



Blue Ridge Land & Auction Co., Inc

Online Auction Bidders Agreement

Buyer agrees to immediately enter into the Real Estate Auction Purchase Contract approved by Seller, if declared the high bidder (winning bidder) by the auctioneer during the following auction:

AUCTION FOR – Mary E. Jones Revocable Living Trust; by and through Randy Jones, Trustee

AUCTION LOCATION – Online at www.BlueRidgeLandandAuction.HiBid.com

AUCTION DATE – Wednesday, October 9th, 2024 at 4 PM

*** Bids at 4 PM extend auction 2 minutes, and each bid during extension(s) restart 2-minute extension

See Paragraph 16 that addresses the **“SOFT CLOSE”**.

AUCTIONEER – Matt Gallimore (Broker/Auctioneer) of Blue Ridge Land & Auction Company located at 102 South Locust Street, Floyd VA 24091 (540-745-2005) has contracted with “Seller” to offer to sell at public auction certain real property.

OFFERING –

Legally described as:

- 1) Tax ID#162-A-1A; DB 604, Page 1034; 49.61 acres
Right of Way off of Georgia St, Bristol, VA 24202
 - 2) Tax ID #162-A-2; DB 604, Page 1034; 34.2 acres
Right of Way off of Coronet Dr, Bristol, VA 24202
- **Online Bidding Open NOW**
 - **Online Bidding Closes on Wednesday, October 9th, 2024 at 4 PM (EST)**

Bidder agrees that they have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

It is solely bidders' responsibility to contact the auction company at (540) 745-2005 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.

Online Auction Terms & Conditions

- 1) **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval.
- 2) **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction. If you need assistance with registration, contact **Kaitlyn Harman at (540) 745-2005 or by email at BlueRidgeLandandAuction@gmail.com**. Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below in (#16).
- 4) **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders. The property may also be inspected by scheduling an appointment with the Auction Company at (540) 745-2005 or Auctioneer Matt Gallimore at (540) 239-2585.
- 5) **No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. Financing is NOT a contingency in the purchase agreement. However, if a bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that lender is capable of completing on or before closing date.
- 6) **Buyer's Premium: A Ten Percent (10%)** Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000).
- 7) **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract which has been approved by the Seller, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country | Blue Ridge Land and Auction** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be e-signed, hand delivered, faxed, or scanned and emailed. A sample purchase contract is available for review online prior to placing any bids in the auction.

- 8) **Earnest Money Deposit:** A **\$10,000** non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to United Country | Blue Ridge Land and Auction no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.
- 9) **Closing:** Closing shall be on or before **Monday, November 25th, 2024**. Buyers will be afforded the opportunity to close via email, mail, and wire transfer of certified funds.
- 10) **Easements:** The sale of the property is subject to any and all easements of record.
- 11) **Survey:** No survey is required to transfer title to the property and the Seller shall not provide any additional survey. If the Buyer desires a survey, it shall be at the Buyer's sole expense and shall not be a contingency or requirement in the purchase contract.
- 12) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title, at closing.
- 13) **Deed:** Seller shall execute a general warranty deed conveying the property to the buyer(s).
- 14) **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.
- 15) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country – Blue Ridge Land and Auction, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.
- 16) **Soft Close:** If a bid is received within the last 2 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.
- 17) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding. The Auctioneer reserves the right to bid on behalf of the Seller up to, but

not beyond the Seller's reserve price (if applicable). The property is available for and subject to sale prior to auction. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).

- 18) **Broker Referral Fee:** A Broker Referral Fee of 2% (of the High Bid Price) is offered to VA State Licensed Real Estate Brokers or Salesperson under the following conditions: Referring Agent must contact the Auction company and submit a Broker Participation Form signed by the buyer at least 48 hours prior to auction date. Form must be submitted via email to BlueRidgeLandandAuction@gmail.com. If these steps have not been completed, a broker referral fee will not be paid.

- 19) **Pre-Auction Sales:** As an agent for the Seller, the Auctioneer must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all off the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that "an offer" has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for seller's acceptance. A Broker Referral Fee of 2% (of High Bid Price) is offered to a cooperating VA State Licensed Real Estate Broker or Salesperson on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the auction company.

Matt Gallimore – United Country Blue Ridge Land and Auction
Owner, Real Estate Broker, Auctioneer, MBA
102 South Locust Street; PO Box 234
Floyd, VA 24091
540-239-2585
Gallimore.Matt@gmail.com

Individual State License #'s

Virginia Auctioneer License #	2907004059
Virginia Real Estate Broker License #	0225062681
North Carolina Auctioneer License #	10250
North Carolina Real Estate Broker License #	311692
Tennessee Auctioneer License #	7095
Tennessee Real Estate Broker License #	350819
South Carolina Auctioneer License #	4757

Firm State License #'s

Virginia Auction Firm License #	2906000294
Virginia Real Estate Firm License #	0226000240
North Carolina Auction Firm License #	10299
North Carolina Real Estate Firm License #	C35716
Tennessee Real Estate Firm License #	263941
South Carolina Auction Firm License #	4208

Aerial



**** Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. ****



Neighborhood

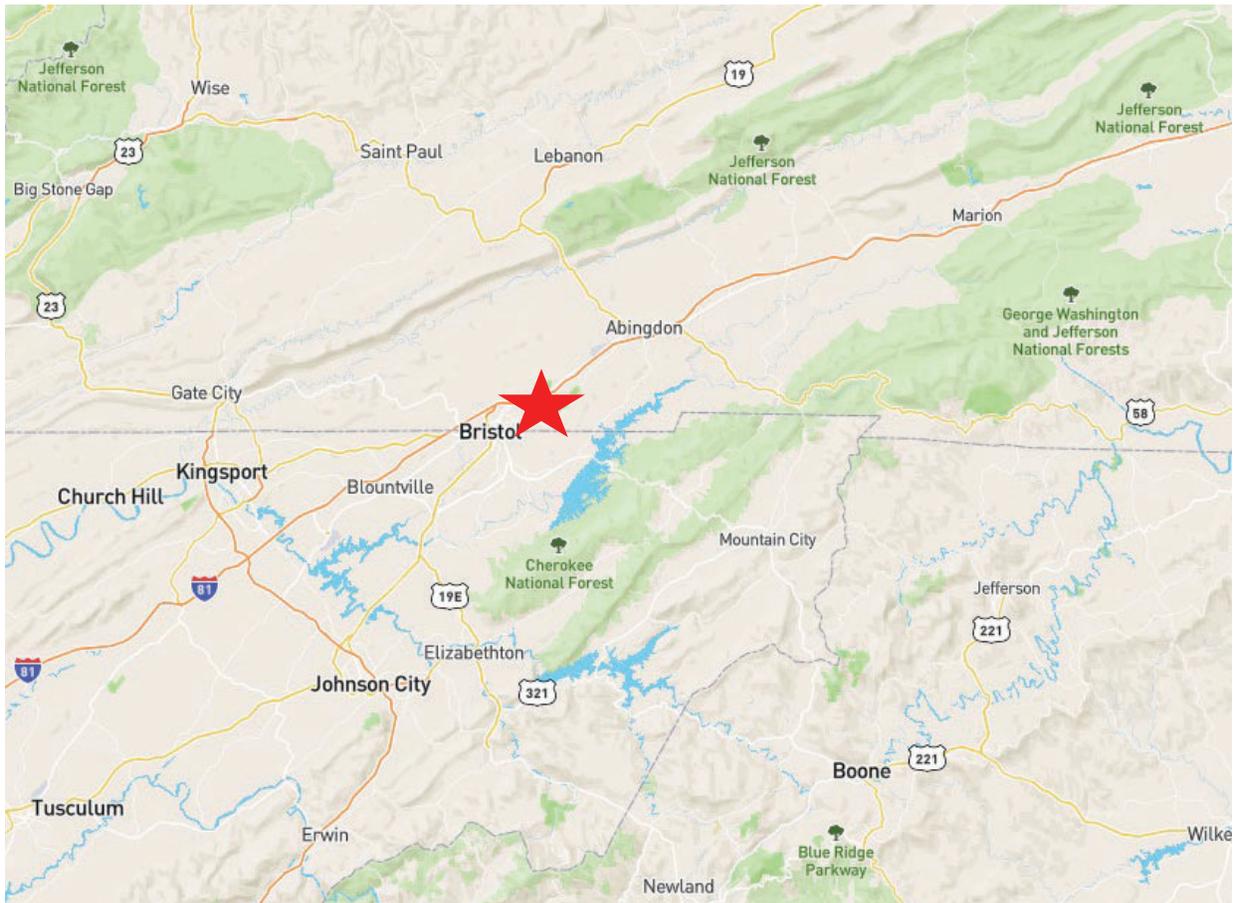
TBD Coronet Dr.,
Bristol, VA 24202





Location

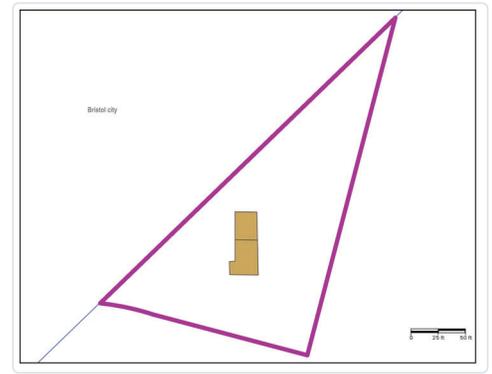
TBD Coronet Dr.,
Bristol, VA 24202



This property's information: **TAX CARD**

Parcel No: 162-A-2
Account Number: 24087
Owner: JONES MARY E REVOCABLE LIVING TRUST
Owner Addr.: 5025 DICK ST
Owner Addr. (cont.):
Acreage: 34.20
Deed Page: 604
Deed Book: 1034
Legal Desc.: SUSONG LAND ACR 34.2
Sale Price: \$0
Sale Date: 01/21/1999
Current Land Value: \$205,200
Current Improvement Value: \$500
Current Total Value: \$205,700
Magisterial District: WI
Zoning: R2,M1
E911 Address: No E911 Address Found on Parcel.
Flood Zone: No
Airport Overlay: No
Owner Mailing Address: 5025 DICK ST
SAN DIEGO, CA 92115

Instrument Type:
Instrument Year: 0
Instrument Number: 0
Plat Book: 0000
Plat Page: 0
Water Line: Yes
Sewer Line: No



CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of October 9th 2024, between Mary E. Jones Revocable Living Trust; by and through Randy Jones, Trustee owner of record of the Property sold herein (hereinafter referred to as the "Seller"), and _____

(hereinafter referred to as the "Purchaser", whether one or more). The Purchaser was the successful bidder at a public auction of the Property held on this date and this Contract restates the terms of sale announced prior to the auction sale.

1. Real Property. Purchaser agrees to buy, and Seller agrees to sell the land and all improvements thereon and appurtenances thereto which fronts upon a public street or has a recorded access easement to a public street (hereinafter referred to as the "Property"), located in the County of Washington, Virginia, and described as:

1. Tax ID #162-A-1A; DB 604, Page 1034; 49.61 acres
Right of Way off of Georgia St, Bristol, VA 24202
2. Tax ID#162-A-2; DB 604, Page 1034; 34.2 acres
Right of Way off of Coronet Dr, Bristol, VA 24202

2. Purchase Price: The purchase price of the Property is equal to the auction bid price plus 10% Buyer's Premium, which is as follows: _____

(hereinafter referred to as the "Purchase Price"), which shall be paid to the Settlement Agent (designated below) at settlement ("Settlement") by certified or cashier's check, or wired funds, subject to the prorations described herein.

3. Deposit. Purchaser has made a deposit with the Auction Company, of \$10,000 (hereinafter referred to as the "Deposit"). The Deposit shall be held by the Auction Company, pursuant to the terms of this Contract, until Settlement and then applied to the Purchase Price.

4. Settlement Agent and Possession. Settlement shall be made at _____ on or before November 25th 2024 ("Settlement Date"). Time is of the essence. Possession shall be given at Settlement.

5. Required Disclosures.

(a) **Property Owners' Association Disclosure.** Seller represents that the Property is not located within a development that is subject to the Virginia Property Owners' Association Act ("Act") (Virginia Code § 55-508 through § 55-516). If the Property is within such a development, the Act requires Seller to obtain an association disclosure packet from the property owners' association and provide it to Purchaser.

Seller's Initials _____

Purchaser's Initials _____

The information contained in the association disclosure packet shall be current as of a specified date which shall be within 30 days of the date of acceptance of the Contract by the Seller. Purchaser may cancel this Contract: (i) within 3 days after the date of the Contract, if on or before the date that Purchaser signs the Contract, Purchaser receives the association disclosure packet or is notified that the association disclosure packet will not be available; (ii) within 3 days after hand-delivered receipt of the association disclosure packet or notice that the association disclosure packet will not be available; or (iii) within 6 days after the post-marked date, if the association disclosure packet or notice that the association disclosure packet will not be available is sent to Purchaser via the United States mail. Purchaser may also cancel the Contract, without penalty, at any time prior to Settlement if Purchaser has not been notified that the association disclosure packet will not be available and the association disclosure packet is not delivered to Purchaser. Purchaser's notice of cancellation shall be either hand-delivered or sent via United States mail, return receipt requested, to Seller. Purchaser's cancellation pursuant to this subsection shall be without penalty. This Contract shall become void upon cancellation and the Deposit shall be refunded in full to Purchaser upon Purchaser's notice of cancellation.

If more than 6 months have elapsed between the date of ratification of this Contract and the Settlement Date, Purchaser may submit a copy of the Contract to the property owners' association along with a request for assurance that the information required by Virginia Code § 55-512 previously furnished to Purchaser in the association disclosure packet remains materially unchanged; or, if there have been material changes, a statement specifying such changes. Purchaser shall be provided with such assurances or such statement within 10 days of the receipt of such request by the property owner's association. Purchaser may be required to pay a fee for the preparation and issuance of the requested assurances. Said fee shall reflect the actual costs incurred by the property owners' association in providing such assurances but shall not exceed \$100.00 or such higher amount as may now or hereafter be permitted pursuant to applicable statutes.

Any rights of Purchaser to cancel the Contract provided by the Act are waived conclusively if not exercised prior to Settlement.

(b) **Virginia Residential Property Disclosure Act.** The Virginia Residential Property Disclosure Act (§55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT stating the owner makes certain representations as to the real property. Said form is not attached because property is vacant land and exempt.

(c) **Virginia Condominium Act.** Pursuant to Virginia Code § 55-79.97, Seller represents that the Property is not a condominium unit. If the Property is a condominium unit, this Contract is subject to the Virginia Condominium Act that requires Seller to furnish Purchaser with certain financial and other disclosures prior to entering into a binding contract. If the required disclosures are unavailable on the date of ratification, Seller shall

Seller's Initials _____

Purchaser's Initials _____

promptly request them from the unit condominium owners' association and provide them to Purchaser who shall acknowledge receipt in writing upon delivery. If Purchaser fails to receive the disclosures within 15 days after the date of ratification of this Contract or the disclosures are found unacceptable to Purchaser, Purchaser may void this Contract by delivering notice to the Broker within 3 days after the disclosures are received or due (if not received) and Purchaser's Deposit shall be returned promptly.

If more than 60 days have lapsed between the date of ratification of this Contract and the Settlement Date, Purchaser may submit a copy of the Contract to the unit owners' condominium association with a request for assurance from the unit owners' condominium association that there have been no material changes from the previously furnished information from the unit owners' condominium association.

Purchaser may declare this Contract void within 3 days after either receipt of the required disclosures or of notice that there are material changes, or the failure of the condominium unit owners' association to provide assurances (within 10 days after receipt of Purchaser's request) that there have been no material changes.

(d) **Mechanics' and Materialmen's Liens.**

NOTICE

Virginia law (Virginia Code § 43-1 *et seq.*) permits persons who have performed labor or furnished materials for the construction, removal, repair or improvement of any building or structure to file a lien against the Property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (i) 90 days from the last day of the month in which the lienor last performed work or furnished materials or (ii) 90 days from the time the construction, removal, repair or improvement is terminated.

AN EFFECTIVE LIEN FOR WORK PERFORMED PRIOR TO THE SETTLEMENT DATE MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.

(e) **Title Insurance Notification.** Purchaser may wish at Purchaser's expense to purchase owner's title insurance. Depending on the particular circumstances of the transaction, such insurance could include affirmative coverage against possible mechanics' and materialmen's liens for labor and materials performed prior to Settlement and which, though not recorded at the time of recordation of Purchaser's deed, could be subsequently recorded and would adversely affect Purchaser's title to the Property. The coverage afforded by such title insurance would be governed by the terms and conditions thereof, and the premium for obtaining such title insurance coverage will be determined by its coverage.

Seller's Initials _____

Purchaser's Initials _____

(f) **Choice of Settlement Agent.** Virginia’s Consumer Real Estate Settlement Protection Act provides that the purchaser or borrower has the right to select the settlement agent to handle the closing of this transaction. The settlement agent's role in closing this transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, the lender for the purchaser will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party.

Variation by agreement: The provisions of the Consumer Real Estate Settlement Protection Act may not be varied by agreement, and rights conferred by this chapter may not be waived. The Seller may not require the use of a particular settlement agent as a condition of the sale of the property.

Escrow, closing and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, the purchaser or borrower is entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of the Consumer Real Estate Settlement Protection Act.

6. Standard Provisions.

(a) **Deposit.** If Purchaser fails to complete settlement on or before the Settlement Date, time being of the essence, the Deposit shall be forfeited to the Seller. Such forfeiture shall not limit any liability of the defaulting Purchaser or any rights or remedies of the Seller with respect to any such default, and the defaulting Purchaser shall be liable for all costs of re-sale of the Property (including attorney’s fees of Seller), plus any amount by which the ultimate sale price for the Property is less than the defaulting purchaser’s bid. After any such default and forfeiture, the Property may, at the discretion of the Seller, be conveyed to the next highest bidder of the Property whose bid was acceptable to the Seller. In the event the Seller does not execute a deed of conveyance for any reason, the Purchaser’s sole remedy shall be the refund of the deposit. Immediately upon delivery of the deed for the Property by the Seller, all duties, liabilities, and obligations of the Seller, if any, to the purchaser with respect to the Property shall be extinguished.

(b) **Expenses and Prorations.** Seller agrees to pay the costs of preparing the deed, certificates for non-foreign status and state residency and the applicable IRS Form 1099, and the recordation tax applicable to grantors. Except as otherwise agreed herein, all other expenses incurred by Purchaser in connection with the Contract and the transaction set forth therein, including, without limitation, title examination costs, insurance premiums,

Seller’s Initials _____

Purchaser’s Initials _____

survey costs, recording costs, loan document preparation costs and fees of Purchaser's attorney, shall be borne by Purchaser. All taxes, assessments, interest, rent and mortgage insurance, if any, shall be prorated as of Settlement. In addition to the Purchase Price, Purchaser shall pay Seller (i) for all propane remaining on the Property (if any) at the prevailing market price as of Settlement and (ii) any escrow Deposits made by Seller which are credited to Purchaser by the holders thereof.

(c) **Title.** At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by Deed of General Warranty, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for residential purposes or render the title unmarketable. If a defect is found which can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

(d) **Land Use Assessment.** In the event the Property is taxed under land use assessment and this sale results in disqualification from land use eligibility, Seller shall pay, when assessed, whether at or after Settlement, any rollback taxes assessed. If the Property continues to be eligible for land use assessment, Purchaser agrees to make application, at Purchaser's expense, for continuation under land use, and to pay any rollback taxes resulting from failure to file or to qualify.

(e) **Risk of Loss.** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause, or taking by eminent domain, is assumed by Seller until Settlement. In the event of substantial loss or damage to the Property before Settlement, Purchaser shall have the option of either (i) terminating this Contract, or (ii) affirming this Contract, with appropriate arrangements being made by Seller to repair the damage, in a manner acceptable to Purchaser, or Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and any condemnation awards and shall pay over to Purchaser any sums received as a result of such loss or damage.

(f) **Property Sold "As Is".** Purchaser agrees to accept the Property at Settlement in its present physical condition. No representations or warranties are made as to zoning, structural integrity, physical condition, environmental condition, construction, workmanship, materials, habitability, fitness for a particular purpose, or merchantability of all or any part of the Property.

Seller's Initials _____

Purchaser's Initials _____

(g) **Counterparts.** This Contract may be executed in one or more counterparts, with each such counterpart to be deemed an original. All such counterparts shall constitute a single agreement binding on all the parties hereto as if all had signed a single document. It is not necessary that all parties sign all or any one of the counterparts, but each party must sign at least one counterpart for this Contract to be effective.

(h) **Assignability.** This Contract may not be assigned by either Seller or Purchaser without the written consent of the other.

(i) **Miscellaneous.** The parties to this Contract agree that it shall be binding upon them, and their respective personal representatives, successors and assigns, and that its provisions shall not survive Settlement and shall be merged into the deed delivered at Settlement except for the provisions relating to rollback taxes. This Contract contains the final agreement between the parties hereto, and they shall not be bound by any terms, conditions, oral statements, warranties or representations not herein contained. This Contract shall be construed under the laws of the Commonwealth of Virginia.

Seller's Initials _____

Purchaser's Initials _____

IN WITNESS WHEREOF, the Purchaser and the Seller have duly executed this Contract as of the day and year first above written.

Mary E. Jones Revocable Trust Date
by and through Randy Jones, Trustee

Purchaser Name

Address

Phone # Email

(Purchaser signature) Date

Purchaser Name

Address

Phone # Email

(Purchaser signature) Date

Seller's Initials _____

Purchaser's Initials _____

BR-1b-2

BOOK 380 PAGE 359

THIS DEED, made and entered into this the 20th day of August, 1963, by and between E. K. McNEW and IDA F. McNEW, his wife, G. E. MUSGROVE and BEUNA F. MUSGROVE, his wife, and C. H. DRINKARD and EULA H. DRINKARD, his wife, first parties, and WILBURN ~~WILBURN~~ R. BRANNON and IRENE J. BRANNON, his wife, second parties,

W I T N E S S E T H:

That for a valuable consideration, cash in hand paid, and the further consideration of a note for EIGHT THOUSAND DOLLARS (\$8,000.00) secured by purchase money deed of trust of even date herewith to Bradley Roberts, Trustee, the first parties have bargained and sold and do hereby grant, bargain, sell, transfer and convey unto the second parties, with covenants of general warranty of title and against all encumbrances, a certain tract or parcel of land, with all appurtenances thereunto belonging, lying and being in Goodson Magisterial District of Washington County, Virginia, and described as follows:

BEGINNING at a point in the right of way leading from the property herein conveyed in a westerly direction to the County Road known as Kingsmill Pike; thence with White's line S 49 E 850 feet to a stake; thence S 73 30 E 166.4 feet to a stake, corner to Carl Sauls et al described in deed from the first parties to Carl Sauls et al dated February 24, 1954, and recorded in Deed Book 273, page 45; thence with Sauls' line (being the east line of a private road), N 30 24 E 432 feet to a stake; thence continuing with said road and said Sauls line N 7 46 E 179.5 feet to a stake, N 7 34 W 261.2 feet to a stake, N 00 21 E 363.5 feet to a stake, corner to the first parties; thence with the first parties' line, a new line,

LAW OFFICES
DONALD T. STANT
BRADLEY ROBERTS
BRISTOL, VA. - TENN.

N 2 20 E 423 feet to a stake; thence S 65 10 W 410 feet to a stake; thence S 43 W 956 feet to the point of BEGINNING, containing 19.8 acres by estimation, it being understood that this is a sale by the boundary and not by the acre and that the calls hereinabove set out are taken from the prior deeds and not surveyed on the ground, and being a portion of the property conveyed to E. K. McNew, G. E. Musgrove and C. H. Drinkard by deed of John Harley and wife dated February 20, 1952, and recorded in Deed Book 259, page 1, in the Clerk's office of the Circuit Court of Washington County, Virginia.

There is also conveyed to the second parties the right of ingress and egress over a strip of land from the Kingsmill Road to the southwesterly corner of the property hereinabove described, said right to be used along with the first parties, and their assigns, said right having been conveyed to said E. K. McNew et al by said deed of John Harley and wife dated February 20, 1952. There is excepted from the conveyance above described a right of way for a roadway for the benefit of the first parties and their assigns (including the said Carl Sauls et al and Luther Sauls and Mae Sauls, his wife) thirty (30) feet wide and described as follows:

BEGINNING at the southwest corner of the property hereinabove described, and running thence along White's line S 49 E 850 feet; thence S 73 30 E 166.4 feet where it joins a 30 foot right of way reserved in said deed from the first parties to Carl Sauls et al dated February 24, 1954.

This conveyance is made subject to the right of Carl Sauls et al, their heirs and assigns, to use the private roadway extending along the easterly side of the property herein conveyed.

Taxes for the year 1963 are to be prorated as of August 1, 1963.

*
LAW OFFICES
DONALD T. STANT
BRADLEY ROBERTS
BRISTOL, VA. - TENN.

THIS DEED made and entered into this the 26th day of November, 1976, by and between DAVID C. COUNTS and REBECCA L. COUNTS, his wife, and DANNY L. COUNTS and BETTY W. COUNTS, his wife, parties of the first part, and EUGENE E. LOHMAN and EMMITT F. YEARY, parties of the second part, and WILBURN R. BRANNON and IRENE JEWELL BRANNON, his wife, parties of the third part;

W I T N E S S E T H :

WHEREAS, David C. Counts and Danny L. Counts, two of the parties of the first part, acquired a certain tract or parcel of land by deed dated the 21st day of September, 1970, from Wilburn R. Brannon and Irene Jewell Brannon, his wife, which deed is of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 463, page 586, and which tract or parcel contained 19.8 acres, more or less, and was then located in the Goodson Magisterial District of Washington County, Virginia; and

WHEREAS, in the said deed dated the 21st day of September, 1970, there was erroneously inserted in the description of the property intended to be conveyed the following language:

Known and described as Lots 200, 201, 202, and 203 in Section B, Scale 1" = 50', prepared by R. O. Morgan May, 1974, plat of same being recorded in the Clerk's Office of the Circuit Court of Washington County, Virginia;

and,

WHEREAS, the above quoted language and lots were never intended to have been in the said deed dated the 21st day of September, 1970, however, the metes and bounds description that followed the said language was intended to be the description of the property to be conveyed by the said deed dated the 21st day of September, 1970; and

WHEREAS, the parties of the first part now desire to convey the property which they acquired by the said deed dated the 21st day of September, 1970; and,

WHEREAS, the parties of the third part now desire to

join in this deed for the purpose of clarifying the intention of all parties regarding the said deed dated the 21st day of September, 1970, and do join in this deed to acknowledge their original intention and for the purpose of releasing any claims which they might have in the said property hereby conveyed; now,

THEREFORE, in consideration of the sum of TEN (\$10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the parties of the first part and the parties of the third part do hereby grant and convey unto the parties of the second part, with covenants of general warranty and English covenants of title, the following described tract or parcel of land situate in the former Goodson Magisterial District of Washington County, Virginia, and now situate partly in the City of Bristol, Virginia, and partly in the Wilson Magisterial District of Washington County, Virginia, and being more particularly described as follows:

BEGINNING at a point in the right of way leading from the property herein conveyed in a westerly direction to the County Road known as Kingsmill Pike; thence with White's line S 49 E 850 feet to a stake; thence S 73 30 E 166.4 feet to a stake, corner to property now or formerly owned by Carl Sauls, et al, described in deed from E. K. McNew and wife to Carl Sauls, et al, dated February 24, 1954, and recorded in Deed Book 273, page 45; thence with said Sauls' line (being the East line of a private road), N 30 24 E 432 feet to a stake; thence continuing with said road and said Sauls' line N 7 46 E 179.5 feet to a stake, N 7 34 W 261.2 feet to a stake, N 00 21 E 363.5 feet to a stake, corner to property now or formerly owned by McNew; thence with the line of said McNew property, N 2 20 E 423 feet to a stake; thence S 65 10 W 410 feet to a stake; thence S 43 W 956 feet to the point of BEGINNING, containing 19.8 acres by estimation, it being understood that this is a sale by the boundary and not by the acre, and that the calls hereinabove set out are taken from the prior deeds and not surveyed on the ground and being the same property conveyed to David C. Counts and Danny L. Counts by Wilburn R. Brannon and Irene Jewell Brannon, by deed dated September 21, 1970, said deed being of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 463, page 586.

The parties of the first part and the parties of the third part do further hereby grant and convey to the parties of the second part with covenants of general warranty and English covenants of title the right of ingress and egress over a strip

of land from the Kingsmill Road to the southwesterly corner of the property hereinabove described, said right of way having been conveyed to the third parties by a deed from E. K. McNew, et al, of record in the said Clerk's Office in Deed Book 380, page 359.

WITNESS the following signatures and seals:

David C. Counts (SEAL)
DAVID C. COUNTS

Rebecca L. Counts (SEAL)
REBECCA L. COUNTS

Danny L. Counts (SEAL)
DANNY L. COUNTS

Betty W. Counts (SEAL)
BETTY W. COUNTS

Wilburn R. Brannon (SEAL)
WILBURN R. BRANNON

Irene Jewell Brannon (SEAL)
IRENE JEWELL BRANNON

STATE OF VIRGINIA

COUNTY OF Washington, to-wit:

The foregoing instrument was acknowledged before me this the 26th day of November, 1976, by David C. Counts and Rebecca L. Counts, his wife.

My commission expires July 27, 1977

Corrie Sue Campbell
Notary Public

STATE OF VIRGINIA

COUNTY OF Stafford, to-wit:

The foregoing instrument was acknowledged before me this the 2nd day of December, 1976, by Danny L. Counts and Betty W. Counts, his wife.

My commission expires 1-16-80

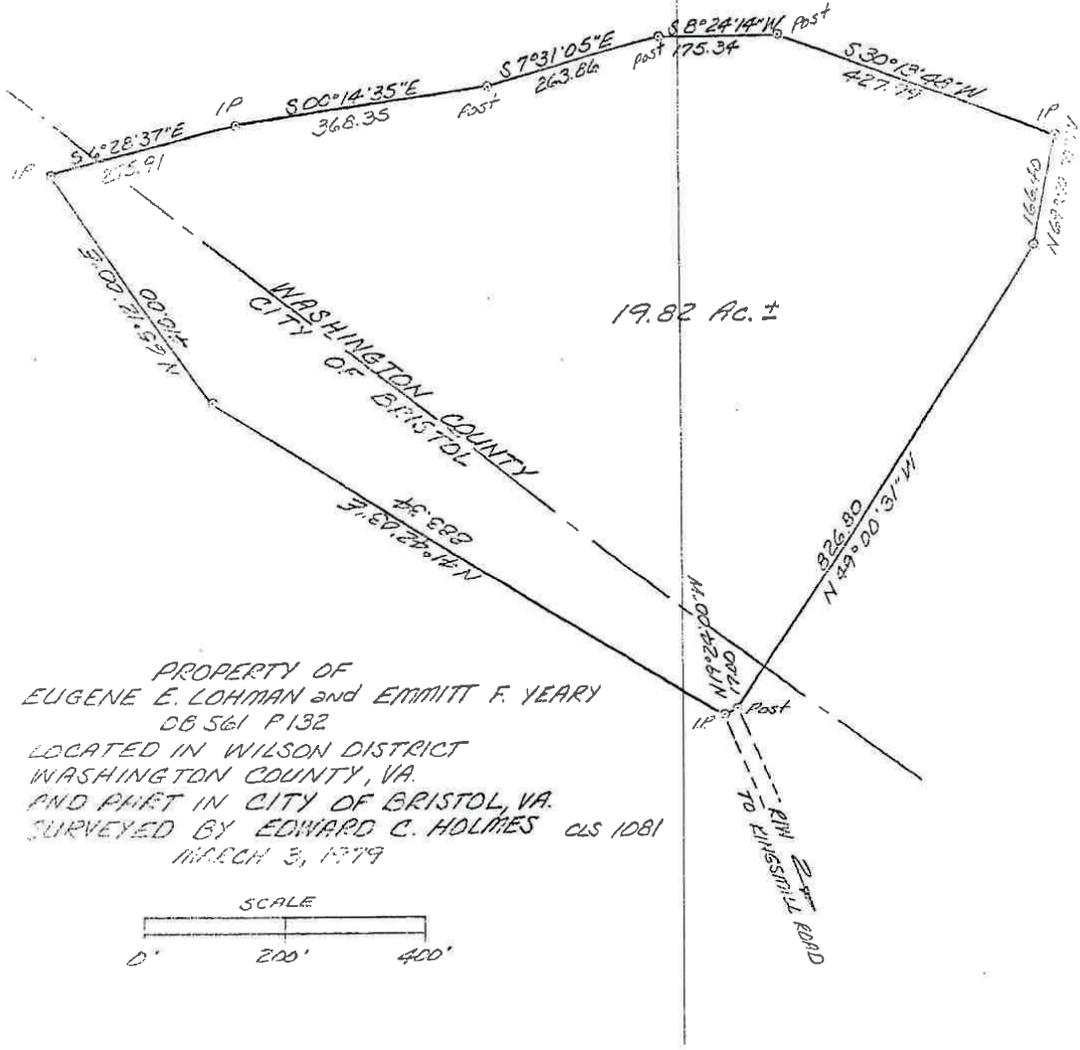
Jamie M. Barber
Notary Public

Notary Seal: JAMIE M. BARBER, VIRGINIA, NOTARY PUBLIC, 1976

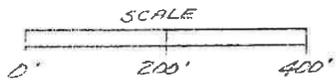
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17

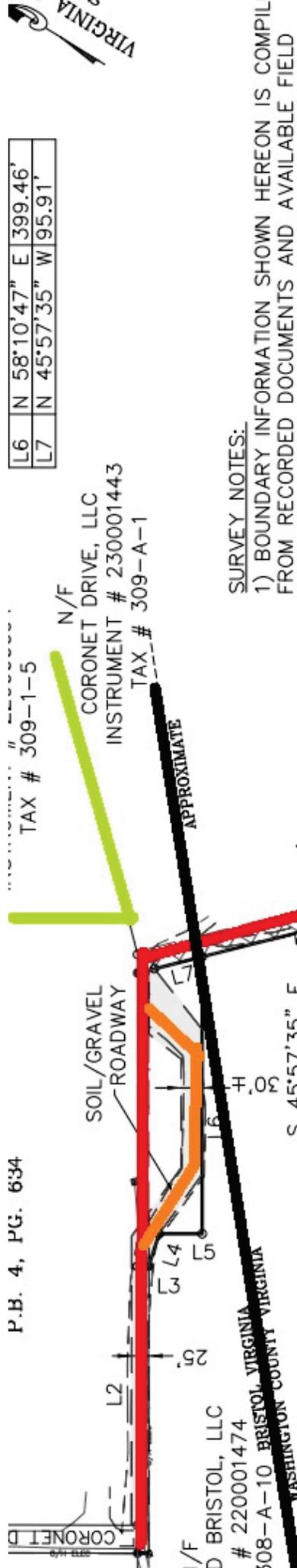


PROPERTY OF
 EUGENE E. LOHMAN and EMMITT F. YEARY
 DB 561 P 132
 LOCATED IN WILSON DISTRICT
 WASHINGTON COUNTY, VA.
 AND PART IN CITY OF BRISTOL, VA.
 SURVEYED BY EDWARD C. HOLMES CLS 1081
 MARCH 3, 1979



L6	N 58°10'47" E	399.46'
L7	N 45°57'35" W	95.91'

VIRGINIA SURVEYORS



SURVEY NOTES:

- 1) BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM RECORDED DOCUMENTS AND AVAILABLE FIELD INFORMATION.
- 2) THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- 3) REFERENCED EASEMENTS ARE BASED ON THE **PRELIMINARY TITLE OPINION AS TO THE RIGHT OF WAY** PREPARED BY ELY LAW GROUP DATED MAY 10, 2019.

ROW OVERLAY

N/F
CORONET DRIVE, LLC
INSTRUMENT # 230003609
TAX # 162-A-3

N/F
MARY EVELYN JONES REVOCABLE LIVING TRUST
INSTRUMENT # 990000483
TAX # 162-A-2

N/F
BONHAM ROAD BRISTOL, LLC
INSTRUMENT # 220003924
TAX # 162-A-4

is the north end of White's land recorded in P.B. 4, PG. 634.

is the north end of White's land recorded in P.B. 4, PG. 634.



THE LIVING TRUST

ROBERT C. LEONARD, A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA (REG.# 1919) HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS ACCURATE AND CORRECT.

ROBERT C. LEONARD

TITLE SEARCH

LAW OFFICE OF
ELY LAW GROUP
a Professional Corporation

Brian M. Ely
elylaw@embarqmail.com

597 East Main Street
Abingdon, Virginia 24210
Telephone (276) 628-1119
Facsimile (276) 628-1109

May 10, 2024
8:00 a.m.

Felicia Leonard
United Country Real Estate

Via email: fleonardrealtor@gmail.com

Re: **PRELIMINARY** Title Opinion as to a Right of Way

Dear Ms. Leonard:

The real estate records in the Clerk's Office of the Circuit Court for the City of Bristol, Virginia, and Washington County, Virginia, been examined regarding a right of way to certain real property described as Mary Evelyn Jones, Trustee properties having Washington County, Virginia Tax Map Numbers 162-A-2 & 162-A-1A.

This title opinion covers the surface only and is limited only to a right of way to a public road. No opinion is given relative to the coal, oil, gas or other minerals or removal rights in the extent thereof, which might affect the surface. In addition, outstanding interests of heirs or other parties of interest whose names have not been disclosed, either by public record (list of heirs, joint tax payers, etc.) or by the present title holder or lender are not covered by this opinion. This opinion does not cover those grantors in the chain of title who are unknown to the undersigned or not legally competent to execute deeds. No opinion is given in regard to pending lawsuits which may affect title to the subject property unless said lawsuit is a matter of deed book record. Again, this opinion is only as to a right of way to the subject properties.

In the opinion of the undersigned, subject to any discrepancy which an accurate and current survey might reveal, and depending upon the accuracy of the indices in said Clerk's Office, subject to any applicable zoning and materialmen's liens and subject to all recorded and unrecorded telephone, electric, television, water/sewer easements and rights-of-way, the Mary Evelyn Jones properties, as described above, have access to

Coronet Drive, a state maintained road, through a 16 foot easement/right of way known as Tanglewood Road, which travels across the former Tanglewood Properties (WC Tax Map #: 162-A-3) to the subject Jones properties.

I base this opinion on the survey by Gregory G. McGlothlin, L.S. of record in Plat Book 79, page 09 in Washington County, Virginia Circuit Court, showing this right of way originating on Bonham Road and described as a 16 foot right of way traveling east along the Allen property to Tanglewood Drive, thence across the Tanglewood Properties, LC land to the Jones property. This McGlothlin survey references a survey in Deed Book 390, page 76 and Deed Book 402, page 46, which shows this 16 foot right of way between a 4.995 acre tract and the C. W. White property. This plat is dated June 2, 1964. It does not appear that this right of way is still in use across the White property as it seems that the right of way now extends to Coronet Drive.

Additionally, my opinion is based on the deed to Street & Company, LLC for Lot 4 (Bristol Va. Tax Map #: 309-2-1) which states that it has a permitted exception of "rights of others in and to the use of the gravel drive located on the southerly side of insured property", as set forth in Deed Book 607, page 674.

The adjoining property to Jones' 34.2 acre tract was Tanglewood Properties, L.C. (now Coronet Drive, LLC). By deed dated August 25, 2023, Tanglewood Properties, L.C. conveyed Coronet Drive, LLC, the 19.8 acre tract having WC Tax Map #: 162-A-3, which states that the conveyance is with all interest in the roadway or any right of way leading to or from the property and to or from either Kingsmill Pike or Coronet Drive, as described in Instrument Number 230003609. This property was initially conveyed from E. K. McNew and others to Wilburn and Irene Brannon in Deed Book 380, page 359 on August 20, 1963. With this 19.8 acre tract, there was granted "the right of ingress and egress over a strip of land from the Kingmill Road to the southwesterly corner of the property hereinabove described, said right to be used along with the parties of the first part and their assigns...". This 19.8 acre conveyance was also made subject to the right of Carl Sauls et al, their heirs and assigns, to use the private roadway extending along the easterly side of the property herein conveyed.

Historically, in Deed Book 106, page 455, J. O. Susong and wife conveyed to John and Amanda Harley a parcel of land containing 117.57 acres with the right of ingress and egress over a strip of land leading from the South Westerly corner of the tract in a Westerly direction to the County road known as the Old Kings Mill Road. In Deed Book 259, page 1, John and Amanda Harley conveyed this 117.57 acre tract to E. K. McNew and others with this same right of way. In Deed Book 273, page 45, E. K. McNew and

others conveyed the 34.2 acre tract (WC Tax Map #: 162-A-2; now Jones Tract), to Estil Mullins and wife, with the "right of ingress and egress over a strip of land from the Kings Mill Road to the property herein described, said right to be used along with parties of the first part and their assigns, ...". It is also noted that the 30 foot right of way to the remaining Jones property (WC Tax Map #: 162-A-1A) is shown on a plat in Deed Book 273, page 48.

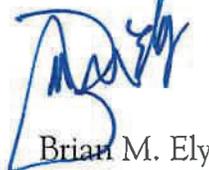
Lastly, the property which ultimately became Tanglewood Properties (19.2 acres- WC Tax Map #: 162-A-3) was conveyed from E. K. McNew and others in Deed Book 380, page 359, subject to the 30 foot right of way for the benefit of Carl Sauls (former owner of the Jones property).

Therefore, based on the above, I believe that the Jones properties have a right of way across Coronet Drive, LLC property along the private road now as Tanglewood Road to Coronet Drive.

No opinion is given as to whether the current or intended use of this property is or would be proper under applicable zoning ordinances, building codes or other laws. This opinion only states that it is believed that there is the right of way from Coronet Drive to WC Tax Map #: 162-A-2 as existing by the deed records.

Title is subject to matters placed of record subsequent to the date and time of this title opinion.

Sincerely,
ELY LAW GROUP, P.C.



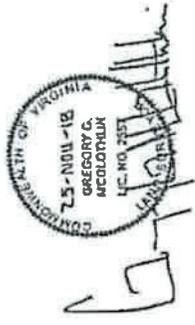
Brian M. Ely

FROM PLATS AND QUOTE OF RECORD
 WERE FOUND TO BE IN ERROR AND TO
 NOT COMPLETELY ACCURATE TO CORRECT

THIS PLAT WAS PREPARED WITHOUT
 THE BENEFIT OF A TITLE REPORT AND
 MAY BE SUBJECT TO EASEMENTS AND
 DEFECTS UNKNOWN TO THE SURVEYOR

THIS PLAT REPRESENTS A CURRENT
 ON THE GROUND FIELD SURVEY

IMPROVEMENTS IF ANY ARE NOT SHOWN HEREON
 BEING FOUND TO BE IN ERROR AND TO
 NOT COMPLETELY ACCURATE TO CORRECT



BOUNDARY SURVEY
 TMP 162-4-4
 WASHINGTON COUNTY
 TMP 308-4-10
80.092 ACRES TOTAL
CITY OF BRISTOL
SHOWN AS TWO PARCELS
BEING THE LANDS OF
GRACE LUERTA AKERS WHITE
 RECORDED IN
 WB: 76 PG: 391
 ALSO KNOWN AS THE
CHARLES H. WHITE ESTATE
 SEE DB: 211 PG: 248
 (REMAINING)

LOCATED IN THE
WILSON MAGISTERIAL DISTRICT
WASHINGTON COUNTY VIRGINIA
AND
LOCATED IN THE
CITY OF BRISTOL VIRGINIA



NO INFORMATION INDICATED
 THIS PLAT WAS CORRECTED TO RECORD
 Gregory G. McColoan
 Surveyor

LINZEE-MAC SURVEYORS LLC
 FSTA ASSISTING VIRGINIA LANDMARKS
 608 BEAVER TRL BRISTOL, VA 24204
 PH: 1-276-280-1491
 NOVEMBER 24, 2019

DB 402/46
 TB 397/76
 79

POINT OF BEGINNING
 AS LOCATED IN DB 437 PG: 68
 AND DB: 298 PG: 78 & 79

LINE	BEARING	DISTANCE
L1	N72°31'31"W	238.15'
L2	S82°00'21"W	278.84'
L3	S89°52'31"W	61.84'
L4	N72°31'31"W	142.07'
L5	N72°31'31"W	151.84'
L6	N72°31'31"W	151.84'
L7	N72°31'31"W	151.84'
L8	N72°31'31"W	151.84'
L9	N72°31'31"W	151.84'
L10	N72°31'31"W	151.84'
L11	N72°31'31"W	151.84'
L12	N72°31'31"W	151.84'
L13	N72°31'31"W	151.84'
L14	N72°31'31"W	151.84'
L15	N72°31'31"W	151.84'
L16	N72°31'31"W	151.84'
L17	N72°31'31"W	151.84'
L18	N72°31'31"W	151.84'
L19	N72°31'31"W	151.84'
L20	N72°31'31"W	151.84'
L21	N72°31'31"W	151.84'
L22	N72°31'31"W	151.84'
L23	N72°31'31"W	151.84'
L24	N72°31'31"W	151.84'
L25	N72°31'31"W	151.84'
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L33	N72°31'31"W	151.84'
L34	N72°31'31"W	151.84'
L35	N72°31'31"W	151.84'
L36	N72°31'31"W	151.84'
L37	N72°31'31"W	151.84'
L38	N72°31'31"W	151.84'
L39	N72°31'31"W	151.84'
L40	N72°31'31"W	151.84'
L41	N72°31'31"W	151.84'
L42	N72°31'31"W	151.84'
L43	N72°31'31"W	151.84'
L44	N72°31'31"W	151.84'
L45	N72°31'31"W	151.84'
L46	N72°31'31"W	151.84'
L47	N72°31'31"W	151.84'
L48	N72°31'31"W	151.84'
L49	N72°31'31"W	151.84'
L50	N72°31'31"W	151.84'
L51	N72°31'31"W	151.84'
L52	N72°31'31"W	151.84'
L53	N72°31'31"W	151.84'
L54	N72°31'31"W	151.84'
L55	N72°31'31"W	151.84'
L56	N72°31'31"W	151.84'
L57	N72°31'31"W	151.84'
L58	N72°31'31"W	151.84'
L59	N72°31'31"W	151.84'
L60	N72°31'31"W	151.84'
L61	N72°31'31"W	151.84'
L62	N72°31'31"W	151.84'
L63	N72°31'31"W	151.84'
L64	N72°31'31"W	151.84'
L65	N72°31'31"W	151.84'
L66	N72°31'31"W	151.84'
L67	N72°31'31"W	151.84'
L68	N72°31'31"W	151.84'
L69	N72°31'31"W	151.84'
L70	N72°31'31"W	151.84'
L71	N72°31'31"W	151.84'
L72	N72°31'31"W	151.84'
L73	N72°31'31"W	151.84'
L74	N72°31'31"W	151.84'
L75	N72°31'31"W	151.84'
L76	N72°31'31"W	151.84'
L77	N72°31'31"W	151.84'
L78	N72°31'31"W	151.84'
L79	N72°31'31"W	151.84'
L80	N72°31'31"W	151.84'
L81	N72°31'31"W	151.84'
L82	N72°31'31"W	151.84'
L83	N72°31'31"W	151.84'
L84	N72°31'31"W	151.84'
L85	N72°31'31"W	151.84'
L86	N72°31'31"W	151.84'
L87	N72°31'31"W	151.84'
L88	N72°31'31"W	151.84'
L89	N72°31'31"W	151.84'
L90	N72°31'31"W	151.84'
L91	N72°31'31"W	151.84'
L92	N72°31'31"W	151.84'
L93	N72°31'31"W	151.84'
L94	N72°31'31"W	151.84'
L95	N72°31'31"W	151.84'
L96	N72°31'31"W	151.84'
L97	N72°31'31"W	151.84'
L98	N72°31'31"W	151.84'
L99	N72°31'31"W	151.84'
L100	N72°31'31"W	151.84'

80.092 ACRES TOTAL

(A)
 GRACE LUERTA AKERS WHITE
 1747-1844
 2.39 ACRES
 CITY OF BRISTOL VIRGINIA

(B)
 GRACE LUERTA AKERS WHITE
 1747-1844
 2.39 ACRES
 CITY OF BRISTOL VIRGINIA

BK 79 PG 09

AREA CALCULATED FOR THE CITY OF BRISTOL
 THE COURTYARD LINE WAS SCALED FROM THE
 DISTAL VERTICES OF THE LOTS AND ADJACENT
 THE SURVEY IN PARCEL A & B REFORMATION

VIRGINIA IS THE GREAT STATE OF BRISTOL
 COUNTY IN THE STATE OF VIRGINIA
 BEING A PART OF THE COUNTY OF BRISTOL
 VIRGINIA

Given under my hand this 14th. day of May, 1921.

John M. Kreger, Commissioner in Chancery.

VIRGINIA- In the Clerk's Office of the Circuit Court of Washington County, the 10th day of December, 1923.

The foregoing writing was delivered to the Clerk of the Circuit Court aforesaid, on the day above mentioned, and admitted to record at 3:30 o'clock P.M.

TESTE:

Elizabeth B. Davenport
Clerk.

-----000-----

John Wesley Combs, et ux,

To

R.R. Williams,

THIS DEED, made and entered into this the 24th

day of July 1923, by and between John Wesley Combs and

Ellen, his wife, parties of the first part, and R.R. Wil-

liams, party of the second part, all of the County of Washington, State of Virginia,

WITNESSETH: That for and in consideration of the sum of one dollar in hand paid, the receipt of which is hereby acknowledged, the party's of the first part do grant bargain and sell, and hereby convey with covenant of general warranty, to the party of the second part all their interest in and to a certain tract or parcel of land lying and being in the County of Washington and in the Goodson District and about 9 miles South of Abingdon, and isbounded as follows:

BEGINNING at a Planted Stone, a corner to the lands of Garrett and Lowry.

Thence with Lowrys line, N. 47 1/2 W. 16 poles to a planted Stone. Thence for a division line with the party of the first part, S. 28 1/2 E. 17 poles and 7 links, following the road to a Planted Stone in Garretts line. Thence with Garretts line, N. 37 3/4 E. 5 poles and 14 links to the beginning, and containing 44 square poles.

In testimony wherof witness our hand and seal, given this the day and date above written.

J.W. Combs SEAL

(50¢ U.S. Documentary Stamps).

Ellen Combs SEAL

Washington County to-wit:

I, J.D. McChesney, a Justice of the Peace for the County aforesaid in the State of Virginia, do certify that J.W. Combs and Ellen Combs his wife whose names are signed to the foregoing writing bearing date on the 24th day of July, 1923, have acknowledged the same before me in my county aforesaid.

Given under my hand, this the 24th day of July, 1923.

J.D. McChesney, J.P.

VIRGINIA- In the Clerk's Office of the Circuit Court of Washington County, the 11th day of December, 1923.

The foregoing writing was delivered to the Clerk of the Circuit Court aforesaid, on the day above mentioned, and admitted to record at 1:50 o'clock P.M.

TESTE:

Elizabeth B. Davenport
Clerk.

-----000-----

J.O. Susong, et ux,

To

John W. Harley, et ux,

and AMANDA C. HARLEY, his wife, parties of the second part, all parties of Washington County, Virginia,

THIS DEED made and entered into this the 14th day

of November, 1923, by and between J.O. SUSONG and LUCY B. SU-

SONG, his wife, parties of the first part, and JOHN W. HARLEY

DB
106/455

WITNESSETH: THAT for and in consideration of the sum of FIVE THOUSAND EIGHT HUNDRED SEVENTY EIGHT 50/100 (\$5,878.50) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the parties of the first part have this day bargained and sold and hereby transfer and convey unto the parties of the second part one certain tract or parcel of land situate in the Goodson District of Washington County, Virginia, same being bounded by the lands of Quillen, Preston, Talman, Leonard and other lands of parties of first part, and being more particularly described as follows:

BEGINNING at a double Oak at a point near the Westerly end of a ridge; thence a new line S 49 E 850 ft. to a planted rock; thence S 73-30 E 937 ft. to a planted stone, corner to Tolliver's lands; thence N. 41-10 E 1316 ft. to a pine stump and planted stone; thence N 44 E 600 ft. to a Locust; thence N 58-15 E 253 ft. to a planted stone; thence N 16 E 630 ft. to a Poplar; thence N 30-45 E 556 ft. to a Gum; thence N 12 E 250 ft. to a planted stone; thence N 36-40 E 238 ft. to a planted stone corner to the Preston Land; thence with Preston line N 53-05 W 866 ft. to a planted stone on top of the ridge corner on Quillen and Dougherty land; thence with their line S 24-30 W 235 ft. to a Hickory; thence S 38-15 W 408 ft. to a stake; thence S 56-30 W 334 ft. to a Hickory; thence S 73-40 W 272 ft. to a stake; thence S 58-10 W 215 ft. to a stake; thence S 14 E 532 ft. to a stake; thence S 49-45 W 724 ft. to a Chestnut Oak Stump; thence S 84-40 W 208 ft. to a Hickory; thence West 300 ft. to a stake; thence S 65-10 W 410 ft. to a Hickory; thence S 43 W 956 ft. to the Beginning, containing 117.57 acres more or less and being a part of the lands purchased by J.O. Susong from Peter H. Leonard et al.

TO HAVE AND TO HOLD unto the parties of the second part, their heirs successors or assigns, with all rights, privileges and appurtenances thereon or thereunto in any wise belonging in fee simple forever.

* } The parties of the first part hereby convey unto parties of the second part, their heirs or assigns the right of egress and ingress over a strip of land leading from the South Westerly corner of the tract of land herein conveyed in a Westerly direction to the County road known as the Old Kings Mill Road.

THE parties of the first part covenant with parties of the second part that they are lawfully seized and possessed of said land, have full right and absolute authority to convey same and that it is free from encumbrances of any kind, and they further covenant that they will forever warrant and defend the title against the lawful claims of any and all persons whomsoever.

IN TESTIMONY WHEREOF witness the signatures and the seals of the parties of the first part the day and date first above herein written.

(\$6.00 U.S. Documentary Stamps).

J. O. Susong (SEAL)
Lucy B. Susong (SEAL)

STATE OF VIRGINIA
CITY OF BRISTOL.

I, H.W. Spargue, a Notary Public for the City aforesaid in the State of Virginia do certify that J.O. Susong and Lucy B. Susong, whose names are signed to the writing above, bearing the date of the 14th day of November, 1923, have acknowledged the same before me, in my aforesaid City.

Given under my hand this the 17 day of Nov. 1923.

H. W. Spargue

My commission expires the 16th day of Feb. 1926.

Amanda C. Harley, et al, | | | THIS DEED made and entered into this the 20th. day
 To | | | of February 1952, by and between JOHN HARLEY and
 E. K. McNew, et al, | | | AMANDA C. HARLEY, his wife, parties of the First
 part and E. K. McNEW, G. E. MUSGROVE and C. H. DRINKARD, parties of the second part;

WITNESSETH: THAT for and in consideration of the sum of SEVEN THOUSAND DOLLARS, this day cash in hand paid by the parties unto the said parties of the first part, receipt whereof is hereby acknowledged by the parties of the first part, THEY, the said John Harley and Amanda C. Harley, his wife, parties of the first part have bargained and sold and do by these presents bargain, sell, grant, transfer and convey unto the said E. K. McNew, G. E. Musgrove and C. H. Drinkard, parties of the second part, with covenants of general warranty and free from all encumbrances, all that certain tract of land lying and being in Goodson Magisterial District of Washington County, Virginia, bounded by the lands of Quillen, Preston, Talman, Leonard and others and more particularly bounded and described as follows, to-wit:

DB 259/11

"BEGINNING at a double Oak at a point near the westerly end of a ridge; thence a new line S 49 E 850 feet to a planted rock; thence S 73-30 E 937 feet to a planted stone, corner to Toliver's lands; thence N 41-10 E 1316 feet to a Pine Stump and planted stone; thence N 44 E 600 feet to a Locust; thence N 58-15 E 253 feet to a planted stone; thence N 16 E 630 feet to a Poplar; thence N 30-45 E 556 feet to a Gum; thence N 12 E 250 feet to a planted stone; thence N 36-40 E 238 feet to a planted stone, corner to the Preston land; thence with Preston line N 53-05 W 866 feet to a planted stone on top of ridge, corner to Quillen and Dougherty land; thence with their line S 24-30 W 235 feet to a Hickory; thence S 38-15 W 408 feet to a stake; thence S 56-30 W 334 feet to a Hickory; thence S 73-40 W 272 feet to a stake; thence S 58-10 W 215 feet to a stake; thence S 14 E 532 feet to a stake; thence S 49-45 W 724 feet to a Chestnut Oak stump; thence S 84-40 W 208 feet to a Hickory; thence West 300 feet to a stake; thence S 65-10 W 410 feet to a Hickory; thence S 43 W 956 feet to the BEGINNING, containing 117.57 acres, be the same more or less, and being part of the lands purchased by J. O. Susong from Peter H. Leonard et al."

This being the same land conveyed to the parties of the First part by J. O. Susong and Lucy B. Susong, his wife, by deed dated 14th day of November 1923, and of record in the office of the Clerk of the Circuit Court of Washington County, Virginia, in D. B. 106 P. 455.

* { The parties of the first part also grant and convey unto the said parties of the second part the right "of ingress and egress over a strip of land leading from the southwesterly corner of the tract of land herein conveyed in a westerly direction to the County Road, known as the King's Mill Road"; which was conveyed to them, their heirs or assigns by the said deed.

TO HAVE AND TO HOLD said tract or parcel of land, together with all improvements thereon and appurtenances thereunto in any wise belonging unto the said parties of the second part, their heirs and assigns in fee simple forever.

AND the parties of the first part covenant with the parties of the second part that they are lawfully seized and possessed of the said land, have full right and absolute authority to convey the same; and that the same is free from all encumbrances; they further covenant that they will forever warrant and defend the

title thereto against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF we have hereto set our hands and seals this the day and year first above written.

John Harley (SEAL)
Amanda C. Harley (SEAL)

STATE OF VIRGINIA,
CITY OF BRISTOL, to-wit:

I, Beatrice Burson, a notary public of and for the city aforesaid in the State of Virginia do certify that JOHN HARLEY AND AMANDA C. HARLEY, his wife, whose names are signed to the writing above bearing date on the 20th day of February, 1952, have acknowledged the same before me in my city aforesaid.

My commission expires on the 11th day of July, 1953.

Given under my hand this the 20th day of February, 1952

Beatrice Burson, Notary Public.

(\$7.70 U. S. Documentary Stamps)

Virginia: County of Washington, to-wit:

In the Clerk's Office of the Circuit Court of the County and State aforesaid, the 22nd day of February, 1952, at 11:05 o'clock A. M., the foregoing writing was presented and admitted to record, and together with the certificate of acknowledgment recorded.

Tests: Bluma Burson
D.Clerk.

- - - - 0 0 0 0 - - - -

DB
259/1

Emma Linen, et al, | This Deed, Made this 22 day of January in the year one
To | thousand nine hundred and fifty two between Emma Linen
Jeanette Middleton, | (widow); D. Harold Linen and Marjorie Linen, his wife;
Edna Parker and Rufus Parker, her husband, and William D. Linen and Rae Linen, his
wife, parties of the first part, and Jeanette Middleton, party of the second part,

WITNESSETH, That in consideration of the sum of ONE THOUSAND Dollars to them in hand paid at and before the sealing and delivery of this deed, the receipt of which is hereby acknowledged, the said parties of the first part do grant unto the said party of the second part in fee simple with General Warranty, all that certain tract or parcel of land lying in the Town of Mendota, Washington County, State of Virginia, and bounded as follows, to-wit:

Beginning at a planted rock fourteen feet from the southwest corner of Malone's land, thence N 41 degrees W 361 feet to a planted rock, fourteen feet from the said Malone line; thence 156 feet to a planted rock 14 feet from the Barker-Malone corner; thence N 65 degrees W 16-1/2 poles to a rock in the lower edge of a road; thence in a northerly direction with the lower edge of said road to a planted rock in the head of a hollow on the east side of a branch; thence up said hollow on the east side of said branch 86 feet to a planted rock below a branch crossing; thence crossing said branch at about an angle of 90 degrees in a westerly direction to a planted rock in the Barker-McKenzie line; thence in a southerly direction with the Barker-McKenzie line to an elm tree in the edge of a branch; thence S 17-1/2 degrees W 495-1/2 feet down said branch and on the east

STATE OF VIRGINIA,
COUNTY OF WASHINGTON, to-wit:

I, Patricia M. Ellison, a Notary Public in and for the County aforesaid, in the State of Virginia, do hereby certify that HOWARD BOYD MORRISON and MARY PEARL MORRISON, his wife, whose names are signed to the foregoing writing, bearing date on the 20th day of March, 1954, have acknowledged the same before me in my County and State aforesaid.

My commission expires on April 5, 1954.

Given under my hand, this 26th day of March, 1954.

Patricia M. Ellison
Notary Public



Virginia: County of Washington, to-wit:
In the Clerk's Office of the Circuit Court of the County and State aforesaid. The 20 day of March 1954 at 1:50 P.M. which is the foregoing writing was presented to be recorded, and together with the certificate of acknowledgment recorded.

Test: *Edward R. Dismore, D. Clerk*

THIS DEED, Made and entered into this the 24th day of February, 1954, by and between E. K. McNEW and IDA P. McNEW, his wife, G. E. MUSGROVE and BEOMA P. MUSGROVE, his wife, and C. H. DRINKARD and EOLA H. DRINKARD, his wife, first parties, and CARL SAULS and MARTHA SAULS, his wife, and ESTIL MULLINS and FERN MULLINS, his wife, second parties;

W I T N E S S E T H:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other valuable considerations, receipt of all of which is hereby acknowledged, the first parties have bargained and sold and do hereby grant, bargain, sell, transfer and convey unto the second parties with covenants of general warranty of title and against all encumbrances, a certain tract or parcel of land with all appurtenances thereunto belonging, lying and being in Goodson Magisterial District of Washington County, Virginia and described as follows:

BEGINNING at an iron pipe in the fence line on the southerly boundary of the property hereinafter described and in the line of Charles White; thence a new line and with the line of other property belonging to the first parties N 30 24 E 432 feet to a stake; N 7 46 E 179.5 feet to a stake; N 7 34 W 261.2 feet to a stake; N 00 21 E 163.5 feet to a stake; N 87 27 E 602.2 feet to a stake; N 49 E 423.8 feet to a stake; S 18 30 E 163 feet to a stake; S 32 25 E 552 feet to a stake in the old Toliver line; thence with said line S 41 10 W 1199 feet to a post in Charles White's line; thence with Charles White's line N 73 10 W 770.6 feet to the point of BEGINNING, described according to survey of P. E. Combs dated February 20, 1954, and containing 14.2 acres less the right of way hereinafter described; this being a conveyance by the boundary and not by the acre. Said premises are a portion of the property conveyed to E. K. McNew, G. E. Musgrove and C. H. Drinkard by deed of John Marley and wife dated February 20, 1952 and recorded in Deed Book 259, page 1, in the Clerk's office of the Circuit Court of Washington County at Abingdon, Virginia.

LAW OFFICE
DONALD V. STANT
MARLEY HOUSE
ABINGDON, VA. 22000

DB
2/9/11
DWR

BOOK 273 PAGE 46

There is also conveyed to the second parties the right of ingress and egress over a strip of land from the Kings Mill Road to the property hereinabove described, said right to be used along with the first parties and their assigns, said right having been conveyed to said E. K. McNew et al by said deed of John Harley and wife dated February 20, 1952.

There is excepted from the conveyance above described a right of way for a roadway for the benefit of the first parties, their heirs or assigns, 30 feet wide and described as follows:

BEGINNING at the southwesterly corner of the property above described and running thence along Charles White's line S 73 10 E 515.8 feet; thence leaving said line N 43 30 E about 1350 feet to the easterly line of the property above described.

Said tract of land and said right of way are more particularly shown on plat designated "Plat of Carl Saul's Tract, Washington County, Virginia, February 20, 1954", a copy of which is attached hereto and made a part hereof.

Should the second parties elect to do so they shall have the right to build fences which project across said right of way, but they shall at their expense erect and construct cattle guards at least 12 feet wide, and in no event shall they place a gate across said right of way.

There is a hard surfaced road extending along a portion of the westerly line of the property herein conveyed, said westerly line of the said property being measured 25 feet from the center of said road. It is understood that in the event the first parties subdivide the property to the west of the property herein described for subdivision purposes and open said road to the public that the second parties, their heirs and assigns, shall have the right to use said road as a public road and that if the first parties sell said property on the west side of said road as a tract that at the time of the sale they will grant the second parties the right to use said road upon payment of \$50.00.

The second parties assume and agree to pay taxes for the year 1954.

WITNESS the following signatures and seals.

E. K. McNew (SEAL)

Ida J. McNew (SEAL)

H. C. Musgrave (SEAL)

Bessie J. Musgrave (SEAL)

C. S. DeWitt (SEAL)

Edna H. DeWitt (SEAL)

Exhibit

BOOK 273 PAGE 47

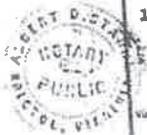
STATE OF VIRGINIA,
CITY OF BRISTOL:

I, Arthur, a Notary Public in and for the State and City aforesaid, do certify that E. K. McNew and Ida F. McNew, his wife, G. E. Musgrove and Beuna P. Musgrove, his wife, and C. E. Drinkard and Bula H. Drinkard, his wife, whose names are signed to the foregoing writing bearing date the 24th day of February, 1954, have acknowledged the same before me in my City aforesaid.

My commission expires Aug 25, 1955

Given under my hand this the 10 day of March

1954.

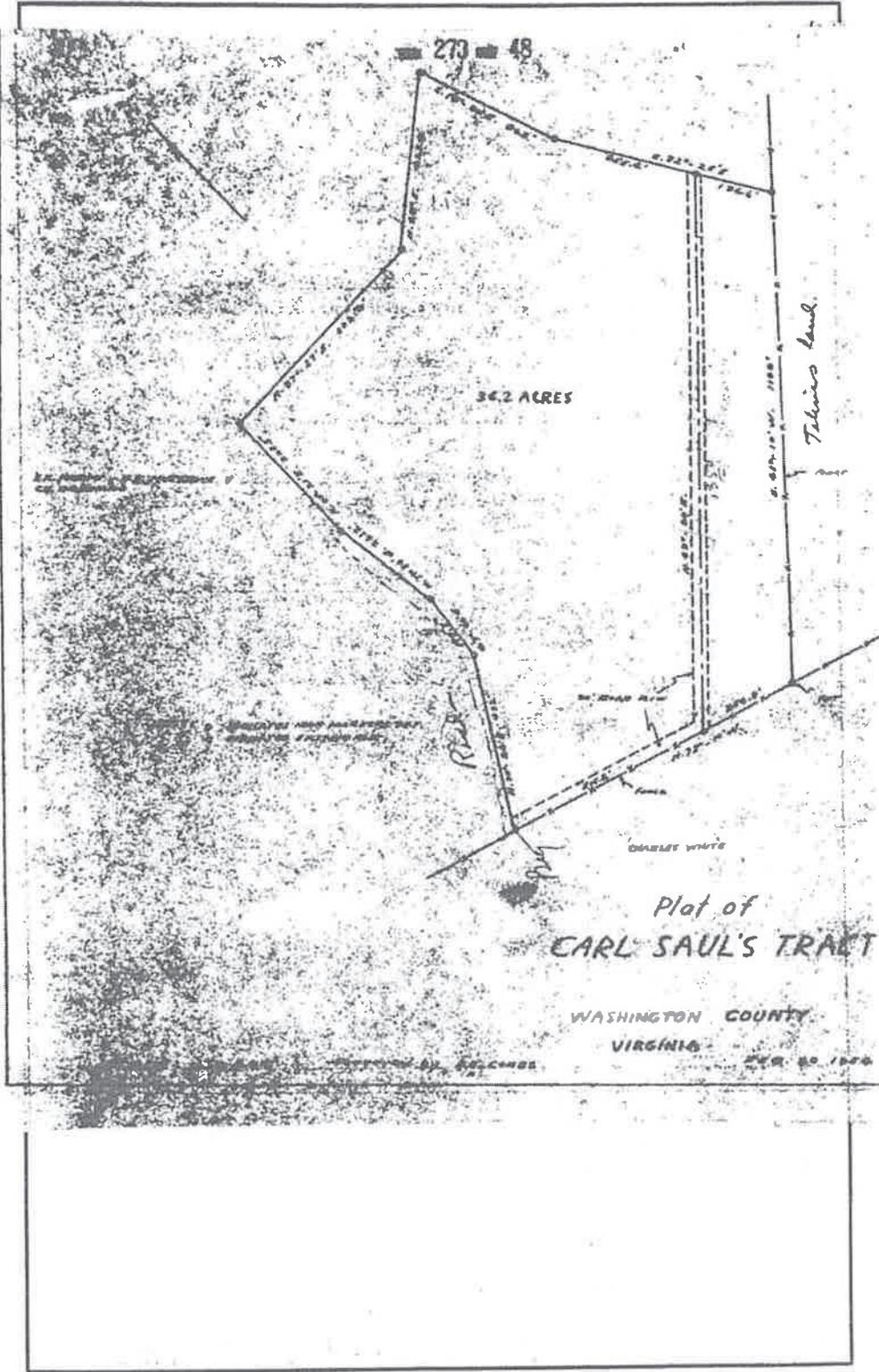


Arthur
Notary Public

Virginia: County of Washington, to-wit:
In the Clerk's Office of the Circuit Court of the County and State aforesaid, the 20 day of March 19 54 at 12:45 o'clock P. M., the foregoing writing was presented and admitted to record, and together with the certificate of acknowledgment recorded.

Thomas R. ..., Clerk

LOW OFFICE
FRANKS & DEWITT
CHARLES WOODS
BRISTOL, VA. 24202



273 48

34.2 ACRES

Tobacco land

Plot of
CARL SAUL'S TRACT

WASHINGTON COUNTY
VIRGINIA

APR 20 1956

^{GIFT}
THIS DEED, made and entered into this 4th day of October, 1982, by and between LUTHER SAULS, Widower, first party, and HARDAWAY SAULS, second party;

W I T N E S S E T H:

50725

That for and in consideration of the love and affection which the party of the first part has for the party of the second part, who is his son, the party of the first part has given and does hereby grant, transfer and convey unto the second party, with covenants of general warranty of title and against all encumbrances, a certain tract or parcel of land with all appurtenances thereunto belonging, lying and being in the old Goodson Magisterial District of Washington County, Virginia, and described as follows:

BEGINNING at a stake, southeast corner of tract of land conveyed to Carl Sauls and Marthan Sauls, his wife, and Estil Mullins and Fern Mullins, his wife, by deed dated February 24, 1954, recorded in Deed Book _____, page _____; thence with the old Tolliver line, N 41 10 E, 117 feet; N 44 00 E, 600 feet; N 58 15 E, 253 feet; N 16 00 E, 630 feet; N 30 45 E, 556 feet; N 12 E, 250 feet; N 36 40 E, 238 feet; N 53 05 W, 866 feet to a point, Quillen's corner; thence with the Quillen line S 24 30 W, 235 feet; S 38 15 W, 408 feet; S 56 30 W, 334 feet; S 75 40 W, 272 feet; S 58 10 W, 215 feet to a point, Scenic Park corner; thence with its line S 14 E, 27.8 feet to a point, corner to property of McNew; thence a new line and with other property of McNew S 84 15 E, 488.6 feet; S 9 55 W, 123 feet; S 20 28 W, 227.2 feet; S 11 09 E, 162.4 feet; S 49 W, 603.7 feet to a point, northeast corner to said tract of land conveyed to Carl Sauls, et al. by the deed hereinabove referred to; thence with said Saul line S 18 30 E, 363 feet to a point; thence continuing with said line and crossing a 30-foot roadway S 32 25 E, 552 feet to the point of BEGINNING, described according to plat designated "Plat Showing Saul's tract, Washington County, Virginia, Drawn by P. Combs, April 9, 1955, Scale: 1" = 300'". This is the same property conveyed to Luther Sauls and May Sauls, his wife, by deed from E. K. McNew, et al., dated April 22, 1955, and of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 289, page 46. May C. Sauls died intestate October 9, 1973

RALPH M. DILLOW, Jr.
ATTORNEY AT LAW
SAULTON, VIRGINIA

and Mary Ann Sauls Bland, Joselean Sauls Garrett and Hardaway Sauls, her children and heirs at law, conveyed their interest in and to said property to Luther Sauls by Quit-Claim Deed dated November 22, 1978, and of record in the Clerk's Office of the Circuit Court of Bristol, Virginia, in Deed Book 208, page 644 and in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book _____, page _____.

The first party also conveys unto the second party, his heirs and assigns, with covenants of special warranty of title, the right to use the 30-foot roadway and the right of ingress and egress referred to in said deed dated April 22, 1955 from E. K. McNew, et al. to Luther Sauls and May Sauls, his wife.

TO HAVE AND TO HOLD said property, together with all improvements thereon and appurtenances thereunto in any wise belonging, unto said second party, his lawful heirs and assigns, in fee simple forever.

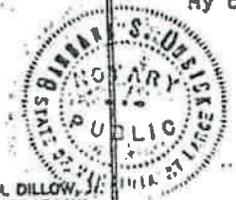
WITNESS the signature and seal of the first party this the _____ day and year first above written.

Luther Sauls (SEAL)

STATE OF VIRGINIA
CITY OF BRISTOL

The foregoing instrument was acknowledged before me on this 6th day of October, 1982, by Luther Sauls.

My commission expires: August 27, 1983



RALPH M. DILLOW, JR.
ATTORNEY AT LAW
BRISTOL, VIRGINIA

Barbara M. Glitcher
Notary Public
Commissioned as Barbara M. Glitcher

Virginia: County of Washington, to-wit:

In the Clerk's Office of the Circuit Court of the County and State aforesaid, the 22 day of March, 1983, at 12:05 o'clock, P. M., the foregoing writing was presented and admitted to record and together with the certificate of acknowledgment recorded.

*Taxes imposed by § 58-54.1 of the Code have been paid. \$ _____

Taxes John M. Mansfield

230003609.001

Prepared By:
Jason H. Arthur
Attorney at Law
207 Academy Street
Elizabethton, TN 37643
VSB # 65227

INST # 230003609

Aug 29, 2023 11:25 am

If questions, contact:
Randy M. Kennedy
Attorney at Law
625 Anderson Street
Bristol, Tennessee 37620

Consideration: \$150,000.00 (\$25,000.00 in Bristol, VA and \$125,000.00 in Washington Co., VA)
Assessed Value: \$15,000.00 (Bristol, VA)
\$57,000.00 (Washington Co., VA)

Title Insurance: Chicago Title Insurance Company

Tax Map - Washington Co., VA – 162-A-3
Tax Map - City of Bristol, VA – 309-A-1

GENERAL WARRANTY DEED

THIS DEED made and entered into this the 25th day of August, 2023, by and between **TANGLEWOOD PROPERTIES, L.C.**, a Virginia Limited Liability Company, Grantor, party of the first part, and **CORONET DRIVE, LLC**, a Tennessee Limited Liability Company, Grantee, party of the second part.

WITNESSETH:

WHEREAS the party of the first part, Tanglewood Properties, L.C., a Virginia Limited Liability Company, acquired by deed dated the 4th day of March, 1993, a certain tract or parcel of land part of which is in the City of Bristol, Virginia, and the remaining part in Washington County, Virginia, located off 100 Coronet Drive,, Bristol, Virginia; and

WHEREAS the party of the second part, Coronet Drive, LLC, a Tennessee Limited Liability Company, desires to purchase said tract or parcel of land from party of the first part upon terms agreed to by both parties; and

WHEREAS the party of the first part has duly adopted a unanimous Resolution at a special called meeting of the Limited Liability Company's Members approving the sale of the said real estate upon the terms of the parties' written agreement dated August 15, 2023; and

WHEREAS at the special called meeting of the members and pursuant to motion duly made and passed unanimously authority was granted to Eugene E. Lohman, as Chief Executive Member, to execute any deed or document or take any further action on behalf of the said party of the first part necessary to convey legal title of the tract or parcels of land to the party of the second part, and in pursuance thereof has caused his signature and seal to be affixed hereunto.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the party of the first part does hereby grant and convey to the party of the second part, with covenants of general warranty and English covenants of title, that certain tract or parcel of land lying and being partly in Washington County, Virginia, and partly in the City of Bristol, Virginia, and which property is more particularly described as follows:

BEGINNING at a point in the right of way leading from the property herein conveyed in a westerly direction to the road known as Kingsmill Pike; thence with the line of property formerly owned by White (now owned by Bonham Road Bristol, LLC) S 49 E 850 feet to a stake; thence S 73 30 E 166.4 feet to a stake, corner to a property formerly owned by Carl Sauls, et al. (now owned by Jones Mary E Revocable Living Trust), described in a deed from E. K. McNew and wife to Carl Sauls, et al., dated February 24, 1954, and recorded in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 273, page 45; thence with said Sauls' line (being the East line of a private road), N 30 24 E 432 feet to a stake; thence continuing with said road and said Sauls' line N 7 46 E 179.5 feet to a stake, N 7 34 W 261.2 feet to a stake, N 00 21 E 363.5 feet to a stake, corner to property now or formerly owned by McNew; thence with the line of the said McNew property, N 2 20 E 423 feet to a stake; thence S 65 10 W 410 feet to a stake; thence S 43 W 956 feet to the point of BEGINNING, containing 19.8 acres by estimation, it being understood that this is a sale by the boundary and not by the acre, and that the calls hereinabove set out are taken from the prior deeds and not surveyed on the ground and being the same property which was conveyed to TANGLEWOOD PROPERTIES L.C., the party of the first part by deed dated the 4th day of March, 1993, from Emmitt F. Yeary, and wife, and Eugene E. Lohman, and wife, and which deed is of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 859, at page 604, and in the Clerk's Office of the Circuit Court of the City of Bristol, Virginia, in Deed Book 302, at page 466.

* { The party of the first part also conveys to the party of the second part all its right, title and interest in the roadway or any right of way leading to or from the property and to or from either Kingsmill Pike or Coronet Drive. This conveyance is made subject to all existing

easements, restrictions, reservations, and rights of way of record which have not been abandoned and which may be binding and legally enforceable on the same.

WITNESS the following signature and seal:

TANGLEWOOD PROPERTIES, L.C.,
a Virginia Limited Liability Company

By: Eugene E. Lohman
Eugene E Lohman, Chief Executive Member

STATE OF TENNESSEE
COUNTY OF SULLIVAN

I, the undersigned, a Notary Public in and for the State and County aforesaid, do certify that Eugene E Lohman, Chief Executive Member of Tanglewood Properties, L.C., the within named bargainer, a limited liability company, whose name is signed to the writing above, bearing date on the 20th day of August, 2023, has acknowledged the same before me in my County aforesaid.

Given under my hand this the 20th day of August, 2023.



Michele L Fleenor
Notary Public

My Commission Expires:
10/19/24

NAME AND ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES AND TO WHOM THE CLERKS OF THE RESPECTIVE COURTS SET OUT ABOVE SHALL RETURN THE DEED TO AFTER RECORDATION :

Name: Coronet Drive, LLC
Address: 245 Birch Street
Blountville, TN 37617

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is \$150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Yugone E. Johnson

Sworn to and subscribed before me this the 25th day of August, 2023.



Michele L. Fleener
Notary Public

My Commission Expires:

10/19/24

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

INSTRUMENT # 230003609
RECORDED WASHINGTON CO CIRCUIT COURT CLERK'S OFFICE
Aug 29, 2023 AT 11:25 am
PATRICIA S. MOORE, CLERK by SHD
\$103.50 GRANTOR TAX WAS PAID
AS REQUIRED BY SEC 58.102 OF THE VA. CODE
STATE: \$75.00 LOCAL: \$28.50

BOOK 935 PAGE 195
THIS DEED, made on this the 25th day of January,

1994, by and between M. MARION JONES (also known as M. M. Jones),
Party of the First Part (Grantor), and MARY EVELYN JONES (also
known as Mary E. Jones), Party of the Second Part (Grantee);

WITNESSETH:

632
That for and in consideration of the sum of TEN (\$10.00)
DOLLARS, cash in hand paid, and other good and valuable
consideration, the receipt of which is hereby acknowledged, the
Party of the First Part has bargained and sold and does hereby
grant, transfer and convey unto the Party of the Second Part, to
abolish tenancy by the entirety with right of survivorship as at
common law, with covenants of general warranty and English
Covenants of Title, those certain lots or parcels of land situate
in the City of Bristol, Virginia and Washington County, Virginia
and being more particularly described as follows:

PARCEL 1 - Wilson District of Washington
County, Virginia

BEGINNING at an iron pipe in the fence line
on the southerly boundary of the property
hereinafter described and in the line of
Charles White; thence a new line and with the
line of other property belonging to E. K.
McNew, et al N 30 24' E 432 feet to a
stake; N 7 46' E 179.5 feet to a stake; N 7
34' W 261.2 feet to a stake; N 00 21' E
363.5 feet to a stake; N 87 27' E 602.2
feet to a stake; N 49 E 423.8 feet to a
stake; S 18 30' E 363 feet to a stake; S 32
25' E 552 feet to a stake in the old Tolliver
line; thence with said line S 41 10' W 1199
feet to a post in the Charles White's line;
thence with Charles White's line N 73 10' W
770.6 feet to a point of BEGINNING, described
according to the survey of P. E. Combs dated
February 20, 1954, and containing 34.2 acres,
less the right of way hereinafter described,
this being a conveyance by the boundary and
not by the acre. This being the same
property conveyed to M. Marion Jones and
wife, Mary E. Jones from Estil Mullins by
deed dated April 13, 1984, and of record in
the Clerk's Office of the Circuit Court of
Washington County, Virginia in Deed Book 683,
Page 291.

There is excepted from the conveyance above
described a right-of-way for a roadway for
the benefit of E. K. McNew, et al, their
heirs and assigns, 30 feet wide and described
as follows:

BEGINNING at the southwesterly corner of the

property above described and running thence along Charles White's line S 73 10' E 515.8 feet; thence leaving said line N 43 30' E about 1350 feet to the easterly line of the property above described.

PARCEL 2 - City of Bristol, Virginia and Wilson District of Washington County, Virginia

BEGINNING at an iron pin, corner to other property of M. Marion Jones, and wife, Mary Evelyn Jones and on the line of the property now or formerly owned by R. L. Johnson Construction Company; thence with the line of said Johnson Construction Company, N 48 47' 57" E 607.18 feet to an iron pin, thence N 11 09' 03" W 165.77 feet to an iron pin; thence N 20 28' 10" E 223.18 feet to an iron pin; thence N 09 53' 35" E 123.02 feet to an iron pin; thence N 86 26' 43" W 469.40 feet (and crossing the corporate line of the City of Bristol) to an iron pin; thence N 21 51' 09" W 27.80 feet to an iron pin; thence N 52 33' 22" E 221.49 feet to a planted stone; thence N 73 29' 24" E 266.61 feet (re-crossing the corporate line of the City of Bristol) to an iron pin; thence N 56 23' 15" E 327.30 feet to an iron pin; thence N 38 33' 12" E 405.82 feet to an iron pin; thence N 24 03' 18" E 239.11 feet (re-crossing into the City of Bristol, Virginia) to an iron pin; thence S 52 25' 20" E 853.58 feet (again re-crossing the corporate line of the City of Bristol and returning to Washington County, Virginia) to a planted stone, said planted stone being corner to property now or formerly of Roy F. Tallman; thence with line of said Tallman the following courses and distances: (1) S 37 30' 49" W 238.10 feet to a planted stone; (2) S 11 46' 02" W 254.95 feet to an iron pin; (3) S 31 04' 57" W 551.69 feet to an iron pin; (4) S 16 32' 42" W 629.77 feet to an iron pin; (5) S 58 10' 21" W 249.66 feet to an iron pin; (6) S 43 55' 21" W 592.12 feet to an iron pin; and (7) S 41 07' 46" W 115.73 feet to an iron pin, corner to other property of M. Marion Jones and wife, Mary Evelyn Jones; thence with the line of said other property of the said M. Marion Jones and wife, Mary Evelyn Jones, N 32 36' 13" W 551.39 feet to an iron pin and thence continuing with the line of said other property of M. Marion Jones and wife, Mary Evelyn Jones, N 19 12' 56" W 361.00 feet to an iron pin, the same being the point of BEGINNING, containing 50.68 acres, more or less, and being described on a plat prepared by Gale W. Maiden, Land Surveyor, the same being dated January 5, 1987 and entitled "Showing the Property of Hardaway Sauls", the foregoing being the same property conveyed to M. M. Jones, and wife, Mary E. Jones, by deed from Hardaway Sauls and wife, Carolyn Sue Sauls, dated February 3, 1987 and of record in the Circuit Court Clerk's Office for the City of

Bristol in Deed Book 259 Page 141 and the Circuit Court Clerk's Office for Washington County in Deed Book 734 Page 766.

The Party of the First Part further conveys unto the Party of the Second Part, and her heirs and assigns, all right, title and interest which the Party of the First Part may have in and to the 30-foot roadway as described in the prior deeds to the parties hereinabove described together with such rights of ingress and egress as are described in that said deed dated April 4, 1955, from E. K. McNew, et ux et al, to Luther Sauls, et ux, the same being of record in the office of the Circuit Court Clerk for Washington County, Virginia in Deed Book 289, Page 46.

PARCEL 3 - Wilson District of Washington County, Virginia

BEGINNING on a 1/2 inch angle iron on the south side of Highway No. 656; thence four calls with the road right-of-way S 75 42 E 100 feet to an iron pin, S 60 59 E 187.58 feet to an iron pin, S 57 27 E 274.55 feet to a point, and S 58 46 E 229.04 feet to an iron pin at an old wire fence corner; thence leaving the right-of-way and with an old line fence S 2 40 W 182.90 feet to a 30 inch white oak; thence continuing with the old wire fence S 1 48 W 636.19 feet to a 48 inch poplar; thence continuing with the fence line S 1 46 W 420.66 feet to a 14 inch marked cucumber; thence continuing with the fence line S 5 25 W 351.98 feet to a 1 1/4 inch iron pipe at the fence corner on top of the main ridge; thence along the north crest of the ridge and a wire fence line seven calls: S 64 15 W 117.01 feet to a point, S 67 01 W 165.22 feet to a point, S 68 56 W 89.47 feet to a point, S 63 26 W 77.10 feet to a point, S 61 26 W 84.01 feet to an 8 inch marked hickory, continuing with the ridge and the fence line S 43 06 W 139.19 feet to a point, S 44 45 W 106.90 feet; thence leaving the top of the ridge with an agreed line between J. J. Wallace and R. R. Wallace, N 00 59 E down a steep slope 888.35 feet to an iron pipe at the edge of a field, continuing the same line 1484.30 feet to a total distance of 2372.65 feet to the point of BEGINNING, containing 30.50 acres, more or less, and being the same property conveyed to M. M. Jones, and wife, Mary Evelyn Jones by deed from J. Lawrence Jayne, Jr., and wife, Cecilia P. Jayne, dated April 15, 1986 and of record in the Circuit Court Clerk's Office of Washington County in Deed Book 716, Page 651.

TO HAVE AND TO HOLD said property, together with all improvements thereon and appurtenances thereunto in anywise belonging, unto the Party of the Second Part, in fee simple forever.

The Party of the First Part covenants with the Party of the Second Part that he is lawfully seized and possessed of said property, that he has good right and full authority to convey the same, that said property is free from encumbrances, except as herein set forth, and that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Each parcel of Property herein conveyed is transferred subject to all easements, rights-of-way, restrictions and conditions which are duly of record, or which are visible, or of which the Grantee otherwise has knowledge, and which are presently bind and affect the applicable subject property.

There is also conveyed herewith all rights, easements and rights-of-way which exist for and benefit the above described parcels of property.

Taxes for the year 1994 are to be prorated and assumed by the Party of the Second Part.

IN TESTIMONY WHEREOF, witness the signature of the Party of the First Part as of the day and year first above written.

M. Marion Jones
M. MARION JONES

STATE OF TENNESSEE)
) ss
COUNTY OF SULLIVAN)

The foregoing instrument was acknowledged before me this 25th day of January, 1994, by M. MARION JONES.

Jane L. Sheffer
NOTARY PUBLIC

My Commission expires:
February 12, 1995

PARTY RESPONSIBLE FOR PAYMENT OF TAXES:
Mrs. Mary Evelyn Jones
205 Sparkling Brook Drive
Bristol, Tennessee 37620

This Deed is for the purpose of abolishing ownership of the above described property as Tenants by the Entirety, so that Mary Evelyn Jones shall be sole owner of each parcel of property and is exempt from recording taxes under the Code of Virginia.

VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WASHINGTON COUNTY, 2-8 1994 This deed was this day presented in said office and with certificate thereto annexed admitted to record at 2:10 o'clock P.M. after payment of tax imposed by Sec. 58.1-602.

Deed No. 652 TESTE, KATHY P. ORR, CLERK
BY: *Mary Evelyn Jones*
Original Returned This Date 1/25/94

BK 364 PG 0058
BOOK 1034 PAGE 604

This instrument was prepared by:
KLEIN & ASSOCIATES, Attorneys at Law
108 E. Main Street, Suite 212, Kingsport, TN 37660

GIFT DEED

THIS DEED OF GIFT, made and entered into this, the 8th day of December, 1998, by and between MARY EVELYN JONES (also known as Mary E. Jones), herein called Party of the First Part (Grantor), and THE MARY EVELYN JONES REVOCABLE LIVING TRUST dated the 19th day of May, 1998, MARY EVELYN JONES, Trustee, herein called Party of the Second Part (Grantee).

WITNESSETH:

483 Pursuant to Section 58.1-811(D) of the Code of Virginia, 1950, as amended, wherein it provides for the exemption of recordation taxes on deeds of gift, the party of the first part does hereby quitclaim, release, and convey unto THE MARY EVELYN JONES REVOCABLE LIVING TRUST, dated the 19th day of May, 1998, MARY EVELYN JONES, Trustee, any and all right, title and interest she may possess in and to the following described real estate, to wit:

PARCEL 1:

Wilson District of Washington County, Virginia

BEGINNING at an iron pipe in the fence line on the southerly boundary of the property hereinafter described and in the line of Charles White; thence a new line and with the line of other property belonging to E.K. McNew, et al N 30 24' E 432 feet to a stake; N 7 46' E 179.5 feet to a stake; N 7 34' W 261.2 feet to a stake; N 00 21' E 363.5 feet to a stake; N 87 27' E 602.2 feet to a stake; N 49 E 423.8 feet to a stake; S 18 30' E 363 feet to a stake; S 32 25' E 552 feet to a stake in the old Tulliver line; thence with said line S 41 10' W 1199 feet to a post in the Charles White's line; thence with Charles White's line N 73 10' W 770.6 feet to a point of BEGINNING, described according to the survey of P.E. Combs dated February 20, 1954, and containing 34.2 acres, less the right of way hereinafter described, this being a conveyance by the boundary and not by the acre. This being the same property conveyed to MARY EVELYN JONES (also known as Mary E. Jones) from M. MARION JONES (also known as M.M. Jones) by deed dated January 25, 1994, and of record in the Clerk's Office of the Circuit Court of Washington County, Virginia in Deed Book 935, Page 195.

There is excepted from the conveyance above described a right-of-way for a roadway for the benefit of E.K. McNew, et al, their heirs and assigns, 30 feet wide and described as follows:

DK 361 PG 0059

BOOK 1034 PAGE 665

BEGINNING at the southwesterly corner of the property above described and running thence along Charles White's line S 73 10' E 515.8 feet; thence leaving said line N 43 30' E about 1350 feet to the easterly line of the property above described.

PARCEL 2

City of Bristol, Virginia and Wilson District of Washington County, Virginia

BEGINNING at an Iron pin, corner to other property of Mary Evelyn Jones (also known as Mary E. Jones) and on the line of the property now or formerly owned by R. L. Johnson Construction Company; thence with the line of said Johnson Construction Company, N 48 47' 57" E 607.18 feet to an iron pin, thence N 11 09' 03" W 165.77 feet to an iron pin; thence N 20 28' 10" E 223.18 feet to an iron pin; thence N 08 53' 35" E 123.02 feet to an iron pin; thence N 86 26' 43" W 469.40 feet (and crossing the corporate line of the City of Bristol) to an iron pin; thence N 21 51' 09" W 27.80 feet to an iron pin; thence N 52 33' 22" E 221.49 feet to a planted stone; thence N 73 29' 24" E 266.61 feet (re-crossing the corporate line of the City of Bristol) to an iron pin; thence N 56 23' 15" E 327.30 51' feet to an iron pin; thence N 38 33' 12" E 405.82 feet to an iron pin; thence N 24 03' 18" E 239.11 feet (re-crossing into the City of Bristol, Virginia) to an iron pin; thence S 52 25' 20" E 853.58 feet (again re-crossing the corporate line of the City of Bristol and returning to Washington County, Virginia) to a planted stone, said planted stone being corner to property now or formerly of Roy F. Tallman; thence with line of said Tallman the following courses and distances: (1) S 37 30' 49" W 238.10 feet to a planted stone; (2) S 11 46' 02" W 254.95 feet to an iron pin; (3) S 31 04' 57" W 551.69 feet to an iron pin; (4) S 16 32' 42" W 629.77 feet to an iron pin; (5) S 58 10' 21" W 249.66 feet to an iron pin; (6) S 43 55' 21" W 592.12 feet to an iron pin; and (7) S 41 07' 46" W 115.73 feet to an iron pin, corner to other property of Mary Evelyn Jones (also known as Mary E. Jones); thence with the line of said other property of the said Mary Evelyn Jones (also known as Mary E. Jones), N 32 36' 13" W 551.39 feet to an iron pin and thence continuing with the line of said other property of Mary Evelyn Jones (also known as Mary E. Jones), N 19 12' 56" W 361.00 feet to an iron pin, the same being the point of BEGINNING, containing 50.68 acres, more or less, and being described on a plat prepared by Gale W. Malden, Land surveyor, the same being dated January 5, 1987 and entitled "Showing the Property of Hardaway Sauls", the foregoing being the same property conveyed to MARY EVELYN JONES (also known as Mary E. Jones), by deed from M. MARION JONES (also known as M. M. Jones) dated January 25, 1994 and of record in the Circuit Court Clerk's Office for the City of Bristol in Deed Book 330 Page 691 and the Circuit Court Clerk's Office for Washington County in Deed Book 935 Page 195.

DK 364 PG 0060
BOOK 1034 PAGE 606

The Party of the First Part further conveys unto the Party of the Second Part, the beneficiaries and assigns, all right, title and interest which the Party of the First Part may have in and to the 30-foot roadway as described in the prior deeds to the parties hereinabove described together with such rights of Ingress and egress as are described in that said deed dated April 4, 1955, from E. K. McNew, et ux et al, to Luther Sauls, et ux, the same being of record in the office of the Circuit Court Clerk for Washington County, Virginia in Deed Book 289, Page 46.

TO HAVE AND TO HOLD said property, together with all improvements thereon and appurtenances thereunto belonging, unto THE MARY EVELYN JONES REVOCABLE LIVING TRUST dated the 19th day of May, 1998, MARY EVELYN JONES, Trustee, the beneficiaries and assigns forever.

Each parcel of property herein conveyed is transferred subject to all easements, rights-of-way, restrictions and conditions which are duly of record, or which are visible, or of which the Grantee otherwise has knowledge, and which presently bind and affect the applicable subject property.

There is also conveyed herewith all rights, easements and rights-of-way which exist for and benefit the above described parcels of property.

IN WITNESS WHEREOF the Parties of the First Part hereunto sign their names on the day and year first above written.

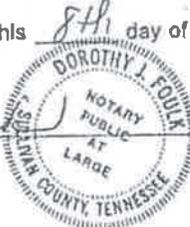
Mary Evelyn Jones
MARY EVELYN JONES
(Also known as Mary E. Jones)

STATE OF TENNESSEE)
COUNTY OF Meigs)

On this 8th day of December, 1998, before Dorothy J. Foulk a notary public, personally appeared MARY EVELYN JONES, Trustee of THE MARY EVELYN JONES REVOCABLE LIVING TRUST dated the 19th day of May, 1998, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal of office in the State and County aforesaid this 8th day of December, 1998.

Dorothy J. Foulk
NOTARY PUBLIC



My commission expires 3-8-00

BK 364 PG 0061

BOOK 1034 PAGE 607

**NAME & ADDRESS OF PROPERTY
OWNER:**

**THE MARY EVELYN JONES REVOCABLE
LIVING TRUST**
dated the 19th day of May, 1998
MARY EVELYN JONES, Trustee
205 Sparkling Brook Drive
Bristol, TN 37620

**NAME & ADDRESS OF PERSON OR
ENTITY RESPONSIBLE FOR PAYMENT
OF REAL PROPERTY TAXES:**

**THE MARY EVELYN JONES REVOCABLE
LIVING TRUST**
dated the 19th day of May, 1998
MARY EVELYN JONES, Trustee
205 Sparkling Brook Drive
Bristol, TN 37620

THE LEGAL DESCRIPTION OF THE REAL ESTATE HAS BEEN FURNISHED TO THE DRAFTSMAN BY THE GRANTOR(S) OR A THIRD PARTY OR HAS BEEN OBTAINED FROM THE PUBLIC RECORDS. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY OR CONTENT THEREOF. UNLESS A SEPARATE TITLE OPINION HAS BEEN FURNISHED TO THE GRANTEE(S), THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE STATE OF TITLE OF THIS REAL ESTATE AND THEN ONLY TO THE EXTENT AS SET FORTH IN THE TITLE OPINION. FAILURE TO PROMPTLY RECORD THIS DEED IN THE APPROPRIATE REGISTER OF DEEDS' OFFICE COULD JEOPARDIZE THE GRANTEE(S) RIGHTS IN AND TO THIS REAL ESTATE.

VIRGINIA:

In the Clerk's Office of the Circuit Court for the City of Bristol. This instrument with the certificate of acknowledgement thereto annexed is admitted to record at 2:34 o'clock P. M., December 17, 1998

Teste: Mabel T. Mamie Clerk
By: Judy L. Orfitt 12/17/98 Dep. Clerk

INSTRUMENT 1998000493
RECORDED IN THE CLERK'S OFFICE OF
WASHINGTON COUNTY, VA
ON 12/17/1998 AT 02:15P
WIFE S. CRANE, CLERK

Jaye R. Bassett (303)

1584

THIS DEED made and entered into this the 4th day of March, 1993, by and between EMMITT F. YEARY and KATHLEEN C. YEARY, husband and wife, and EUGENE E. LOHMAN and JACKIE LOHMAN, husband and wife, parties of the first part, and TANGLEWOOD PROPERTIES, L.C., a Virginia limited liability company, party of the second part.

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 all of which is hereby acknowledged, the parties of the first part do hereby grant and convey to the party of the second part, with covenants of general warranty and English covenants of title, that certain tract or parcel of land lying and being partly in Washington County, Virginia, and partly in the City of Bristol, Virginia, and which property is more particularly described as follows:

Exempt pursuant to Va. Code Section 58.1-811(10).

BEGINNING at a point in the right of way leading from the property herein conveyed in a westerly direction to the road known as Kingsmill Pike; thence with the line of property now or formerly owned by White S 49 E 850 feet to a stake; thence S 73 30 E 166.4 feet to a stake, corner to property now or formerly owned by Carl Sauls, et al., described in deed from E. K. McNew and wife to Carl Sauls, et al., dated February 24, 1954, and recorded in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 273, page 45; thence with said Sauls' line (being the East line of a private road), N 30 24 E 432 feet to a stake; thence continuing with said road and said Sauls' line N 7 46 E 179.5 feet to a stake, N 7 34 W 261.2 feet to a stake, N 00 21 E 363.5 feet to a stake, corner to property now or formerly owned by McNew; thence with the line of the said McNew property, N 2 20 E 423 feet to a stake; thence S 65 10 W 410 feet to a stake; thence S 43 W 956 feet to the point of BEGINNING, containing 19.8 acres by estimation, it being understood that this is a sale by the boundary and not by the acre, and that the calls hereinabove set out are taken from the prior deeds and not surveyed on the ground and being the same property which was conveyed to Emmitt F. Yeary and Eugene E. Lohman, two of the parties

of the first part, by deed dated the 26th day of November, 1976, from David C. Counts and others and which deed is of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 561, page 132 and in the Clerk's Office of the Circuit Court of the City of Bristol, Virginia, in Deed Book 194, page 440. The one-half undivided interest of Emmitt F. Yearly, one of the parties of the first part, was conveyed to Mary Lynn Tate and Emmitt F. Yearly, by deed dated the 2nd day of April, 1981, which deed is of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 641, page 420, and in the Clerk's Office of the Circuit Court of the City of Bristol, Virginia, in Deed Book 223, page 299. Mary Lynn Tate reconveyed her interest acquired by the said deed dated April 2, 1981, to Emmitt F. Yearly by deed dated the 9th day of November, 1992, which deed is of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 852, page 916 and in the Clerk's Office of the Circuit Court of the City of Bristol, Virginia, in Deed Book 301, page 80.

The parties of the first part also convey to the party of the second part all their right, title and interest in the road way and any rights-of-way leading from the property hereinabove described to Kingsmill Pike.

This conveyance is made subject to any and all existing easements, restrictions, reservations and rights-of-way which may be binding and legally enforceable on the same, and in particular to the Deed of Trust, of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 561, page 136 and in the Clerk's Office of the Circuit Court of the City of Bristol, Virginia, in Deed Book 194, page 444, and to the Deed of Trust, of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 561, page 139 and in the Clerk's Office of the Circuit Court of the City of Bristol, Virginia, in Deed Book 194, page 447.

WITNESS the following signatures and seals:

Emmitt F. Yeary (SEAL)
 EMMITT F. YEARY

Kathleen C. Yeary (SEAL)
 KATHLEEN C. YEARY

Eugene E. Lohman (SEAL)
 EUGENE E. LOHMAN

Jackie Lohman (SEAL)
 JACKIE LOHMAN

STATE OF VIRGINIA

COUNTY OF WASHINGTON, to-wit:

The foregoing instrument and the signatures of Emmitt F. Yeary and Kathleen C. Yeary on the foregoing instrument were acknowledged and signed before me this the 11th day of March, 1993, by Emmitt F. Yeary and Kathleen C. Yeary.

My commission expires March 31, 1997.

Connie C. Mitchell
Notary Public

STATE OF VIRGINIA

COUNTY OF WASHINGTON, to-wit:

The foregoing instrument and the signatures of Eugene E. Lohman and Jackie Lohman on the foregoing instrument were acknowledged and signed before me this the 11th day of March, 1993, by Eugene E. Lohman and Jackie Lohman.

My commission expires March 31, 1997.

Connie C. Mitchell
Notary Public

VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WASHINGTON COUNTY, March 12 1993 This deed was this day presented in said office and with certificate thereto annexed admitted to record at 10:51 o'clock A.M. after payment of tax imposed by Sec. 59-54.1.

Done 1993 TERTI ATHIN P. CRANE, CLERK
BY: Connie C. Mitchell D.O.
Original Returned This Date To: Connie C. Mitchell

THIS DEED, made and entered into this the 3rd day of February, 1987,

by and between HARDAWAY SAULS and wife, CAROLYN SUE SAULS, parties of the first part, and M. M. JONES and wife, MARY E. JONES, parties of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties of the first part have this date bargained and sold and do hereby grant, transfer and convey with general warranty and English covenants of title unto the parties of the second part, as tenants by the entirety with right of survivorship as at common law, a certain tract or parcel of land situate in the Wilson Magisterial District of Washington County and in the City of Bristol, Virginia the same being more particularly described as follows:

BEGINNING at an iron pin, corner to other property of the parties of the second part and on the line of the property now or formerly owned by R. L. Johnson Construction Company; thence with the line of said Johnson Construction Company, N 48° 47' 57" E 607.18 feet to an iron pin, thence N 11° 09' 03" W 165.77 feet to an iron pin; thence N 20° 28' 10" E 223.18 feet to an iron pin; thence N 09° 53' 35" E 123.02 feet to an iron pin; thence N 86° 26' 43" W 469.40 feet (and crossing the corporate line of the City of Bristol) to an iron pin; thence N 21° 51' 09" W 27.80 feet to an iron pin; thence N 52° 33' 22" E 221.49 feet to a planted stone; thence N 73° 29' 24" E 266.61 feet (re-crossing the corporate line of the City of Bristol) to an iron pin; thence N 56° 23' 15" E 327.30 feet to an iron pin; thence N 38° 33' 12" E 405.82 feet to an iron pin; thence N 24° 03' 18" E 239.11 feet (re-crossing into the City of Bristol, Virginia) to an iron pin; thence S 52° 25' 20" E 853.58 feet (again re-crossing the corporate line of the City of Bristol and returning to Washington County, Virginia) to a planted stone, said planted stone being corner to property now or formerly of Roy F. Tallman; thence with line of said Tallman the following courses and distances: (1) S 37° 30' 49" W 238.10 feet to a planted stone; (2) S 11° 46' 02" W 254.95 feet to an iron pin; (3) S 31° 04' 57" W 551.69 feet to an iron pin; (4) S 16° 32' 42" W 629.77 feet to an iron pin; (5) S 58° 10' 21" W 249.66 feet to an iron pin; (6) S 43° 55' 21" W 592.12 feet to an iron pin; and (7) S 41° 07' 46" W 115.73 feet to an iron pin, corner to other property of the parties of the second part; thence with the line of said other property of the said parties of the second part, N 32° 36' 13" W 551.39 feet to an iron pin and thence continuing with the line of said other property of the parties of the second part, N 19° 12' 56" W 361.00 feet to an iron pin, the same being the point of BEGINNING, containing 50.68 acres, more or less, and being described on a plat prepared by Gale W. Maiden, Land Surveyor, the same being dated January 5, 1987 and entitled "Showing the Property of Hardaway Sauls", the foregoing being the same property conveyed to Hardaway Sauls, one of the parties of the first part, by gift deed of Luther Sauls, Widower, the same bearing date of October 4, 1982 and of record in Deed Book 666, at Page 139, in the Circuit Court Clerk's Office for Washington County, Virginia with a certified copy of said deed to be forthwith recorded in the office of the Circuit Court Clerk for the City of Bristol, Virginia.

6590

PREPARED BY
DON W. COOPER, P.C.
ATTORNEY AT LAW
BRISTOL, TENNESSEE

The parties of the first part further convey unto the parties of the second part, and their heirs and assigns, all right, title and interest which the parties of the first part may have in and to the 30-foot roadway as described in the prior deeds to the parties hereinabove described together with such rights of ingress and egress as are described in that said deed dated April 4, 1955, from E. K. McNew, et ux et al, to Luther Sauls, et ux, the same being of record in the office of the Circuit Court Clerk for Washington County, Virginia in Deed Book 289, at Page 46.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the parties of the second part, as tenants by the entirety with right of survivorship as at common law, and their heirs and assigns, in fee simple forever.

Taxes for the year 1987 have been prorated between the parties hereto and their payment is expressly assumed by the parties of the second part.

IN WITNESS WHEREOF, the parties of the first part have executed this deed as of the day and year first above written.

Hardaway Sauls
HARDAWAY SAULS

Carolyn Sue Sauls
CAROLYN SUE SAULS

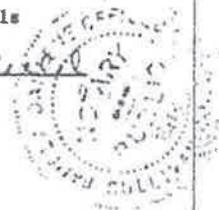
STATE OF TENNESSEE

COUNTY OF SULLIVAN

The foregoing instrument was acknowledged before me this 3rd day of February, 1987, by Hardaway Sauls and wife, Carolyn Sue Sauls

David R. Hester
Notary Public

My commission expires: 11-15-89



D14(12)

STATE OF TENNESSEE
COUNTY OF SULLIVAN:

The undersigned affiant, being duly sworn, makes oath that the actual consideration for the foregoing transfer, of the value of the property hereinbefore described, whichever is greater,

is \$ 75000- Don W Cooper Atty

Sworn to and subscribed before me, this 3rd day of February, 1987
David R. Hester
Notary Public

My Commission Expires: 11-15-89



PREPARED BY
DON W. COOPER, P.C.
ATTORNEY AT LAW
BRISTOL, TENNESSEE

VIRGINIA:

In the Clerk's Office of the Circuit Court for the City of Bristol. This instrument with the certificate of acknowledgement thereto annexed is admitted to record at 9:30 o'clock A. M., February 4, 1987. I hereby certify that the tax imposed by Sec. 58.1 - 801 as Amended and Sec. 58.1 - 802 in the amount of \$ 7.50 has been paid in this office.

Teste: EDWINA V. MULLS, CLERK Clerk

By: Russell C. Noble 2-4-87 Dep. Clerk
Virginia: County of Washington, 11-10-1

In the Clerk's Office of the Circuit Court of the County and State aforesaid, the 3rd day of February, 1987 at 8:10 o'clock, A. M., the foregoing writing was presented and admitted to record and together with the certificate of acknowledgement recorded.

Taxes imposed by S 58-54.1 of the Code have been paid. 2.

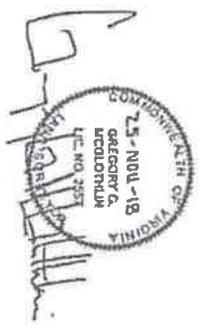
Teste: Ann B. Montgomery Deputy

FROM DATE AND DETAILS OF RECORDS
 WERE FOUND TO BE IN ERROR AND DO
 NOT CONSTITUTE A MATTER OF PUBLIC RECORD

THEY MAY BE RECORDED WITHOUT
 THE NECESSITY OF A COURT ORDER
 AND MAY BE SUBJECT TO REVISIONS AND
 DELETED RECORDS WHICH ARE NOT
 DELETED FROM THE RECORDS

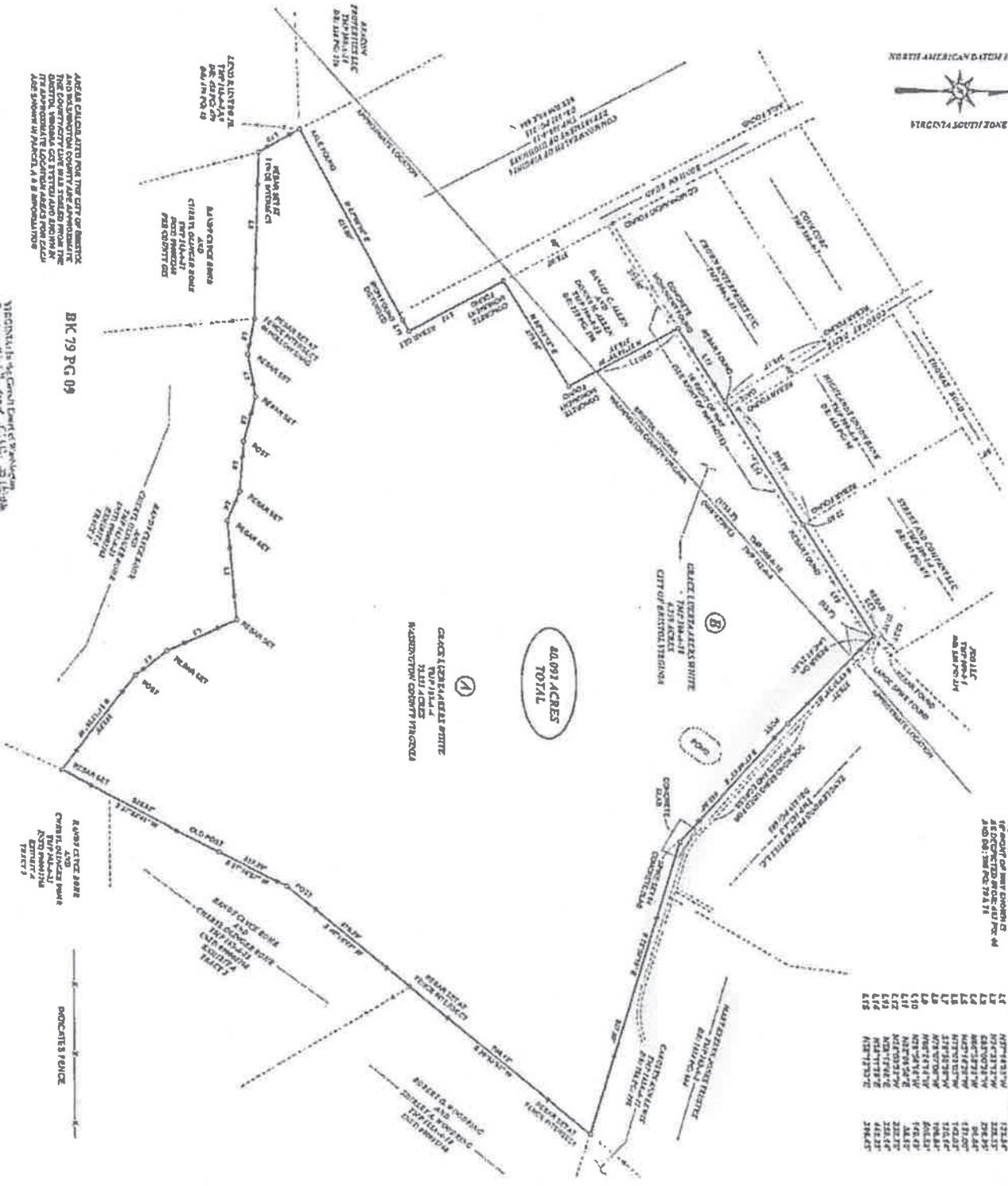
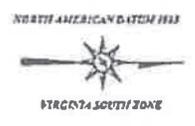
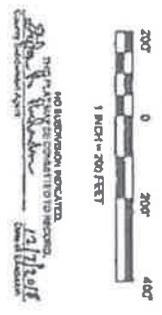
THIS PLAN IS SUBJECT TO A COURT
 ORDER IN THE CIRCUIT COURT OF
 THE CITY OF BRISTOL, VIRGINIA

RECORDS AND DOCUMENTS WHICH HAVE BEEN
 RECORDED AND NOT DELETED FROM THE RECORDS
 ON THE CIRCUIT COURT OF THE CITY OF BRISTOL



BOUNDARY SURVEY
 TRAP 161-4-4
 WASHINGTON COUNTY
 CITY OF BRISTOL
 80.091 ACRES TOTAL
 SHOWN AS TWO PARCELS
 BEING THE LANDS OF
 GRACE LUERTAKERS WHITE
 RECORDED IN
 WB: 76 PG: 591
 ALSO KNOWN AS THE
 CHARLES H. WHITE ESTATE
 SEE DB: 21 PG: 248
 (REMAINING)
 LOCATED IN THE
 WILSON HISTORICAL DISTRICT
 WASHINGTON COUNTY VIRGINIA
 AND
 LOCATED IN THE
 CITY OF BRISTOL VIRGINIA

LINEZ-MAC SURVEYORS LLC
 ESTABLISHING VIRGINIA LANDMARKS
 608 BENDER TRAIL, MARION, VA 24354
 PH: 1-276-280-1491
 NOVEMBER 24, 2018



RECORD OF SURVEY
 AS EXCEPTED FROM DB: PG: 44
 AND DB: PG: 21 PG: 248

LINE	BEARING	DISTANCE
L1	N71°43'17"W	224.15
L2	S82°03'21"W	224.15
L3	N67°03'21"W	224.15
L4	N87°03'21"W	224.15
L5	S87°03'21"W	224.15
L6	N87°03'21"W	224.15
L7	N87°03'21"W	224.15
L8	N87°03'21"W	224.15
L9	N87°03'21"W	224.15
L10	N87°03'21"W	224.15
L11	N87°03'21"W	224.15
L12	N87°03'21"W	224.15
L13	N87°03'21"W	224.15
L14	N87°03'21"W	224.15
L15	N87°03'21"W	224.15

BK 79 PG 09

RECORD OF SURVEY
 AS EXCEPTED FROM DB: PG: 44
 AND DB: PG: 21 PG: 248



NO REVISIONS REQUIRED.
 THIS PLAN IS SUBJECT TO A COURT
 ORDER IN THE CIRCUIT COURT OF
 THE CITY OF BRISTOL, VIRGINIA

AREAS CALCULATED FOR THE CITY OF BRISTOL
 AND WASHINGTON COUNTY ARE APPROXIMATE
 AND SHOULD NOT BE USED FOR ANY OTHER
 PURPOSES. THE SURVEYOR'S OFFICE IS NOT
 RESPONSIBLE FOR ANY ERRORS OR OMISSIONS
 THAT MAY OCCUR IN THE FIELD OR IN THE
 OFFICE.

VERIFICATION OF SURVEY DATA
 BY THE SURVEYOR'S OFFICE IS NOT
 GUARANTEED. THE SURVEYOR'S OFFICE
 IS NOT RESPONSIBLE FOR ANY ERRORS
 OR OMISSIONS THAT MAY OCCUR IN
 THE FIELD OR IN THE OFFICE.

^{EXPT}
THIS DEED, made and entered into this 4th day of October, 1982, by and between LUTHER SAULS, Widower, first party, and HARDAWAY SAULS, second party;

W I T N E S S E T H:

50725

That for and in consideration of the love and affection which the party of the first part has for the party of the second part, who is his son, the party of the first part has given and does hereby grant, transfer and convey unto the second party, with covenants of general warranty of title and against all encumbrances, a certain tract or parcel of land with all appurtenances thereunto belonging, lying and being in the old Goodson Magisterial District of Washington County, Virginia, and described as follows:

BEGINNING at a stake, southeast corner of tract of land conveyed to Carl Sauls and Marthan Sauls, his wife, and Estil Mullins and Fern Mullins, his wife, by deed dated February 24, 1954, recorded in Deed Book _____, page _____; thence with the old Tolliver line, N 41 10 E, 117 feet; N 44 00 E, 600 feet; N 58 15 E, 253 feet; N 16 00 E, 630 feet; N 30 45 E, 556 feet; N 12 E, 250 feet; N 36 40 E, 238 feet; N 53 05 W, 866 feet to a point, Quillen's corner; thence with the Quillen line S 24 30 W, 235 feet; S 38 15 W, 408 feet; S 56 30 W, 334 feet; S 75 40 W, 272 feet; S 58 10 W, 215 feet to a point, Scenic Park corner; thence with its line S 14 E, 27.8 feet to a point, corner to property of McNew; thence a new line and with other property of McNew S 84 15 E, 488.6 feet; S 9 55 W, 123 feet; S 20 28 W, 227.2 feet; S 11 09 E, 162.4 feet; S 49 W, 603.7 feet to a point, northeast corner to said tract of land conveyed to Carl Sauls, et al. by the deed hereinabove referred to; thence with said Saul line S 18 30 E, 363 feet to a point; thence continuing with said line and crossing a 30-foot roadway S 32 25 E, 552 feet to the point of BEGINNING, described according to plat designated "Plat Showing Saul's tract, Washington County, Virginia, Drawn by P. Combs, April 9, 1955, Scale: 1" = 300'". This is the same property conveyed to Luther Sauls and May Sauls, his wife, by deed from E. K. McNew, et al., dated April 22, 1955, and of record in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book 289, page 46. May C. Sauls died intestate October 9, 1973

RALPH M. DILLOW, Jr.
ATTORNEY AT LAW
SAULTON, VIRGINIA

and Mary Ann Sauls Bland, Joselean Sauls Garrett and Hardaway Sauls, her children and heirs at law, conveyed their interest in and to said property to Luther Sauls by Quit-Claim Deed dated November 22, 1978, and of record in the Clerk's Office of the Circuit Court of Bristol, Virginia, in Deed Book 208, page 644 and in the Clerk's Office of the Circuit Court of Washington County, Virginia, in Deed Book _____, page _____.

The first party also conveys unto the second party, his heirs and assigns, with covenants of special warranty of title, the right to use the 30-foot roadway and the right of ingress and egress referred to in said deed dated April 22, 1955 from E. K. McNew, et al. to Luther Sauls and May Sauls, his wife.

TO HAVE AND TO HOLD said property, together with all improvements thereon and appurtenances thereunto in any wise belonging, unto said second party, his lawful heirs and assigns, in fee simple forever.

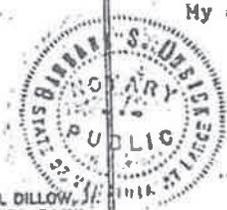
WITNESS the signature and seal of the first party this the _____ day and year first above written.

Luther Sauls (SEAL)

STATE OF VIRGINIA
CITY OF BRISTOL

The foregoing instrument was acknowledged before me on this 6th day of October, 1982, by Luther Sauls.

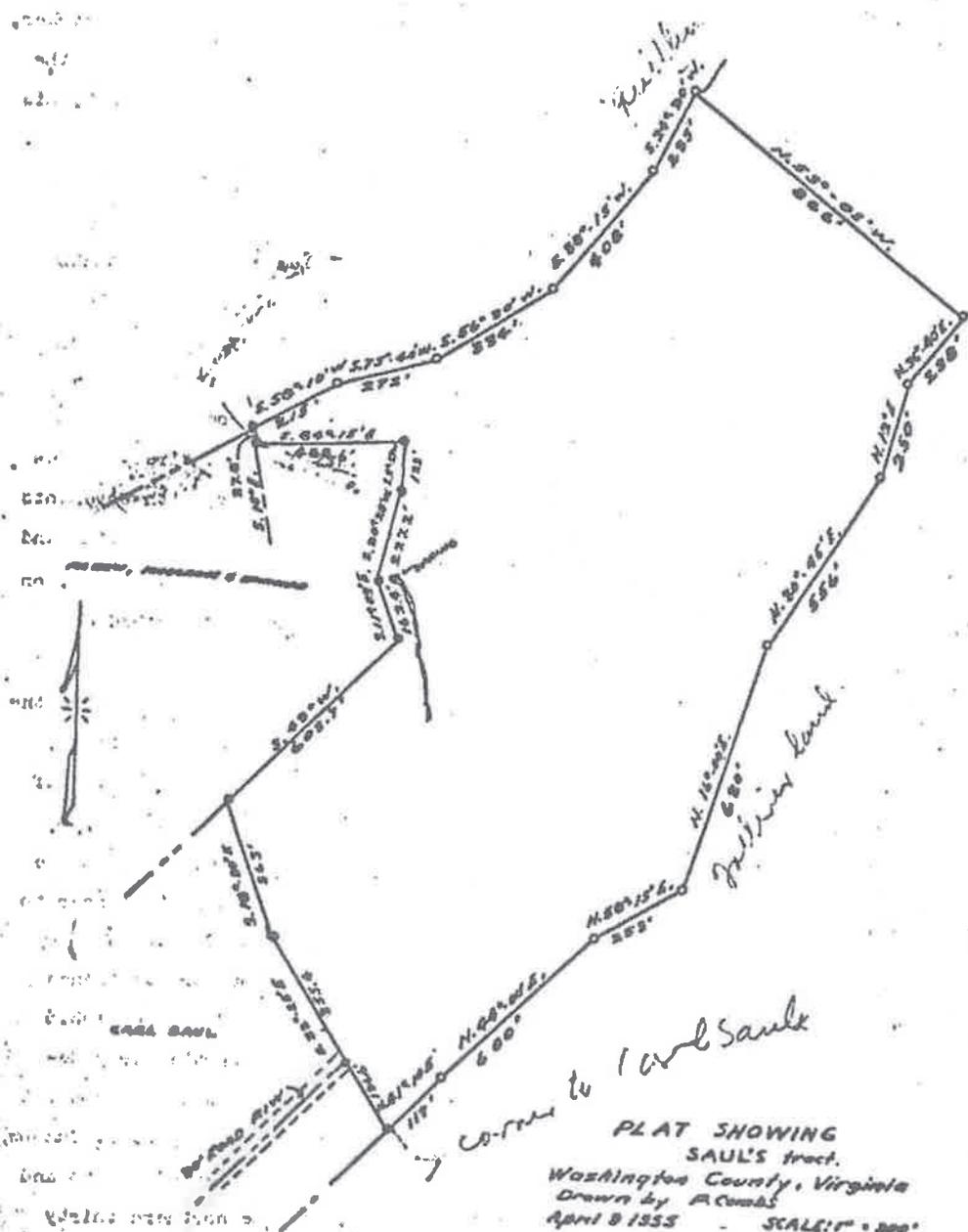
My commission expires: August 27, 1983



RALPH AL DILLOW, JR.
ATTORNEY AT LAW
BRISTOL, VIRGINIA

Barbara M. Gletcher
Notary Public
Commissioned as Barbara M. Gletcher

Virginia: County of Washington, to-wit:
In the Clerk's Office of the Circuit Court of the County and State aforesaid, the 6th day of October, 1982, at 11:05 o'clock, P. M., the foregoing writing was presented and admitted to record and together with the certificate of acknowledgment recorded.
*Taxes imposed by § 58-54.1 of the Code have been paid. _____
Taxes John M. McInnis, Jr. Clerk



PLAT SHOWING
 SAUL'S tract.
 Washington County, Virginia
 Drawn by A. Combs
 April 8 1855 - SCALE 1" = 200'

THIS DEED, made and entered into this the 22nd day of April, 1955, by and between E. K. McNEW and IDA F. McNEW, his wife, G. E. MUSGROVE and BEUNA F. MUSGROVE, his wife, and C. H. DRINKARD and EULA H. DRINKARD, his wife, first parties, and LUTHER SAULS and MAY SAULS, his wife, second parties,

W I T N E S S E T H:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other valuable considerations, receipt of all of which is hereby acknowledged, the first parties have bargained and sold and do hereby grant, bargain, sell, transfer and convey unto the second parties, with covenants of general warranty of title and against all encumbrances, a certain tract or parcel of land with all appurtenances thereunto belonging, lying and being in Goodson Magisterial District of Washington County, Virginia and described as follows:

BEGINNING at a stake, southeast corner of tract of land conveyed to Carl Sauls and Marthan Sauls, his wife, and Estil Mullins and Farn Mullins, his wife, by deed dated February 24, 1954, recorded in Deed Book _____, page _____; thence with the old Tolliver line, N 41 10 E, 117 feet; N 44 00 E, 600 feet; N 58 15 E, 253 feet; N 16 00 E, 630 feet; N 30 45 E, 556 feet; N 12 E, 250 feet; N 36 40 E, 238 feet; N 53 05 W, 866 feet to a point, Quillen's corner; thence with the Quillen line S 24 30 W, 235 feet; S 38 15 W, 408 feet; S 56 30 W, 334 feet; S 75 40 W, 272 feet; S 58 10 W, 215 feet to a point, Scenic Park corner; thence with its line S 14 E, 27.8 feet to a point, corner to other property of the first parties; thence a new line and with other property belonging to the first parties S 84 15 E, 488.6 feet; S 9 55 W, 123 feet; S 20 28 W, 227.2 feet; S 11 09 E, 162.4 feet; S 49 W, 603.7 feet to a point, northeast corner to said tract of land conveyed to Carl Sauls et al by the deed hereinabove referred to; thence with said Saul line S 18 30 E, 363 feet to a point; thence continuing with said line and crossing a 30-foot roadway S 32 25 E, 552 feet to the point of BEGINNING, described according to

plat designated "Plat Showing Saul's tract, Washington County, Virginia, Drawn by P. Combs, April 9, 1955, Scale: 1" = 300'", copy of which is attached hereto, and being a portion of the property conveyed to E. K. McNew, G. E. Musgrove and C. H. Drinkard by deed of John Harley and wife, dated February 20, 1952, recorded in Deed Book 259, page 1, in the Clerk's office of the Circuit Court of Washington County, Virginia.

* { The first parties also convey unto the second parties, their heirs and assigns, with covenants of special warranty of title, the right to use the 30-foot roadway described in said deed of February 24, 1954 from the first parties to Carl Sauls et al, and the right of ingress and egress over a strip of land from the Kings Mill Road to the said Carl Saul's property, said right having been conveyed to said E. K. McNew et al by said deed of John Harley and wife dated February 20, 1952.

The second parties assume and agree to pay taxes for the year 1955.

WITNESS the following signatures and seals.

E. K. McNew (SEAL)

Ida J. McNew (SEAL)

G. E. Musgrove (SEAL)

Burna F. Musgrove (SEAL)

C. H. Drinkard (SEAL)

Eula H. Drinkard (SEAL)

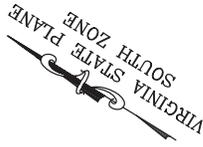
SURVEY SHOWING ROW ON CORONET DR.

ROBERT LEONARD SURVEYING, INC.

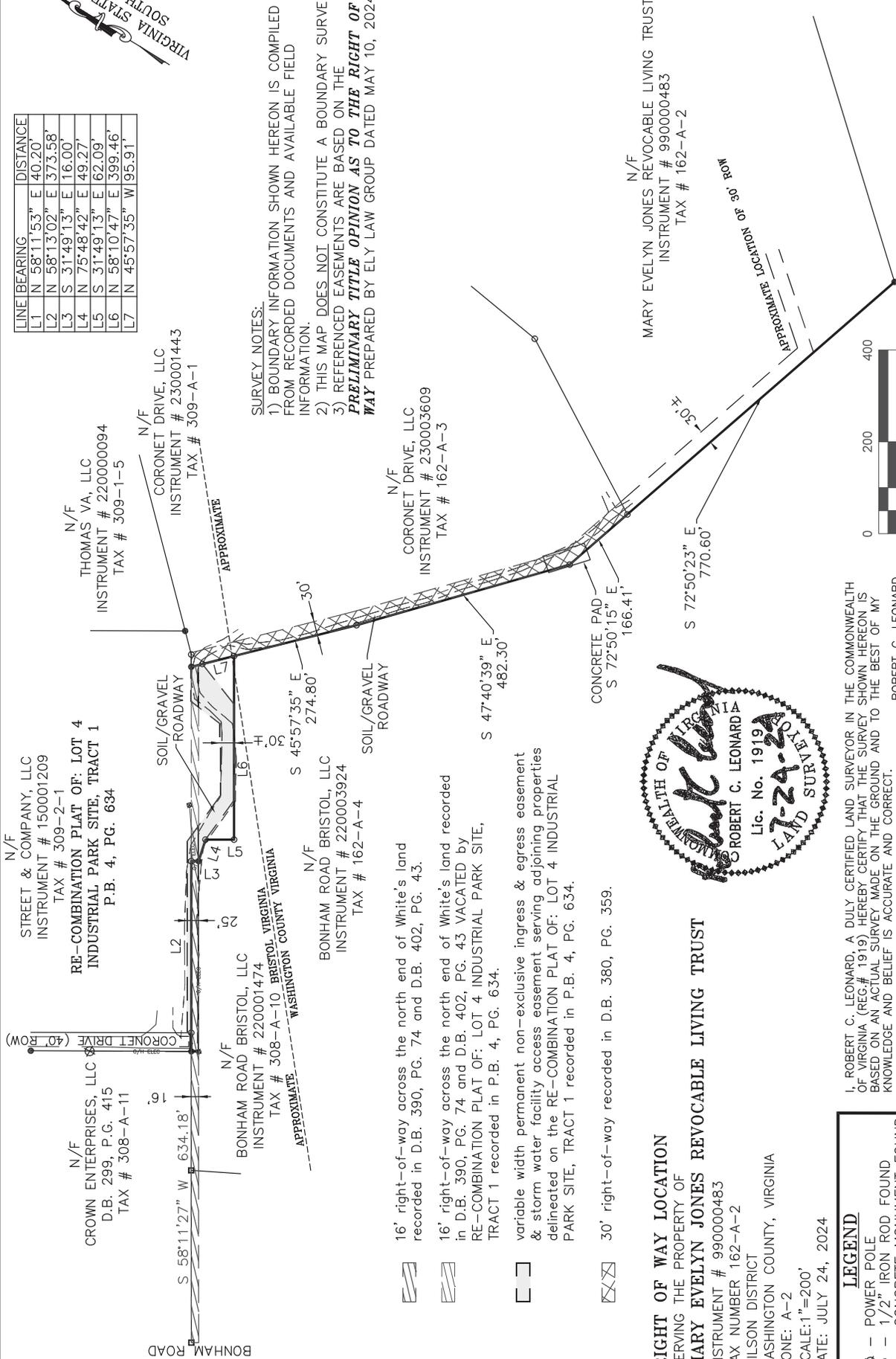
21310 Plantation Road, Bristol, VA 24202 (276) 669-4772 e-mail: rleonard@bvu.net

file: 2024/Jones_Mary/marj_jones.dwg

LINE	BEARING	DISTANCE
L1	N 58°11'53" E	40.20'
L2	N 58°13'02" E	373.58'
L3	S 31°49'13" E	16.00'
L4	N 75°48'42" E	49.27'
L5	S 31°49'13" E	162.09'
L6	N 58°10'47" E	399.46'
L7	N 45°57'35" W	95.91'



SURVEY NOTES:
 1) BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM RECORDED DOCUMENTS AND AVAILABLE FIELD INFORMATION.
 2) THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 3) REFERENCED EASEMENTS ARE BASED ON THE **PRELIMINARY TITLE OPINION AS TO THE RIGHT OF WAY** PREPARED BY ELY LAW GROUP DATED MAY 10, 2024.



I, ROBERT C. LEONARD, A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA (REG # 1919), HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS ACCURATE AND CORRECT.
 ROBERT C. LEONARD



RIGHT OF WAY LOCATION
 SERVING THE PROPERTY OF
MARY EVELYN JONES REVOCABLE LIVING TRUST
 INSTRUMENT # 990000483
 TAX NUMBER 162-A-2
 WILSON DISTRICT
 WASHINGTON COUNTY, VIRGINIA
 ZONE: A-2
 SCALE: 1"=200'
 DATE: JULY 24, 2024

LEGEND

- - POWER POLE
- - 1/2" IRON ROD FOUND
- ◻ - CONCRETE MONUMENT FOUND
- ◻ - COMPUTED POINT

- ▨ 16' right-of-way across the north end of White's land recorded in D.B. 390, PG. 74 and D.B. 402, PG. 43.
- ▨ 16' right-of-way across the north end of White's land recorded in D.B. 390, PG. 74 and D.B. 402, PG. 43 VACATED BY RE-COMBINATION PLAT OF: LOT 4 INDUSTRIAL PARK SITE, TRACT 1 recorded in P.B. 4, PG. 634.
- ▨ variable width permanent non-exclusive ingress & egress easement & storm water facility access easement serving adjoining properties delineated on the RE-COMBINATION PLAT OF: LOT 4 INDUSTRIAL PARK SITE, TRACT 1 recorded in P.B. 4, PG. 634.
- ▨ 30' right-of-way recorded in D.B. 380, PG. 359.

mary_jones.dwg Model 8/5/2024 21:43:19 1:200

Georgia St. Letter



November 2, 2004

Mrs. Mary Jones
256 S. Hampton Dr.
Bristol, Tennessee 37620

Dear Mrs. Jones:

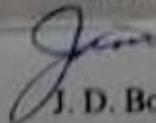
As we discussed when you were here on October 25, we asked our consultant engineer to portray an easement to and across the proposed tank site, providing access to the remainder of your property from a public street. As we also discussed, the engineer designated a row of trees to screen view of the tower from the remainder of your property. You will find enclosed a copy of the plat prepared by the engineer.

As we previously explained, the easement to be conveyed to you would be over a rough construction road from a public street to your property line. A road which you, or someone you sell to, could build on your property is portrayed on the attachment. It shows a switchback located a couple of hundred feet northeast of the property line. A less steep road could be laid out, continuing farther north, along the ridge, switching back onto another ridge across the hollow from the tank site.

After you have had an opportunity to further consider this, I would appreciate it if you would contact Wes Rosenbalm or me.

With best regards to you and Marion, I remain,

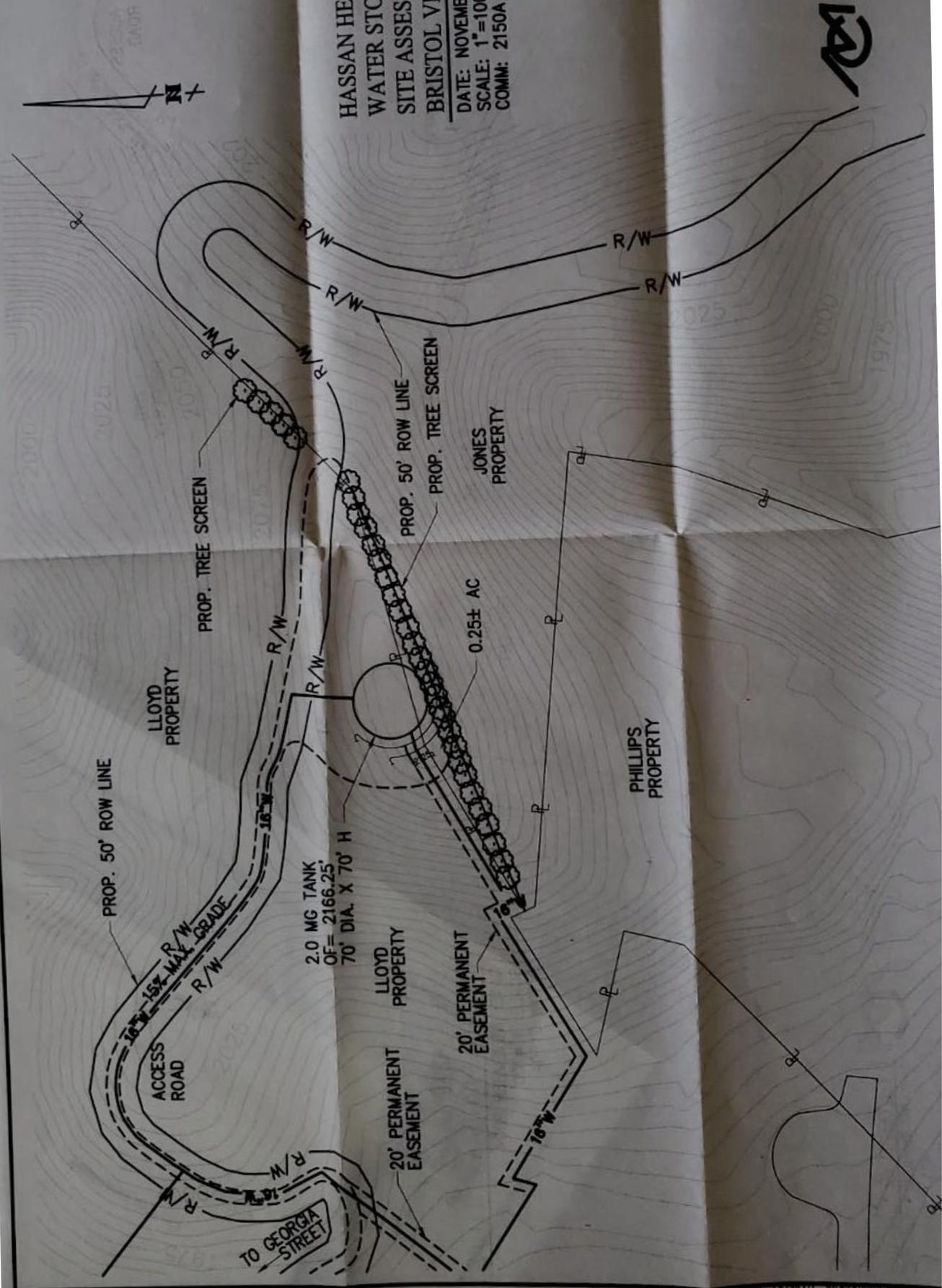
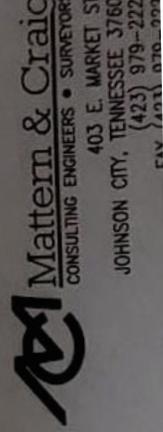
Sincerely,

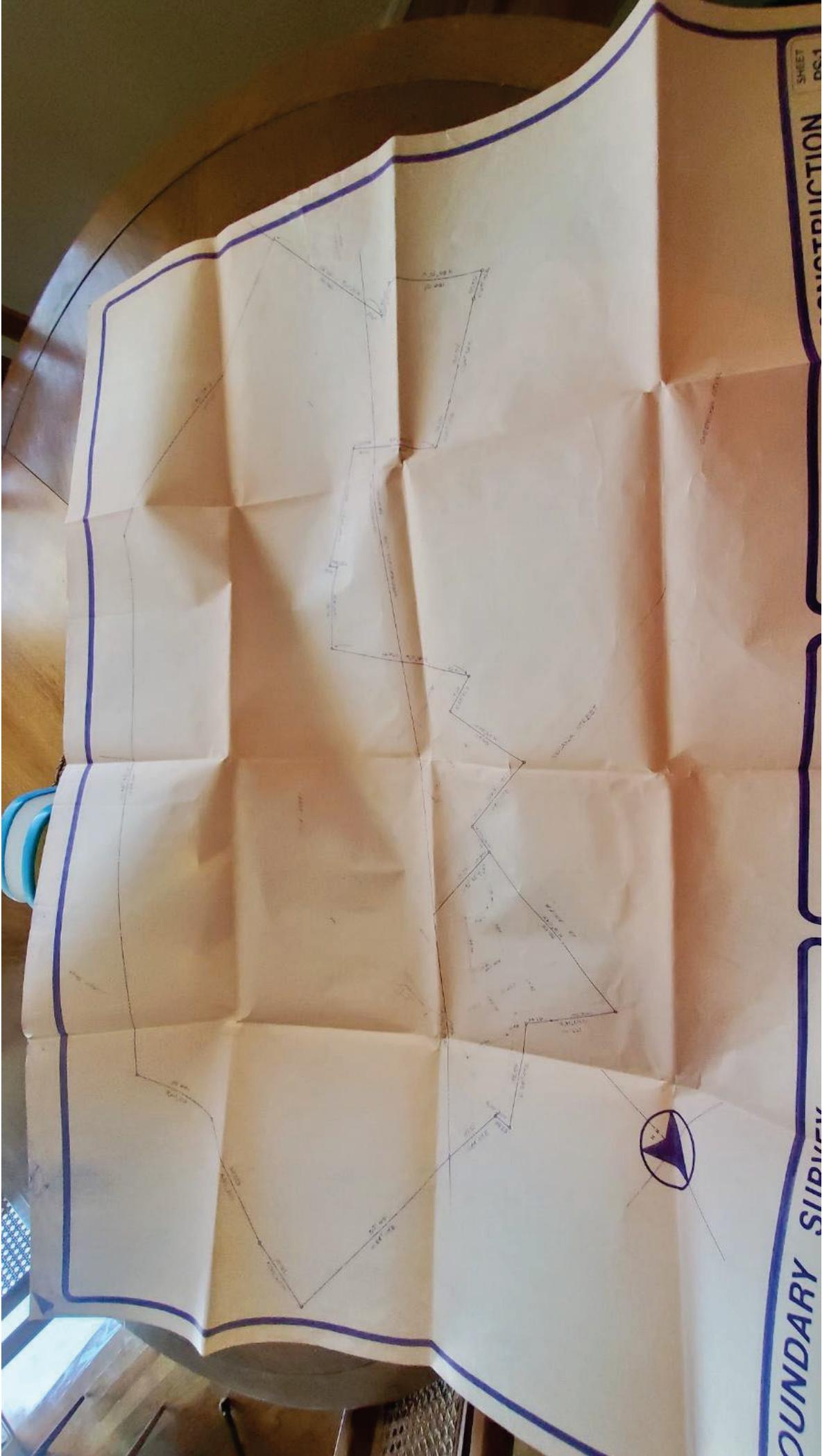

J. D. Bowie

Cc: Wes Rosenbalm

HASSAN HEIGHTS
WATER STORAGE TANK
SITE ASSESSMENT
BRISTOL VIRGINIA UTILITIES

DATE: NOVEMBER 2004
SCALE: 1"=100'
COMM: 2150A



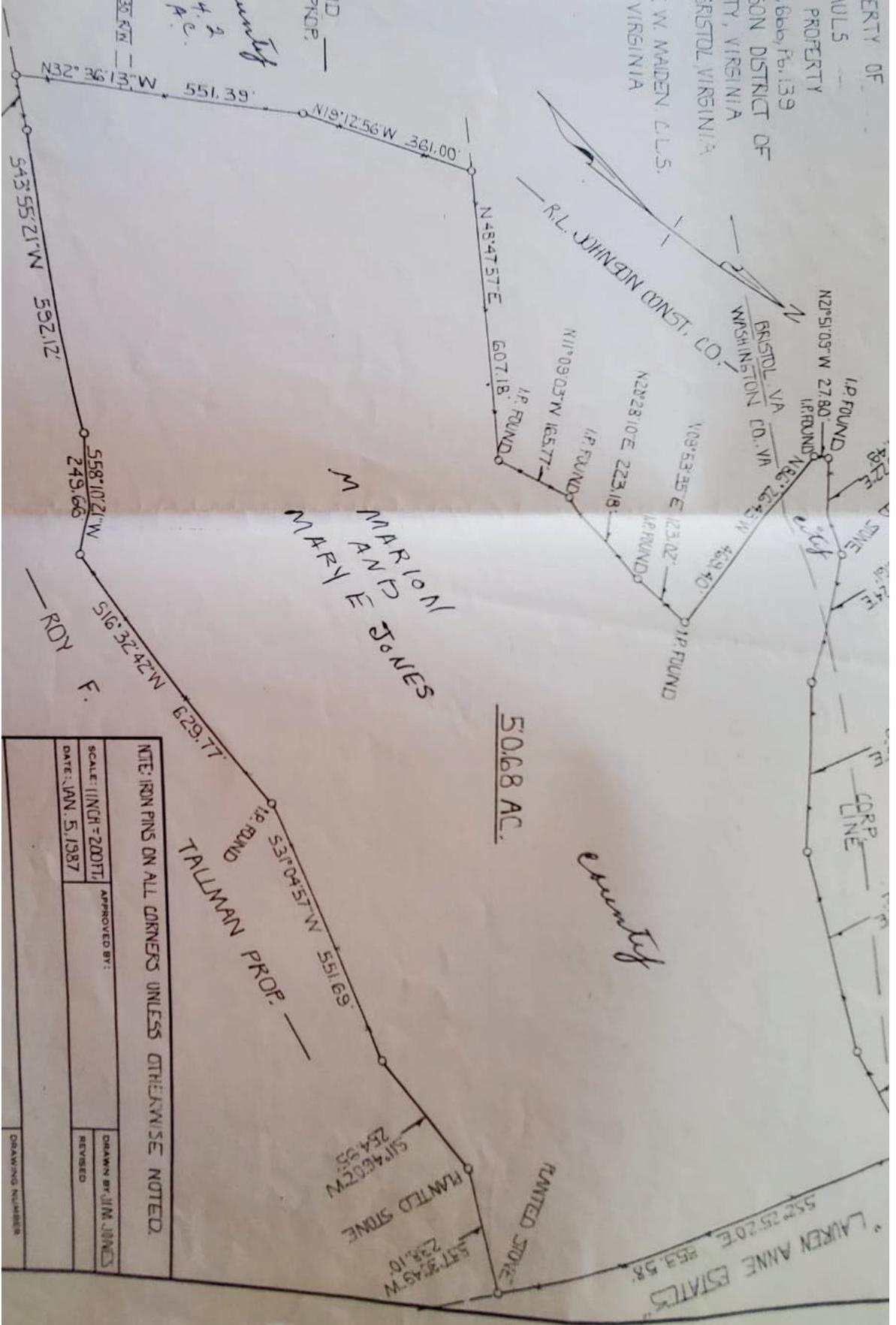


SHOWING THE PROPERTY OF
 HARDWAY SAULS
 BEING ALL OF THE PROPERTY
 DESCRIBED IN D.B. 666, P. 139
 LOCATED IN THE WILSON DISTRICT OF
 WASHINGTON COUNTY, VIRGINIA
 AND IN THE CITY OF BRISTOL, VIRGINIA
 SURVEYED BY: GALE W. MAIDEN, C.L.S.
 MEADOWVIEW, VIRGINIA



M. MARION AND
 MARY E. JONES PROP.

County
 34.2
 34.2
 34.2



M. MARION AND
 MARY E. JONES

50.68 AC.

NOTE: IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED.

SCALE: 1 INCH = 200 FT.	APPROVED BY:
DATE: JAN. 5, 1987	DRAWN BY: JIM JONES
	REVISED
	DRAWING NUMBER

EPA LETTER



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION III
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029

January 11, 2022

Mr. Randy Jones
Jones Mary E. Revocable Living Trust
One Liberty PL
Bristol, Virginia 24201

Dear Mr. Jones:

Thank you for allowing the U.S. Environmental Protection Agency (EPA) to sample parcel 162-A-2 on October 14, 2021. This sampling was part of EPA's site inspection for the Bristol National Fireworks Site, which includes a World War II ammunition plant that was located in an area that is now a portion eastern Bristol, Virginia and surrounding areas of Washington County, Virginia.

The EPA sampled surface soil, subsurface soil, and sediment on your property. Surface soil was analyzed for semivolatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs), aroclors, metals and mercury, hexavalent chromium, and nitroaromatics/nitramines (explosives). Subsurface soil and sediment samples were analyzed for volatile organic compounds (VOCs), SVOCs, PAHs, aroclors, metals and mercury, hexavalent chromium, and nitroaromatics/nitramines. Soil results were compared to EPA residential and industrial Regional Screening Levels (RSLs) using a Target Hazard Quotient (THQ) of 0.1, and a calculated three times background benchmark derived from multiple samples collected throughout the city of Bristol. Sediment results were compared to 10 times the EPA residential RSLs using a THQ of 0.1, EPA Biological Technical Assistance Group (BTAG) benchmarks, and a three times background benchmark.

The selection of the above comparison benchmarks were determined based on criteria necessary to score the Bristol National Fireworks Site under the EPA's Hazard Ranking System (HRS). The HRS is the principal mechanism that the EPA uses to place uncontrolled waste sites on the National Priorities List (NPL). An official HRS score has not been calculated for the Site.

Please see the attached sampling location map (Attachment A) depicting where each sample was collected as well as a table (Attachment B) summarizing the analyses. Lab Reports are provided in Attachment C.

If you have other questions regarding these sample results or our investigation, please contact me by phone at (412) 779-0444, or by email at oloughlin.connor@epa.gov

Sincerely,

Connor O'Laughlin (3SD12)
Site Assessment Manager
Site Assessment/Non-NPL Federal Facilities Branch