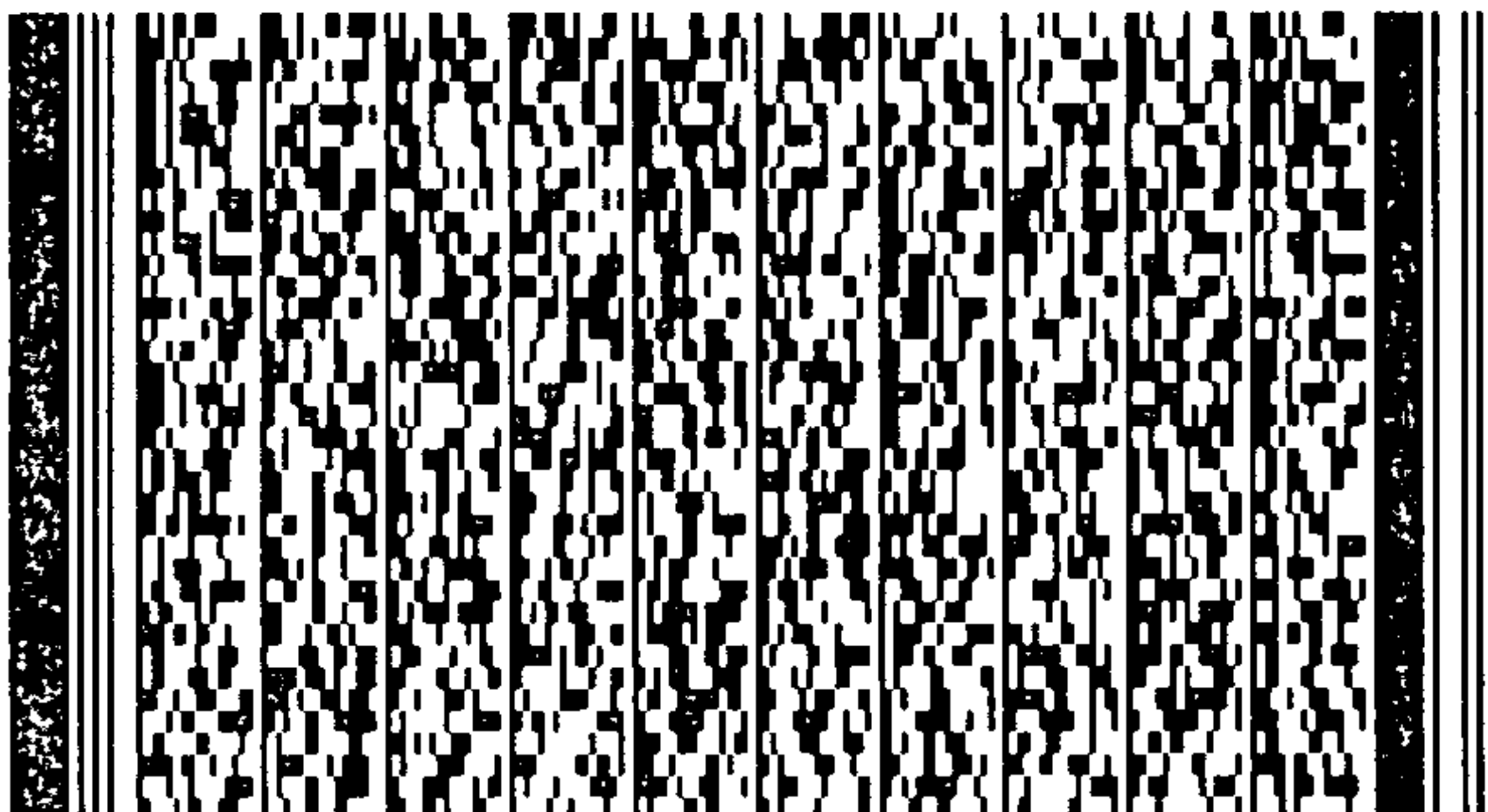


**VIRGINIA LAND RECORD COVER SHEET
FORM A – COVER SHEET CONTENT**

Instrument Date: 3/24/2018
Instrument Type: DBS
Number of Parcels: 1 Number of Pages: 3
☐ City ☒ County

MONTGOMERYTAX EXEMPT? VIRGINIA/FEDERAL LAW☐ Grantor: _____☐ Grantee: _____Consideration: \$25,000.00Existing Debt: \$0.00Actual Value/Assumed: \$81,000.00**PRIOR INSTRUMENT UNDER § 58.1-803(D):**Original Principal: \$0.00Fair Market Value Increase: \$0.00

Original Book Number: _____ Original Page Number: _____ Original Instrument Number: _____

Prior Recording At: ☐ City ☐ CountyMONTGOMERYPercentage In This Jurisdiction: 100%**BUSINESS / NAME**1 ☐ Grantor: EDWARDS, RALPH T2 ☐ Grantor: EDWARDS, GELENE M1 ☐ Grantee: BOWER, DAVID A☐ Grantee: _____**GRANTEE ADDRESS**Name: DAVID A BOWERAddress: 4874 OLD PIKE RDCity: PILOT State: VA Zip Code: 24138Book Number: 332 Page Number: 864 Instrument Number: _____Parcel Identification Number (PIN): 005907 Tax Map Number: 131-A 27Short Property Description: 13.920 ACRESCurrent Property Address: TBD PENNY ROYAL RDCity: PILOT State: VA Zip Code: 24138Instrument Prepared By: PATRICK K MOORE Recording Paid By: BROOKS TITLERecording Returned To: BROOKS TITLEAddress: 210 PROFESSIONAL PARKCity: BLACKSBURG State: VA Zip Code: 24060

RECORDED IN
MONTGOMERY COUNTY, VA
ERICA W. CONNER
CLERK OF CIRCUIT COURT
FILED Mar 28, 2018
AT 10:09 am
INSTR # 2018002048

KNL

(Area Above Reserved For Deed Stamp Only)

DOCUMENT PREPARED BY:

Patrick K. Moore, P.C., 520 West Main Street, Radford, VA 24141
VSB #36181

PLEASE RETURN TO:

Brooks Title & Escrow, 210 Professional Park Dr., Suite 13, Blacksburg, VA 24060

TITLE INSURANCE: Fidelity National Title Insurance

CONSIDERATION: \$25,000.00

TAX ASSESSMENT: \$81,000.00

TAX MAP #: 131-A 27; **PARCEL ID:** 005907

GRANTEE ADDRESS: 4874 Old Pike Rd. P.O. Box 24134

THIS DEED, made and entered into this 24 day of March, 2018, by and between **RALPH T. EDWARDS** and **GELENE M. EDWARDS**, parties of the first part (GRANTORS), and **DAVID A. BOWER**, party of the second part (GRANTEE).

WITNESSETH:

THAT FOR and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged by the parties of the first part, the said parties of the first part do hereby bargain, sell, grant, and convey, with General Warranty and Modern English Covenants of Title, unto the said **DAVID A. BOWER**, all that certain lot or parcel of land, with all improvements thereon and appurtenances thereunto belonging, situate, lying and being in the Riner Magisterial District of Montgomery County, Virginia, being more particularly described as follows:

BEING that parcel containing 13.920 acres, as shown and described on a map entitled "Boundary Survey for Ralph T. Edwards and Gelene M. Edwards Being Tax Map Number 131-A-27 and Parcel ID #005907 and Being the Property Acquired in Deed Book 332, Page 864 Riner Magisterial District Montgomery County, Virginia," prepared by Harry Patton, Jr., Land Surveyor, dated February 21, 2018, a copy of which is attached to this Deed and made a part hereof.

AND BEING the same real estate conveyed to Ralph T. Edwards and Gelene M. Edwards from G. A. Price and Grace E. Price by Deed dated March 12, 1973, of record in the aforesaid Clerk's Office in Deed Book 332, Page 864.

THIS CONVEYANCE is made subject to all easements, restrictions, covenants and conditions of record, as they may lawfully affect the hereinabove described property.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY OR TITLE EXAMINATION PREPARED BY THIS OFFICE.

WITNESS the following signatures and seals.

Ralph T. Edwards (Seal)
Ralph T. Edwards

Gelene M. Edwards (Seal)
Gelene M. Edwards

STATE OF TN

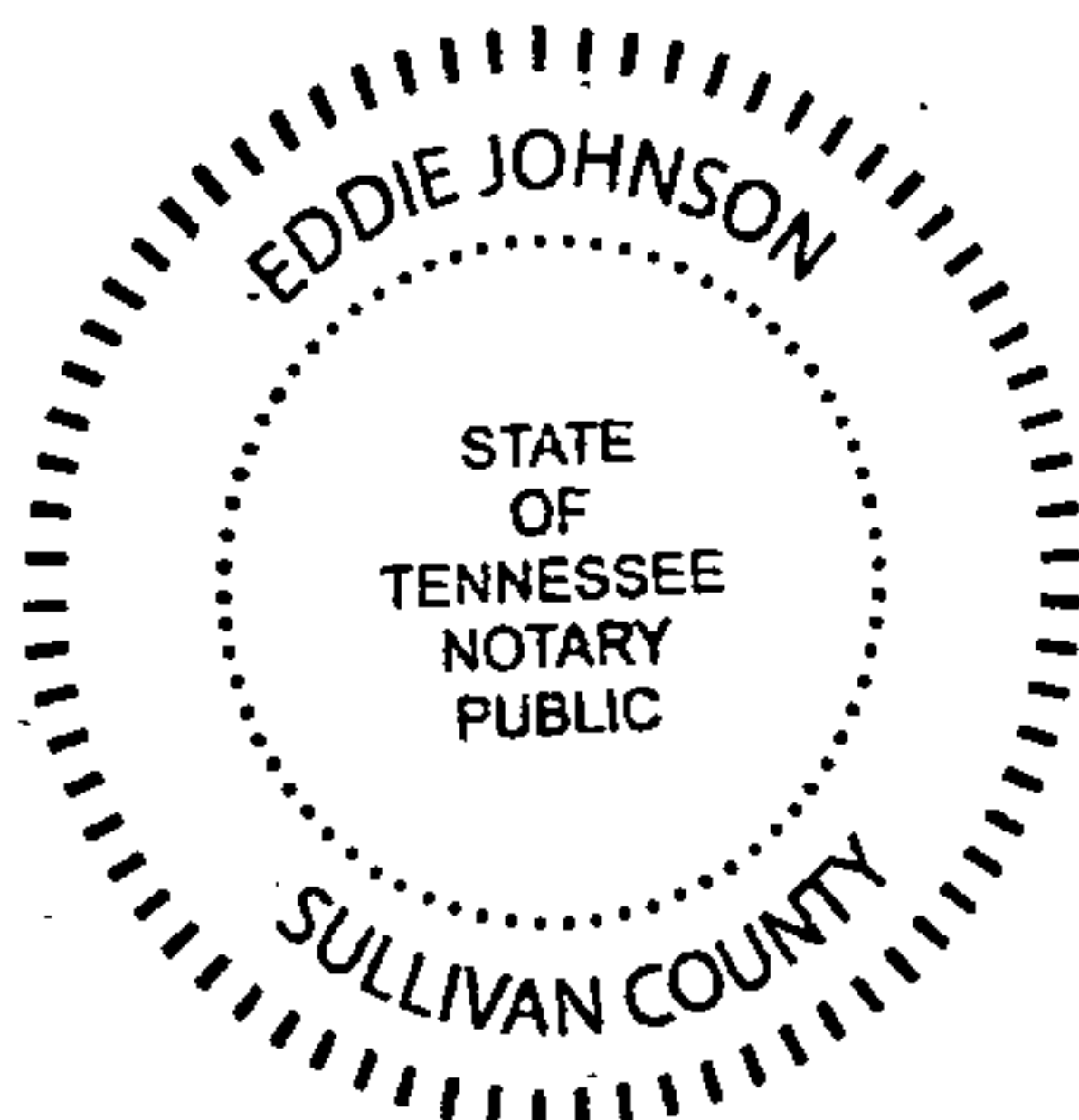
CITY / COUNTY OF Sullivan TO-WIT:

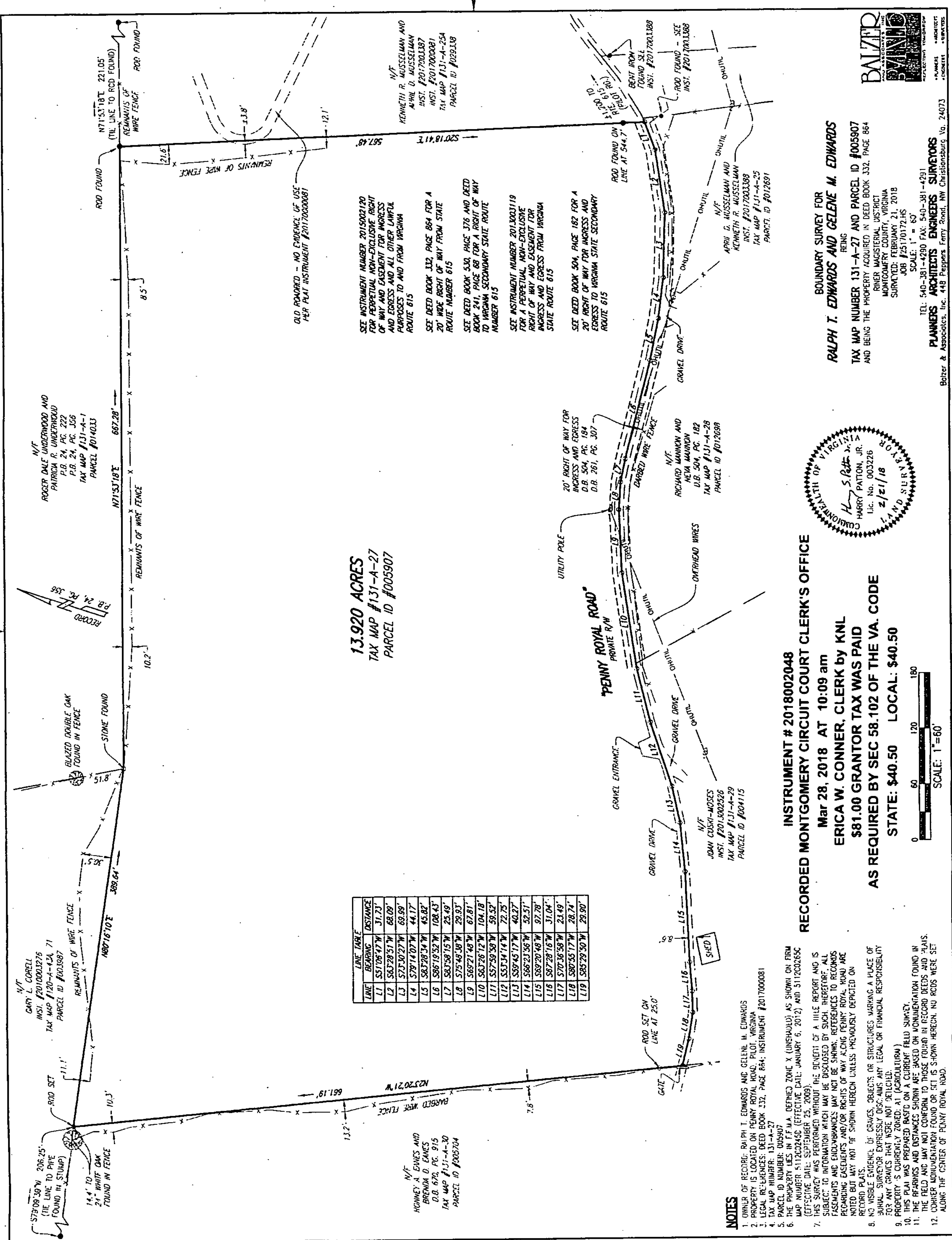
The foregoing instrument was acknowledged before me this 24 day of March, 2018 by Ralph T. Edwards and Gelene M. Edwards.

My commission expires July 11, 2021

Registration number N/A

Eddie Johnson
Notary Public

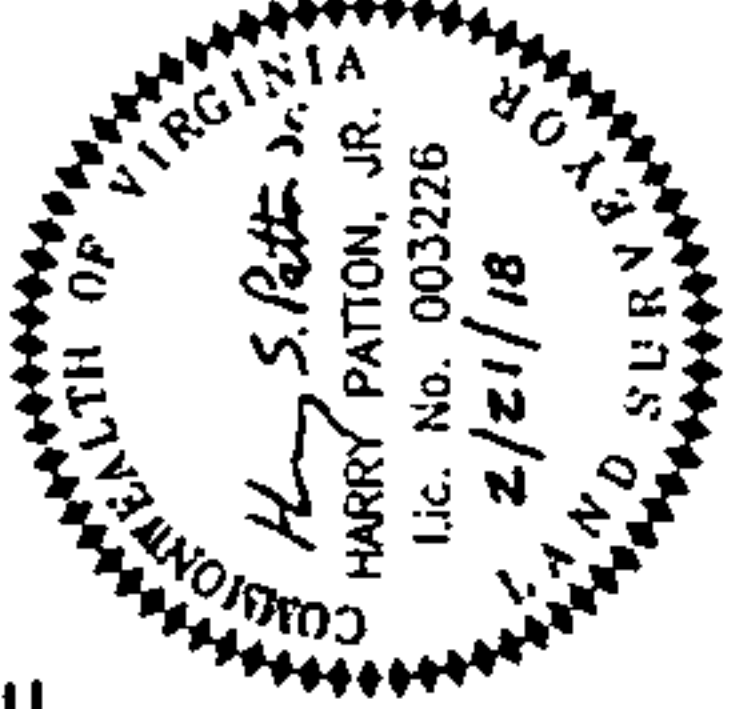




LINE TABLE		
LINE	BEARING	DISTANCE
L1	S31°08'17"W	31.73'
L2	S83°28'51"W	68.09'
L3	S73°30'27"W	69.99'
L4	S79°14'07"W	44.17'
L5	S83°28'34"W	45.82'
L6	S86°19'52"W	108.43'
L7	S83°58'15"W	25.49'
L8	S75°48'18"W	29.93'
L9	S89°21'48"W	67.81'
L10	S63°26'12"W	104.18'
L11	S57°59'58"W	59.52'
L12	S53°34'14"W	72.75'
L13	S89°45'17"W	40.27'
L14	S66°23'56"W	52.51'
L15	S69°20'48"W	97.78'
L16	S87°28'16"W	31.04'
L17	S70°36'58"W	23.49'
L18	S80°55'17"W	28.74'
L19	S85°29'30"W	29.90'

NOTES

- OWNER OF RECORD: RALPH T. EDWARDS AND GELENE M. EDWARDS
- PROPERTY IS LOCATED ON PENNY ROYAL ROAD, PILOT, VIRGINIA
- LEGAL REFERENCES: DEED BOOK 332, PAGE 864; INSTRUMENT #2017000081
- TAX MAP NUMBER: 131-A-27
- PARCEL ID NUMBER: 005907
- THE PROPERTY LIES IN F.F.M.A. DEFINED ZONE X (UNSHAUED) AS SHOWN ON FIRM MAP NUMBER 511202245D (EFFECTIVE DATE: JANUARY 6, 2012) AND 511202255C (EFFECTIVE DATE: SEPTEMBER 25, 2009).
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY SUCH. THEREFORE, ALL EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN. REFERENCES TO RECORDS REGARDING EASEMENTS AND/OR RIGHTS OF WAY ALONG PENNY ROYAL ROAD ARE NOTED BUT MAY NOT BE SHOWN HEREON UNLESS PREVIOUSLY DEPICTED ON RECORD PLATS.
- NO VISIBLE EVIDENCE OF GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL SURVEYOR EXPRESSLY DISCLAIMS ANY LEGAL OR FINANCIAL RESPONSIBILITY FOR ANY GRAVES THAT WERE NOT DETECTED.
- PROPERTY IS CURRENTLY ZONED: A1 (AGRICULTURE)
- THIS PLAT WAS PREPARED BASED ON A CURRENT FIELD SURVEY.
- THE BEARINGS AND DISTANCES SHOWN ARE BASED ON MONUMENTATION FOUND IN THE FIELD AND MAY NOT CONFORM TO THOSE FOUND IN RECORD DEEDS AND PLATS.
- CORNER MONUMENTATION FOUND OR SET IS SHOWN HEREON. NO RODS WERE SET ALONG THE CENTER OF PENNY ROYAL ROAD.



INSTRUMENT # 2018002048
RECORDED MONTGOMERY CIRCUIT COURT CLERK'S OFFICE

Mar 28, 2018 AT 10:09 am

ERICA W. CONNER, CLERK by KNL

\$81.00 GRANTOR TAX WAS PAID

AS REQUIRED BY SEC 58.102 OF THE VA. CODE

STATE: \$40.50 LOCAL: \$40.50



BOUNDARY SURVEY FOR
RALPH T. EDWARDS AND GELENE M. EDWARDS

REING
TAX MAP NUMBER 131-A-27 AND PARCEL ID #005907
AND BEING THE PROPERTY ACQUIRED IN DEED BOOK 332, PAGE 864

RIVER MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
SURVEYED: FEBRUARY 21, 2018
JOB #25170172HS

SCALE: 1" = 60'

TEL: 540-381-4290 FAX: 540-381-4291

PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Boizer & Associates, Inc. 448 Peppers Ferry Road, NW Christiansburg, Va. 24073

