

Prepared by and Return to:

Rutherford Law Group, PC
571 Front Street
P.O. Box 5
Lovington, VA 22949

DEED OF GIFT

TM#36-6-3A

THIS DEED OF GIFT, made this 3 day of December, 2011, by and between **ESTER P. WOOD** "Grantor", and **JAMES ARCHIBALD ATKINS, JR.** and **MARY ANN ATKINS**, "Grantees", whose address is 510 E. Washington Street, Dillon, South Carolina 29536.

-WITNESSETH -

THAT FOR AND IN CONSIDERATION of love and affection that the parties hereto have for each other, the receipt of which is hereby acknowledged, the Grantor does hereby give, grant and convey with General Warranty and English Covenants of Title, as at Common Law, unto the Grantees, as joint tenants with the right of survivorship as at common law, the following described property:

SEE ATTACHED SCHEDULE A

This conveyance is made subject to any and all existing conditions, restrictions, easements and/or rights of way which are a matter of public record, and subject to any and all existing easements and/or rights of way which are apparent on the ground from an inspection of the parcel of land described on Schedule A or the plat referenced therein.

This deed of gift is exempt from recordation taxes under the Code of Virginia §58.1-811(D).

[SIGNATURE PAGE FOLLOWS]

Witness the following signature and seal:

Esther P. Wood

(SEAL)

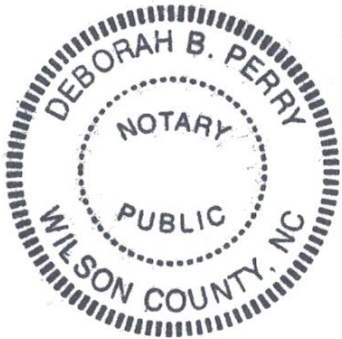
ESTER P. WOOD

STATE OF North Carolina
CITY/COUNTY OF Wilson to-wit:

This deed was acknowledged before me by **ESTER P. WOOD** on this 3 day
of December, 2011.

Deborah B. Perry
Notary Public

My Commission Expires: Aug. 2, 2016
My Notary Registration No.: 20011940239



SCHEDULE A

ALL that certain tract or parcel of land containing 6.090 acres, with improvements thereon and appurtenances thereunto belonging, lying and being in the Schuyler Magisterial District of Nelson County, Virginia, shown as on a plat as Tract 3-A by W. Morris Foster, Land Surveyor, dated December 20, 1990, recorded in the Clerk's Office of the Circuit Court of Nelson County in Deed Book 299, at page 233.

SUBJECT to as appurtenant to Tract 3-B containing 10.620 acres, as shown on said plat, a non-exclusive easement for ingress and egress to and from State Route 670 over the 50' Joint Access Easement shown on the plat.

BEING the same real property conveyed to Ester P. Wood by deed dated September 15, 1992 from Cheryl Belinda Machen and Barton A. Walz having been recorded in the Clerk's Office of the Circuit of Nelson County, Virginia in Deed Book 327, at page 497.

INSTRUMENT #110003335
RECORDED IN THE CLERK'S OFFICE OF
NELSON ON
DECEMBER 9, 2011 AT 11:21AM

JUDY S. SMYTHERS, CLERK
RECORDED BY: CGW

cgw