

010094 OCT 1 2001

Tax Map #042-004-0000-0015

010004134

THIS DEED, made and entered into this 28th day of September, 2001, by and between **RAMONA S. ROWE**, GRANTOR; and **CHARLES J. TOMLINSON** and **JULIE H. TOMLINSON**, husband and wife, as their interests hereinafter appear, GRANTEES.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and lawful consideration, the receipt of which is hereby acknowledged by GRANTOR, GRANTOR does hereby grant, bargain, sell and convey, with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, to the Grantees, as tenants by the entirety with right of survivorship as at common law, all of that certain parcel or tract of land, together with the improvements thereon and appurtenances thereto belonging, situated in the Fort Chiswell Magisterial District of Wythe County, Virginia, more particularly bounded and described as follows, to-wit:

"BEGINNING at a stake in the west line of a cul-de-sac, a common corner to Lot No. 14, as shown on the hereinafter described plat; thence with the division line with Lot No. 14 S 56° 56' W. 650.52 feet to a stake; thence S 32° 40' E. 396.50 feet to a point, corner to Tract No. 16, as shown on the hereinafter described plat; thence North 29° 19' E 716.73 feet to a stake in the west line of the said cul-de-sac; thence with the west line of the said cul-de-sac on an arc of 77.38, long chord of 55.80 and a radius of 50.00 to the point of beginning, and being Lot No. 15 as shown on the map or plat to be recorded in the Clerk's Office of the Circuit Court of Wythe County bearing the following legend, to wit:

"WYTHE COUNTY, VA
WYTHEVILLE MAG. DIST.
PROPERTY OF
JOSEPH A. McGRAW &
ELLA M. McGRAW
Surveyed by H.L. Louthen CLS
Date: Feb. and March 1972"

BEING the same real estate conveyed by Ella M. McGraw, widow, to Richard Bivens and Ramona Bivens, his wife, by Deed dated July 30, 1973 and of record in the Wythe County Clerk's Office in Deed Book 227, page 841. The said

LACY, CAMPBELL,
& ASSOCIATES, P.C.
WYTHEVILLE
VIRGINIA

Examined 9-28-2001
Charles J. Tomlinson
463 Ben Lacy Dr., Wytheville, VA
308-238-1111
(Return: New Century Title)

Richard Bivens died on the 3rd day of August, 1997. Ramona Bivens is the same person as Ramona S. Rowe.

This conveyance is made subject to such conditions, reservations, restrictions and easements of record to the extent that they may lawfully apply.

Real estate taxes for the year 2001 on the property herein conveyed will be prorated between GRANTOR and Grantees as of the date of the delivery of this deed.

Possession of the property hereby conveyed is delivered upon delivery of this deed.

WITNESS the following signature and seal:

 (SEAL)
RAMONA S. ROWE

GRANTEE HAS NOT REQUESTED THAT TITLE TO THIS PROPERTY BE EXAMINED BY THE LAW OFFICE OF LACY, CAMPBELL AND ASSOCIATES, P.C.

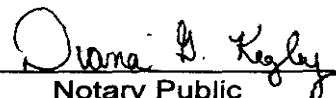
STATE OF VIRGINIA

COUNTY OF WYTHE, to-wit:

I, Diana G. Kegley, a Notary Public in and for the State of Virginia at Large, County of Wythe, do hereby certify that Ramona S. Rowe, whose name is signed to the foregoing Deed bearing date of September 28, 2001, has this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 28th day of September, 2001.

My Commission expires: June 30, 2005.


Notary Public

010036 OCT 1 '01

INSTRUMENT #010004134
RECORDED IN THE CLERK'S OFFICE OF
WYTHE ON
SEPTEMBER 28, 2001 AT 03:47PM
\$99.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$49.50 LOCAL: \$49.50
HAYDEN H. HORNEY, CLERK

BY: Janet R. Hamon (DC)