

030019109

THIS DEED, dated this 3rd day of September, 2003, by and between AL HENRY SEAHINIAN, party of the first part, (Grantor); and ROBERT A. EDWARDS and WALTER A. EDWARDS, parties of the second part, (Grantees):

W I T N E S S E T H:

That for and in consideration of the sum of Five Dollars (\$5.00), cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey, with General Warranty and English Covenants of Title, unto the parties of the second part, as tenants in common, the following described real estate, to-wit:

SEE ATTACHMENT A

Tax Map Parcel No. 10-A-7

Prepared by the law office
of Hugh J. M. Jones, III
File No. 503616 - BSW
C:\DEEDS\Misc Deeds 102

WITNESS the following signature and seal:

Al Henry Shabinian (SEAL)
Al Henry Shabinian

STATE OF Virginia
CITY/COUNTY OF Campbell TO-WIT:

The foregoing deed was acknowledged before me in my said State and City/County on this 5th day of September, 2003, by AL HENRY SHABINIAN.

My commission expires 9/30/2006

Karen C. McNutt
Notary Public

ATTACHMENT A

That certain tract or parcel of land, together with any buildings and improvements thereon, and the privileges and appurtenances thereunto belonging, including all timber and mineral rights, situate, lying and being in Peaks Magisterial District, Bedford County, Virginia, adjacent to U.S. Highway No. 501, about four (4) miles west of Big Island, containing 74 acres, more or less, but this conveyance is in the gross by the boundary and not by the acre, it being assessed in the Bedford County Land Book for tax purposes at 70.08 acres, now or formerly adjoining the property of Walter Goff, U.S. Government, U.S. Highway No. 501 and others.

It being the same property conveyed unto Al Henry Shabinian by George R. Harris and Ann S. Harris, husband and wife, by deed dated March 3, 1980, of record in the Bedford County Circuit Court Clerk's Office in Deed Book _____, at page _____.

The party of the first part warrants that there are no outstanding timber or mineral rights on the property hereby conveyed.

This conveyance is made subject to all restrictions, conditions, rights-of-way and easements contained in the instruments constituting the chain of title to the property conveyed herein, and now applicable thereto, or apparent from an inspection of the premises.

INSTRUMENT #030019109
RECORDED IN THE CLERK'S OFFICE OF
BEDFORD COUNTY ON
SEPTEMBER 9, 2003 AT 02:19PM
\$70.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$35.00 LOCAL: \$35.00
CAROL W. BLAIR, CLERK
BY: *[Signature]* (DC)

Ret. N. Jones

240 ac