

VA Deed

0601106

DATE: 01/31/2006 TIME: 10:05:10

THIS DEED, made and entered into this December 1, 2005, by and between

GENE E. SURGENER and RONALD SURGENER, by Gene E. Surgener, his attorney-in-fact, hereinafter designated and referred to as the grantors; and, KEITH LAMB, 5227 Lakeshore Drive, Bean Station, Tennessee 37708, hereinafter designated and referred to as the grantee;

WITNESSETH:

That for and in consideration of the sum of TWO HUNDRED TWELVE THOUSAND TWO HUNDRED FIFTY-TWO DOLLARS (\$212,252.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the said grantors do hereby GRANT, BARGAIN, SELL, and CONVEY unto the grantee with General Warranty and English Covenants of Title all that certain tract or parcel of land lying and being in the JONESVILLE MAGISTERIAL DISTRICT of Lee County, Virginia, bounded and further described as follows:

BEGINNING on two chestnut oaks conditional line on the top of a cliff; thence with the top of said cliff as it meanders westwardly to a conditional corner marked; thence southly to a stake on the stateline; thence east with said line to a line thereof said Pridemore line, Maxey corner a bunch of dogwood; thence with a line thereof; thence with the state line to a maple; thence leaving said line eastwardly to ash and black oak a corner to the Marin Orsburn land; thence North to Sarah Belcher land with said line to Sarah Nickels land; thence with said lines to the BEGINNING, containing 200 acres, more or less. This is to include all

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0601107

of the land Josiah Nichols owns in the State of Virginia.

This conveyance is made subject, however, to all easements, conditions, restrictions and reservations of record which affect this property.

BEING the property Willard E. Surgener acquired by deed dated March 23, 1984, from Geneva Surgener Hudson, et als, of record in the Lee County Circuit Court Clerk's Office in Deed Book 456 at Page 050 and further by deed dated May 6, 1997, from Sibyl Surgener, of record in the aforesaid Clerk's Office in Deed Book 495, at Page 669. Gene E. Surgener acquired the interest the interest of Willard E. Surgener by intestate succession at his death on the 26th day of October, 2003, an affidavit of heirs of record in the said Clerk's Office as Instrument Number CWF040000147. Ronald Surgener acquired the interest of Lester C. Surgener by intestate succession at his death on the 25th day of June, 1997, an affidavit of heirs of record in the said Clerk's Office as Instrument Number _____.

TO HAVE AND TO HOLD the said tract or parcel of land unto the grantee, his heirs or assigns forever, in fee simple, together with all the appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, pursuant to the authority of a power of attorney dated 12-17-05, recorded in the Office of the Clerk of the Circuit Court of the

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P.O. Box 783
Jonesville, VA 24163
(276) 346-3050

0601108

County of Lee, as Instrument Number, which power of attorney is valid and unrevoked, Gene E. Surgener has executed this deed affixing his name and seal in the name of Ronald Surgener, as his attorney-in-fact.

WITNESS the following signature and seal:

Gene E. Surgener (SEAL)
GENE E. SURGENER
Ronnie Surgener (SEAL)
RONNIE SURGENER
By Gene Surgener
as a Homey-in-fact

STATE OF CALIFORNIA

COUNTY OF Los Angeles, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Gene E. Surgener, whose name is signed to the foregoing Deed, bearing date of December 1, 2005, has acknowledged the same before me in my County and State aforesaid.

Given under my hand this 17th day of December, 2005.

My commission expires: Mar. 2, 2009.

George F. Cridlin
Attorney at Law
P.O. Box 703
Jonestown, VA 24263
(776) 346-3050

M. B. Patel
Notary Public



STATE OF CALIFORNIA

0601119

COUNTY OF Los Angeles, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Gene E. Surgener, whose name is signed to the foregoing Deed, as attorney-in-fact on behalf of Ronald Surgener, bearing date of December 1, 2005, has acknowledged the same before me in my County and State aforesaid.

Given under my hand this 17th day of December, 2005.

My commission expires: MAR 2, 2009.

M. B. Patel
Notary Public



George F. Criddle
Attorney at Law
P.O. Box 783
Jonesville, VA 24263
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INSTRUMENT 0601106
RECORDED IN THE CLERK'S OFFICE OF
LEE ON
JANUARY 31, 2006 AT 12:46PM
\$212.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$106.25 LOCAL: \$106.25
BEVERLY R. ANDERSON, CLERK

RECORDED BY: BJW

Brenda J. White DC