

0601447
Property Address: 0 Hogan Hollow Road, Troutville, VA 24175
Mailing Address: 724 Hugh Avenue NW, Roanoke, VA 24019
Tax Map: 85-91 & 85-91B

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

DEED OF BARGAIN AND SALE

THIS DEED, made this 13 day of March, 2006, by and between, PAUL H. GRAHAM, Grantor, and MARY W. BLOUNT and DEAN T. BLOUNT, husband and wife, Grantees.

WITNESSETH:

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 which is hereby acknowledged, the said Grantor does hereby grant and convey with **GENERAL WARRANTY** and **MODERN ENGLISH COVENANTS OF TITLE**, unto MARY W. BLOUNT and DEAN T. BLOUNT, husband and wife, as Tenants by the Entirety with the right of survivorship as at common law, the following described property, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

This conveyance is made expressly subject to the conditions, easements, restrictions and reservations of record, if any, affecting the aforesaid property and constituting constructive notice; but there is no intention by this reference to reimpose or to extend any of the same.

Prepared By:
Tomlin Temple P.C.
Roanoke, Virginia

WITNESS the following signatures and seals:

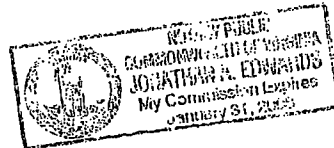
Paul H. Graham (SEAL)
PAUL H. GRAHAM

COMMONWEALTH OF VIRGINIA, at large
CITY/COUNTY OF Roanoke, to-wit:

The foregoing instrument was acknowledged before me this 13 day of March, 2006, by PAUL H. GRAHAM.

John A. Edwards
Notary Public

My commission expires: 1/31/08



SCHEDULE A

TAX MAP # 85-91

All of that certain tract or parcel of land containing 1.250 acres, more or less, as more fully shown as New tract 2 on that certain "Plat of The Property of John P. Dame, III, Louis D. Dame, husband and wife, and Jeffrey D. Dame, a Family Division" dated January 20, 2000, prepared by McMurry Surveyors, Inc. a copy of which is recorded in the Clerk's Office of the Circuit Court of Botetourt County, Virginia, in Deed Book 580, Page 72.

TOGETHER WITH a perpetual right-of-way easement over the present road from the property herein conveyed to State Route 779 and 737, as more fully described in the Clerk's Office of the Circuit Court of Botetourt County, Virginia in Deed Book 387, Page 635.

TAX MAP # 85-91B

All of that certain tract or parcel of land containing 8.71 acres, more or less, as more fully shown from a certain survey, a copy of which is recorded in the Clerk's Office of the Circuit Court of Botetourt County, Virginia, in Deed Book 387, Page 635 and which said parcel is known as Tax Map Number 85-91.

IT BEING the property conveyed to Paul H. Graham by deed from Jeffrey D. Dame, John P. Dame, III and Louis D. Dame, husband and wife, dated April 11, 2003, recorded April 14, 2003 as Instrument Number 0303122, at Page 184.

INSTRUMENT #060001447
RECORDED IN THE CLERK'S OFFICE OF
BOTETOURT ON
MARCH 13, 2006 AT 12:54PM
\$27.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$13.75 LOCAL: \$13.75
TOMMY L. MOORE, CLERK

RECORDED BY: SRC
Sharon Clark PC