

Document Prepared By:

BK 0906 PG 01900

Michael S. Ferguson
3140 Chaparral Drive, Suite 200-C
P. O. Box 20487
Roanoke, VA 24018

Tax Map No.
52.4-35

THIS DEED, is made and entered into this 3rd day of January, 2006, by and between
C F & O DEVELOPMENT CORP., a Virginia corporation, Grantor, and SML WATER
COMPANY, a Virginia corporation, Grantee.

WITNESSETH:

NOW THEREFORE, THAT FOR AND IN CONSIDERATION of the sum of \$10.00
cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby
acknowledged, the Grantor does hereby grant and convey with General Warranty and Modern
English Covenants of Title as provided for in Section 55-70, et seq., of the Code of Virginia of
1950, as amended, unto the Grantee, real estate located in Franklin County, Virginia and
described as:

Well lot containing .7220 acre as shown on the plat of Cedar
Ridge Subdivision dated May 15, 1987, which is recorded in
the Clerk's Office of the Circuit Court of Franklin County,
Virginia in Deed Book 399, at page 1513.

Being the same property dedicated for well lot use by Instrument
dated July 30, 1987, which is recorded in the aforesaid Clerk's
office in Deed Book 418, at page 208

This conveyance is made subject to all effective easements, restrictions and
conditions affecting the property herein conveyed.

This deed has been prepared without the benefit of a title examination.

OSTERHOUDT, PRILLAMAN,
NATH, HELSCHER, YOST,
MAXWELL & FERGUSON, PLC
ATTORNEYS-AT-LAW
ROANOKE, VIRGINIA
24018-0049

07 MAR -6 PM 2:11

070002295

WITNESS the following signature and seal:

BK 0906 PG 01901

CF & O DEVELOPMENT CORP.,
a Virginia corporation

By: David L. Oliver POA for Roy N. Oliver
Its PRESIDENT

STATE OF Virginia)
) to-wit:
COUNTY OR CITY OF Franklin)

The foregoing instrument was acknowledged before me this 4th day of
January, 2006, by David L. Oliver, POA for Roy N. Oliver of CF & O
Oliver, president
Development Corp., a Virginia corporation.

My Commission expires November 30, 2009.

Kathryn B. Ford
NOTARY PUBLIC

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WITNESS the following signature and seal:

BK 01906 PG 01902

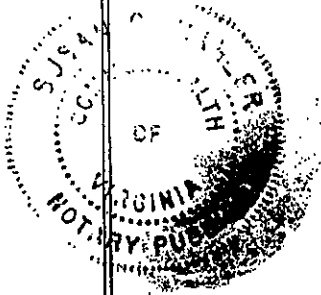
C F & O DEVELOPMENT CORP.,
a Virginia corporation

By: Caroline Perdue
Caroline Perdue,
Its Secretary/Treasurer

STATE OF Virginia)
) to-wit:
COUNTY OR CITY OF Roanoke)

The foregoing instrument was acknowledged before me this 24th day of January, 2007, by Caroline Perdue, Secretary/Treasurer of C F & O Development Corp., a Virginia corporation.

My Commission expires 11/30/2009.



Susan C. Maltz
NOTARY PUBLIC

INSTRUMENT # 070002295
RECORDED IN THE CLERK'S OFFICE OF

FRANKLIN COUNTY ON
March 6 20 07 AT 2:11pm
\$ 1.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$ 0.50 LOCAL: \$ 0.50

BY: Alice S. Hall CLERK Car
(DC)