

KNOW ALL MEN BY THESE PRESENTS TO WIT :

THAT THE VICTORIA T. FERRIS ESTATE IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4,7,9,10,11 TO 1, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED JANUARY 15, 1947 FROM W. F. KOEGEL, ET UX AND RECORDED IN DEED BOOK 746, PAGE 327 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AND ALSO BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED APRIL 18, 1947 FROM FRED P. WIGGINS, ET UX AND RECORDED IN DEED BOOK 757, PAGE 227 IN THE AFORESAID CLERK'S OFFICE.

THAT STUART RODNEY DENT IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY CORNERS 4 THRU 7 TO 4, INCLUSIVE, AND BEING ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED MARCH 1, 1991 FROM ROBERT L. ASHCRAFT, ET UX AND RECORDED IN DEED BOOK 1638, PAGE 473 IN THE AFORESAID CLERK'S OFFICE AND BEING SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST DATED APRIL 26, 1991 TO L. B. KAREN, SUBSTITUTE TRUSTEE SECURING A NOTE TO THE VETERANS ADMINISTRATION AND DOMINION BANKSHARES MORTGAGE CORPORATION, ASSIGNMENT TO FLEET REAL ESTATE FUNDING CORPORATION, BENEFICIARIES.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE VACATED, SUBDIVIDED AND COMBINED THE LAND AS SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE, VIRGINIA SUBDIVISION ORDINANCE AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNERS, TRUSTEES & BENEFICIARIES.

VICTORIA T. FERRIS ESTATE

Carol F. Francis 1-20-92
CAROL F. FRANCIS, EXECUTRIX DATE
UNDER THE WILL OF VICTORIA
T. FERRIS, W.B. 24, PG. 1646

Stuart Rodney Dent 11/6/91
STUART RODNEY DENT DATE
D.B. 1638, PG. 473

Karen D. Steud 11/6/91
KAREN D. STEUD DATE
L. B. KAREN, VICE PRESIDENT
FLEET REAL ESTATE FUNDING CORP.
SUBSTITUTE TRUSTEE
D.B. 1638, PG. 475

DOMINION BANKSHARES MORTGAGE CORPORATION
ASSIGNMENT TO FLEET REAL ESTATE FUNDING CORP.

Man 11/6/91
AUTHORIZED AGENT DATE
BENEFICIARY
D.B. 1638, PG. 475

STATE OF VIRGINIA
City OF Roanoke TO WIT:

I, Dreama L. Leslie, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT CAROL F. FRANCIS, EXECUTRIX, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 20th DAY OF January, 1992.

MY COMMISSION EXPIRES:
9-18-92

Dreama L. Leslie
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERE TO ATTACHED ADMITTED TO RECORD AT 11:05 O'CLOCK A.M. ON THIS 10 DAY OF February, 1992.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: Lena Testerman
DEPUTY CLERK

STATE OF VIRGINIA

City OF Salem

TO WIT:

I, Margaret G. Reynard, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT STUART RODNEY DENT, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 20th DAY OF September, 1991.

MY COMMISSION EXPIRES:

July 24, 1992

Margaret G. Reynard
NOTARY PUBLIC

STATE OF SOUTH CAROLINA

City OF Florence

TO WIT:

I, Bonnie O. Cook, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Karen D. Steud, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 12th DAY OF November, 1991.

MY COMMISSION EXPIRES:

06-23-98

Bonnie O. Cook
NOTARY PUBLIC

STATE OF SOUTH CAROLINA

City OF Florence

TO WIT:

I, Bonnie O. Cook, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT J. Ivan Hobbs, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 12th DAY OF November, 1991.

MY COMMISSION EXPIRES:

06-23-98

Bonnie O. Cook
NOTARY PUBLIC

APPROVED:

Edward T. Tucker 2/3/92
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION

Charles M. Helling 2/3/92
CITY ENGINEER - CITY OF ROANOKE DATE

PLAT OF SURVEY SHOWING
RESUBDIVISION FOR
**VICTORIA T. FERRIS ESTATE
AND
STUART RODNEY DENT**

SHOWING THE RESUBDIVISION OF LOT 3, J.E. WOOD SUBDIVISION, D.B. 477, PG. 484, THE EAST 50' OF LOT 1, B.F. WALKER ESTATE MAP, D.B. 687, PG. 470 AND LOT 2B, AVENEL HOMES, INC. PLAT, M.B. 1, PG. 26 AND CREATING NEW LOT 2B-1 (0.295 AC.) AND NEW LOT 3 (0.221 AC.) SITUATE ON ROANOKE AVENUE, S.W.

ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

TAX NO. 132-2005, 2006, 2030
DRAWN: DAP/CADD
CALC.: DAP
N.B.: JR-86

SCALE: 1" = 20'
AUGUST 14, 1991
W.O. 91-0926

SHEET 1 OF 2
M.B. / PG. 1115