyed; that they have the right to convey the same in fee simple; that they have done no act to encumber the same; that they will execute such further assurances of title as may be requisite, and that the grantees shall have the quiet possession thereof.

WITNESS, the following signatures and seals:

Ronald D. Blankenship (SEAL)  
RONALD D. BLANKENSHIP

Cloyd L. Blankenship (SEAL)  
CLOYD L. BLANKENSHIP

Betty L. Blankenship (SEAL)  
BETTY L. BLANKENSHIP

STATE OF VIRGINIA

COUNTY OF WYTHE, to-wit:

I, Sandra W. Anders, a Notary Public in and for the County and

State aforesaid, do hereby certify that **RONALD D. BLANKENSHIP, UNMARRIED;**  
**CLOYD L. BLANKENSHIP and BETTY L. BLANKENSHIP, his wife,** whose names are  
signed to the foregoing deed bearing date of February 29, 1999, have personally appeared  
before me and acknowledged the same.

Given under my hand this 15<sup>th</sup> day of March, 1999.

My commission expires: 12-31-2000

Sandra W. Anders  
NOTARY PUBLIC

THIS DEED WAS PREPARED BY EDWIN G. SHAFFER  
ATTORNEY AT LAW  
WYTHEVILLE, VIRGINIA

VIRGINIA: In the Clerk's Office of the Circuit Court of Bland County, March 15  
1999 This deed was this day received in said office, and upon the certificate — of acknowledgment —  
thereto annexed, admitted to record, at 11:19 o'clock A M., after payment of \$ 300.00, tax  
imposed by Sec. 58.1-802.

Teste: Rebecca E. Johnson, Jr., Clerk



000000491

Tax Map Identification No.: 15 A 47

THIS DEED, made and entered in to this 9<sup>th</sup> day of June, 2005, by and between STEPHEN E. HERMANSEN and JAN B. HERMANSEN, husband and wife, Grantors, and S & J LAND COMPANY, INC., a South Carolina Corporation, Grantee, whose address is P.O. Box 146, Rocky Gap, Virginia 24366;

**WITNESSETH:**

That for and in consideration of the sum One Hundred Fifty Thousand and No/00 Dollars (\$150,000.00), cash in hand paid by the Grantee unto the Grantors, the receipt and sufficiency of all of which is hereby acknowledged, the said STEPHEN E. HERMANSEN and JAN B. HERMANSEN, husband and wife, Grantors, each in their own right and as consort of the other, do hereby bargain, sell, grant and convey with covenants of *General Warranty of Title and Freedom from Encumbrances* unto the said S & J LAND COMPANY, INC., Grantee, all that certain tract or parcel of real estate, with all the privileges and appurtenances thereto belonging, situate in the Rocky Gap Magisterial District, Bland County, Virginia, and being more particularly bounded and described as follows; to-wit:

"BEING Parcel Number 52, containing 67.41 acres, more or less, according to a map or plat of the Vernon McCoy and Betty McCoy property of record in Bland County Clerk's Office in Plat Book 2, Page 440, dated November 20, 1998 by William H. Looney, Jr., surveyor."


*This instrument  
prepared by  
Gillespie, Hart,  
Altizer &  
Whitesell, P.C.*

The real estate conveyed herein is a the same real estate which Gary Dale Shrewsbury conveyed to Stephen E. Hermansen and Jan B. Hermansen by Deed dated January 31, 2003, found of record in said Clerk's Office as Instrument Number 030000098.

This conveyance is made subject to any easements, restrictions, and reservations contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title, which have not expired by a time limitation contained therein or have otherwise become ineffective, and to matters visible upon inspection.

WITNESS, the following signature and seal.

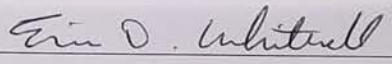
 (SEAL)  
STEPHEN E. HERMANSEN

 (SEAL)  
JAN B. HERMANSEN

STATE OF VIRGINIA,  
COUNTY OF TAZEWELL, to-wit:

The foregoing deed was acknowledged before me on this 9<sup>th</sup> day of June, 2005, by **STEPHEN E. HERMANSEN** herein referred to as the Grantor.

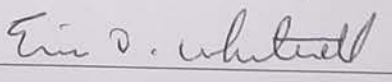
My Commission expires 4-30-2009

 (SEAL)  
Notary Public

STATE OF VIRGINIA,  
COUNTY OF TAZEWELL, to-wit:

The foregoing deed was acknowledged before me on this \_\_\_\_ day of June, 2005, by **JAN B. HERMANSEN** herein referred to as the Grantor.

My Commission expires 4-30-2009

 (SEAL)  
Notary Public

This instrument  
prepared by  
Gillespie, Hart,  
Altizer &  
Whitesell, P.C.

**THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF A  
TITLE EXAMINATION.**

INSTRUMENT #050000491  
RECORDED IN THE CLERK'S OFFICE OF  
BLAND ON  
JUNE 9, 2005 AT 11:13AM  
\$150.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$75.00 LOCAL: \$75.00  
REBECCA I. JOHNSON, CLERK

RECORDED BY: RIJ

