

THIS DEED, made and entered into this the 23rd day of February, 1972, by and between KYLE GOODE and ELSIE GOODE, his wife, Parties of the First Part, and the WAIDSBORO RURITAN CLUB, Party of the Second Part.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE SUM OF FIFTY HUNDRED (\$1,500.00) DOLLARS, of which sum \$100 is cash in hand paid, and the balance of \$1,400.00 to be paid at the rate of \$100 per year, without interest, the said Parties of the First Part doth hereby bargain, grant, sell, and convey, with Covenants of General Warranty of Title, unto the said Waidsboro Ruritan Club, all that certain tract or parcel of land lying and being in the Blackwater Magisterial District of Franklin County, Virginia, located generally southwest of the Town of Rocky Mount, Virginia, along with an easement from County Route 756 to said property, said tract of land being located a short distance generally southwest of County Route 756, adjoining the Antioch Church property, other lands of Kyle Goode, the old Waid proper and the M. L. Goode property, and described as follows:

BEGINNING at a common corner of the tract of land herein conveyed and the Antioch Church property and the old Waid property; thence generally in a southerly direction along the old Waid line for a distance of 650 feet to a corner of the said Waid property and M. L. Goode land; thence across the back of the tract of land herein conveyed along the line of M. L. Goode generally in a northwesternly direction along a new fence (to be constructed), for a distance of 775 feet to a point in the M. L. Goode line and a corner to Kyle Goode; thence generally in a northeasternly direction for a distance of 510 feet to a corner in the Antioch Church line; thence generally in an easterly direction along the Antioch Church property line for a distance of 135 feet, to the point of BEGINNING, and CONTAINING approximately 5 ACRES, MORE OR LESS.

In addition to the above, the Parties of the First Part doth convey to the Party of the Second Part a right of way thirty (30) feet in width beginning at a point on the south side of Virginia Secondary Route 756, which

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Mailed Grantee 3-8-72
Dep. Clerk

WILLARD R. FINNEY
ATTORNEY AT LAW
ROCKY MOUNT, VIRGINIA

said beginning point is approximately 25 feet generally west of the Antioch Church property; thence running generally in a southern direction between parallel lines thirty (30) feet in width to the back of a 25 foot square easement previously conveyed to V. E. Austin; thence continuing with said thirty (30) foot right of way curving in a southeasterly direction to the corner of the lot conveyed by this Deed. Said easement is to be used as a means of ingress and egress to and from the above described tract of land.

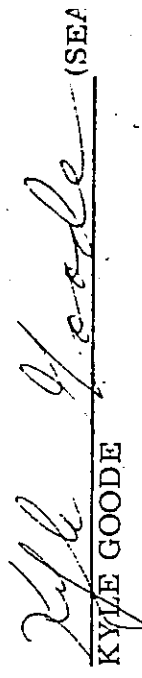
NOTE: This thirty (30) foot easement does not run adjacent to the Antioch Church property but begins 25 feet therefrom, and this being done because of a previous easement conveyed by Kyle Goode and wife to V. E. Austin, which said easement is described as being 10 feet in width along the Antioch Church property back for a distance of 100 feet and then a 25 foot square at the back or terminal point of the V. E. Austin easement; the easement of V. E. Austin being recorded in Deed Book 276 at Page 64 of the Clerk's Office of the Circuit Court of Franklin County, Virginia.

The above described tract or parcel of land is a smallportion of the lands conveyed to Kyle Goode by Deed from J. A. Williams and Emma E. Williams, by Deed dated February 27, 1928, which Deed is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 78 at Page 430.

The Party of the Second Part reserves the right to pay in full the unpaid balance of \$1,400.00 at any time the said Party of the Second Part so desires. However, if the said tract of land is not paid for in full fifteen years from the date of this Deed, the said tract of land, with any improvements thereon, reverts and shall become the property of the Parties of the First Part.

WILLARD R. FINNEY
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ROCKY MOUNT, VIRGINIA

WITNESS the following signatures and seals:


KYLE GOODE (SEAL)

Elsie B Goode (SEA)
ELSIE GOODE

STATE OF VIRGINIA,

COUNTY OF FRANKLIN, to-wit:

I, Sidney H. Goode, a Notary Public in and for

the County and State aforesaid, do hereby certify that Kyle Goode and Elsie Goode, his wife, whose names are signed to the foregoing Deed, bearing date of the 23rd day of February, 1972, have each personally appeared and acknowledged the same to me in my County and State aforesaid.

Given under my hand this the 26th day of Feb., 1972

My commission expires: 8-1-73.

E. B. Goode

Notary Public

VILLARD R. FINNEY
ATTORNEY AT LAW
ROCKY MOUNT, VIRGINIA

In the Clerk's Office of the Circuit Court of Franklin County, Virginia, this instrument is admitted to record on the 1 day of March, 19 72, at 2:35 P. M, and with the certificate of acknowledgment hereto annexed. The taxes imposed by Sec. 58-54 and Sec. 58-54.1 of the Code of Virginia, in the amount of \$4.50 have been paid.

Teste: Wm. J. Walker, Jr. Clerk
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