

BK 0421 PG 01495

Deer Creek Estates, Inc.,
a Virginia corporation

DISTRIBUTION IN LIQUIDATION

to

58.1-811 (ACT)

Deer Creek Water Co., Inc.

THIS DEED, made this 1st day of October, 1987, by and between Deer Creek Estates, Inc., a Virginia corporation, party of the first part, and Deer Creek Water Co., Inc., party of the second part.

WITNESSETH: THAT WHEREAS the stockholders and directors of the party of the first part have adopted resolutions to liquidate and dissolve the corporation, and to distribute its assets to its sole stockholder, who is the party of the second part; NOW, THEREFORE, THIS DEED

W I T N E S S E T H:

That for and in consideration of the sum of \$1.00, cash in hand paid, the receipt of which is hereby acknowledged, and as distribution in liquidation of an asset of said corporation to its sole stockholder, the said Deer Creek Estates, Inc. doth grant and convey, with GENERAL WARRANTY and with ENGLISH COVENANTS OF TITLE, unto the said Deer Creek Water Co., Inc., the following described property, to-wit:

That certain lot or parcel of land known as Lot 40 of Section 6 of Deer Creek Estates, lying and being in Franklin County, Virginia and being more particularly described as follows:

BEGINNING at a point on Clubhouse Drive, a common corner to Lots 40 and 41 N. 13° 04' 32" W. 361.80 feet to a point, a common corner to Lots 40 and 41, N. 41° 54' 44" E. 60 feet to a point S. 68° 53' 21" E. 123.53 feet to a point, a common corner to Lots 40 and 39; thence S. 7° 39' 05" E. 345.95

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feet to a point on Clubhouse Drive, a common corner to Lots 40 and 39; thence along Clubhouse Drive, N. 89° 22' 30" W. 100 feet; thence continuing along Clubhouse Drive, N. 89° 22' 30" W. 20 feet to the point of BEGINNING.

BEING a portion of the property conveyed to Deer Creek Estates, Inc., a Virginia corporation, from Walter E. Travers and Kathleen W. Travers, husband and wife, by deed dated November 7, 1974 and recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 302 at page 810.

This conveyance is made expressly subject to the conditions, restrictions and easements of record constituting constructive notice; however, it is not the intention of this deed to reimpose same.

IN WITNESS WHEREOF, the said Deer Creek Estates, Inc. has caused its name to be signed hereto by its President Peter S. Fenn.

DEER CREEK ESTATES, INC.

By: *Peter S. Fenn*
Peter S. Fenn, President

COMMONWEALTH OF VIRGINIA)

COUNTY OF FRANKLIN)

to-wit:

The foregoing instrument was acknowledged before me this 1st day of October, 1987, by Peter S. Fenn, President of Deer Creek Estates, Inc.

My commission expires: July 14, 1989.

Robert S. Mathey
Notary Public

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ST. TAX 58.1-801 (039)	\$	_____
LOCAL TAX (213)	\$	_____
TRANSFER FEE (212)	\$	1.00
CLERK'S FEE (301)	\$	10.00
PLATS (301)	\$	_____
ST. TAX 58.1-802 (038)	\$	_____
LOCAL 58.1-802 (220)	\$	_____
LOCAL 58.1-802 (223)	\$	_____
TOTAL:	\$	11.00

In the Clerk's Office of the Circuit Court of Franklin County, Va., this 21 day of Oct, 19 51, this instrument was presented with the certificate of acknowledgment annexed & admitted to record at Five P.M. The tax imposed under Sec. 58.1-802 has been paid.

Teste: *Wm. J. Walker, Jr.*, Clerk.