

060036 NOV 13 '06

FIPS # 197

060004781

Tax Map I. D.#025-000-0000-0029F

THIS DEED, made and entered into this 8th day of November, 2006, by and between **LARRY H. BRADBERRY** and **BRENDA A. BRADBERRY**, husband and wife, GRANTORS; and **ALAN C. WILDER** and **KIMBERLY S. WILDER**, 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 and other good and lawful consideration, the receipt of which is hereby acknowledged, Grantors, Grantors do 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 West Wytheville Magisterial District of Wythe County, Virginia, more particularly bounded and described as follows, to-wit:

"BEGINNING at an iron pin, corner to other property of the party of the first part, and running thence S 02° 35' 13" E 405 feet to a post; thence with a fence S 83° 57' 20" W 545.69 feet to a post; thence N 01° 25' 49" W 405 feet to an iron pin; thence N 83° 53' 39" E 537.53 feet to the beginning, containing 5.02 acres, more or less. For the same consideration, there is granted to the parties of the second part a 50-foot right of way over the existing road leading to U. S. Route 52, all as shown on a plat made by H. L. Louthen, C.L.S., dated December 21, 1984, (revised 1-3-85), a copy of which is attached hereto and made a part hereof."

BEING the same real estate conveyed by Frontier Electronics, Inc., to Larry H. Bradberry and Brenda A. Bradberry husband and wife, by Deed dated December 28, 1984 and of record in the Wythe County Clerk's Office in Deed Book 313, page 101.

Reference is also made to that certain Vacation of Plat dated April 18, 2006, of record in the Wythe County Clerk's office as Instrument No. 06001759.

"This conveyance is subject to the following restrictions:

1. No trailer parks or mobile home parks shall be permitted upon said property.
2. No junkyards or automobile graveyards shall be placed upon the realty herein conveyed.

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

1 Examined NOV 9 20 06
Lacy Campbell & Munique
Teste: Barney King Dep. Clerk

3. The premises shall not be used for a slaughter house nor as a commercial feed lot for cattle, hogs, or poultry.

4. The premises herein conveyed shall not be used for the purposes of a used car lot."

Real estate taxes for the year 2006 on the property herein conveyed will be prorated between Grantors 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 signatures and seals:


LARRY H. BRADBERRY


BRENDA A. BRADBERRY

STATE OF VIRGINIA

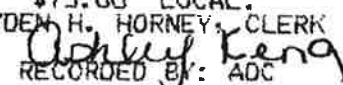
COUNTY OF WYTHE, to-wit:

I, Melissa H. Eastwood, a Notary Public in and for the State of Virginia at Large, County of Wythe, do hereby certify that Larry H. Bradberry and Brenda A. Bradberry, whose names are signed to the foregoing Deed bearing date of November 8, 2006, have this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 8th day of November, 2006.

My Commission expires: 6/30/10


Notary Public

INSTRUMENT #060004781
RECORDED IN THE CLERK'S OFFICE OF
WYTHE ON
NOVEMBER 9, 2006 AT 10:36AM
\$150.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CO
STATE: \$75.00 LOCAL: \$75.
HAYDEN H. HORNEY, CLERK
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RECORDED BY: ADC