

03749
AUG-8 PM2:14

10 YEAR 1986

320,000 BK 0399 PG 01513

THIS DEED, made and entered into this the 4th day of August, 1986, by and between JAMES W. BROWN, Unmarried, RUTH B. MCUNDIFF, Unmarried, SAMUEL R. BROWN (also known as RUSSELL BROWN) and JANICE W. BROWN, his wife, JACKSON H. BROWN and JUDITH M. BROWN, his wife, and NANCY B. POINDEXTER and GLEN H. POINDEXTER, her husband, devisees of the Estate of EMMETT PARKER BROWN (also known of record as EMMETT BROWN) and JAMES W. BROWN, as Executor under the Will of EMMETT PARKER BROWN, parties of the first part; and C F & O DEVELOPMENT CORP., party of the second part.

: W I T N E S S E T H :

THAT, FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the party of the second part unto the parties of the first part, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part do hereby bargain, sell, grant and convey with General Warranty and English Covenants of Title unto C F & O Development Corp., all that certain tract or parcel of land, lying and being in the County of Franklin, State of Virginia, and more particularly described as follows, to-wit:

BEING 117 acres, more or less, situate on Virginia State Route 938 and on the waters of Smith Mountain Lake, as more particularly shown on Plat showing Property to be conveyed to C F & O Development Corp., by Berkley Howell & Associates, P.C., Forest, Virginia, dated August 4, 1986, a copy of which is attached hereto and made a part hereof, reference to which is made for a more complete description; and

TOGETHER with all of the rights of the parties of the first part in and to the land below the 800 ft. contour as reserved in an Order entered in the Circuit Court of Franklin County on January 18, 1962, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia in Deed Book 192, Page 166; and

BEING a part of the same property conveyed to Emmett Brown (having since departed this life) dated December 4, 1933, of record in the aforesaid Clerk's Office in Deed Book 84, Page 557 and as devised under will of Emmett Parker Brown, dated July 27, 1973, of record in Deed Book 67, Page 469.

This deed is made subject to all easements, reservations, restrictions and conditions of record affecting the hereinabove described property.

WITNESS the following signatures and seals:

James W. Brown (SEAL)
James W. Brown

Ruth B. Cundiff (SEAL)
Ruth B. Cundiff

Samuel R. Brown (SEAL)
Samuel R. Brown, a/k/a Russell Brown

Janice W. Brown (SEAL)
Janice W. Brown

Jackson H. Brown (SEAL)
Jackson H. Brown

Judith M. Brown (SEAL)
Judith M. Brown

Nancy S. Lindstedt (SEAL)
Nancy S. Lindstedt
2

Glen H. Poindexter (SEAL)
Glen H. Poindexter

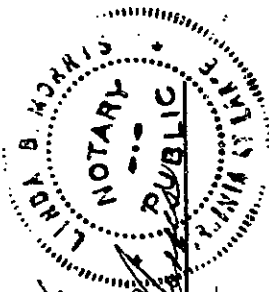
James W. Brown (SEAL)
James W. Brown, Executor

STATE OF VIRGINIA At Large

County of Franklin, to-wit:

The foregoing instrument was acknowledged before me
this 8th day of August, 1986, by James W. Brown,
Unmarried.

My Commission Expires: November 7, 1986



Linda B. Morris
Notary Public

STATE OF VIRGINIA At Large

County of Franklin, to-wit:

The foregoing instrument was acknowledged before me
this 8th day of August, 1986, by Ruth B. Cundiff,
Unmarried.

My Commission Expires: November 7, 1986



Linda B. Morris
Notary Public

STATE OF VIRGINIA At Large

County of Franklin, to-wit:

The foregoing instrument was acknowledged before me
this 8th day of August, 1986, by Samuel R. Brown, a/k/a
Janice W. Brown, his wife.

My Commission Expires: November 7, 1986



Linda B. Morris
Notary Public

STATE OF VIRGINIA At Large

County OF Franklin, to-wit:

The foregoing instrument was acknowledged before me this 8th day of August, 1986, by Jackson H. Brown and Judith M. Brown, his wife.

My Commission Expires: November 7, 1986

Linda B. Morris
Notary Public
VIRGINIA

STATE OF VIRGINIA At Large

County OF Franklin, to-wit:

The foregoing instrument was acknowledged before me this 8th day of August, 1986, by Nancy B. Poindexter and Glen H. Poindexter, her husband.

My Commission Expires: November 7, 1986

Linda B. Morris
Notary Public
VIRGINIA

STATE OF VIRGINIA

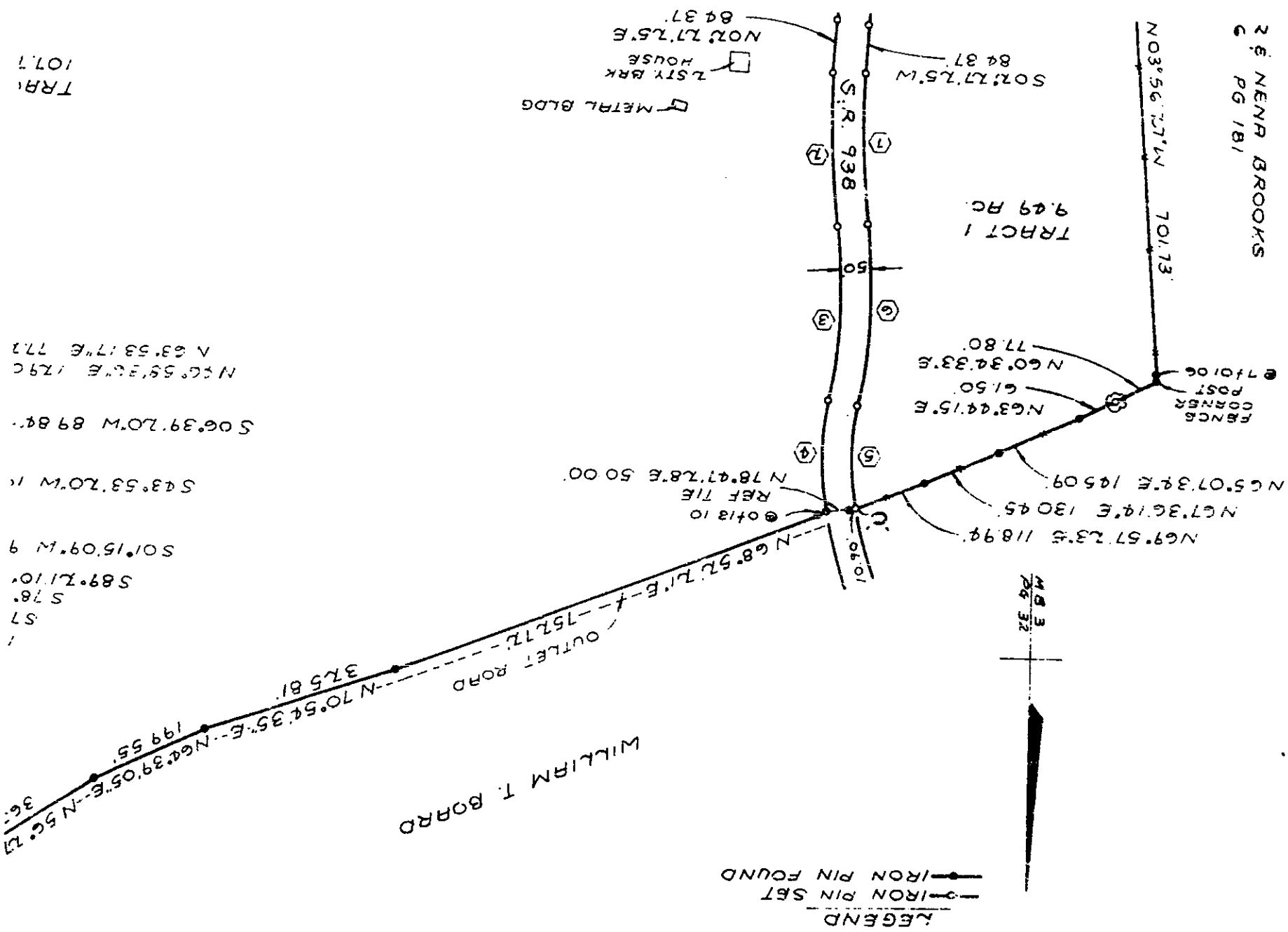
OF _____, to-wit:

The foregoing instrument was acknowledged before me this 8th day of August, 1986, by James W. Brown, Executor of the Estate of Emmett Parker Brown.

My Commission Expires: November 7, 1986

Linda B. Morris
Notary Public
VIRGINIA

26 NENA BROOKS
C PG 181



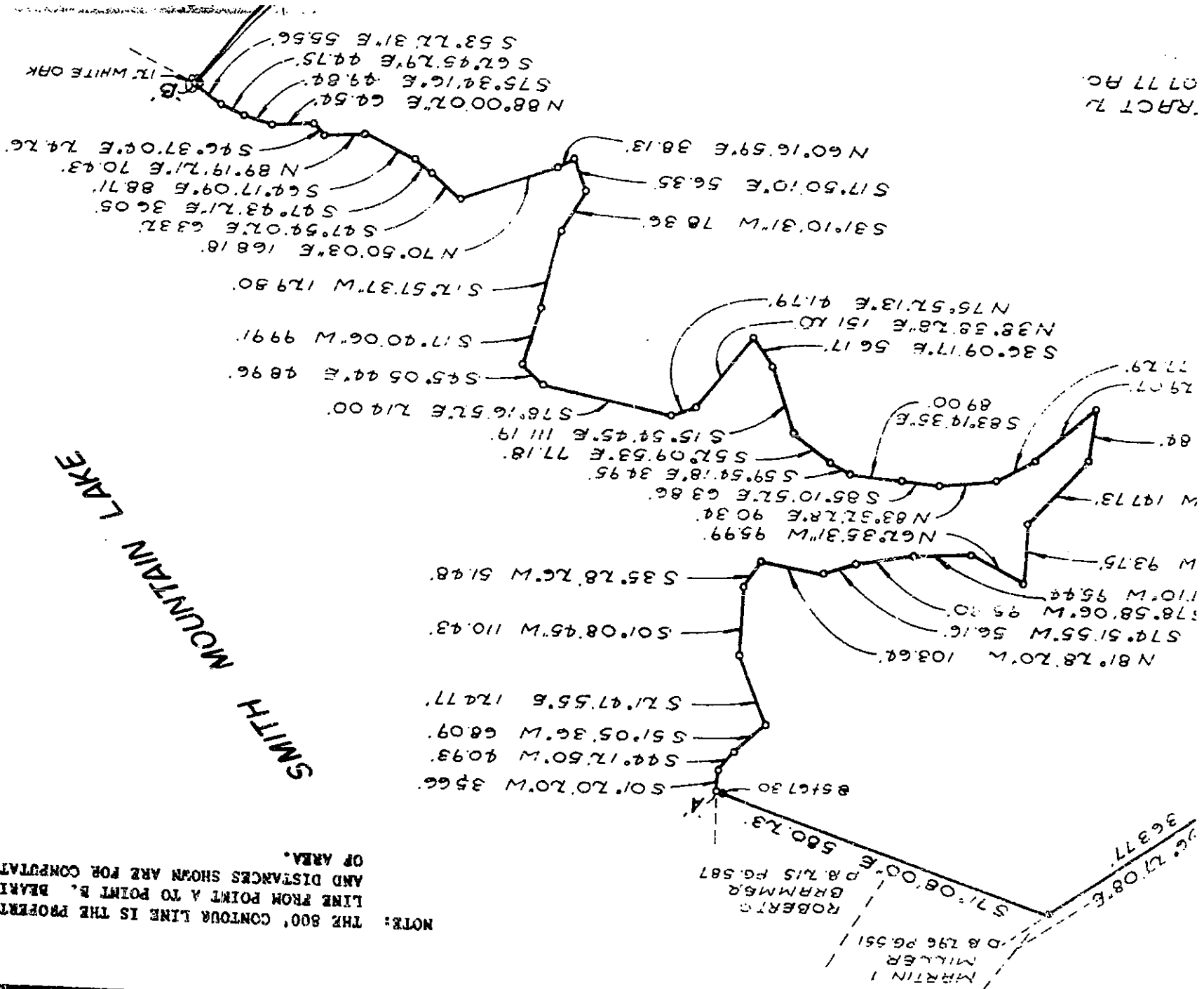
ST
S 78°
S 89° 21' 10"
S 01° 15' 09" W 9
S 43° 53' 20" W 11
S 06° 39' 20" W 89.84
N 56° 58' 33" E 129.0
N 23° 53' 17" E 77.2

TRA
107.7

8X-8399 PG 01517

NOTE: THE 800' CONTOUR LINE IS THE PROPERTY
 LINE FROM POINT A TO POINT B. BEARINGS
 AND DISTANCES SHOWN ARE FOR COMPUTATION
 OF AREA.

SMITH MOUNTAIN LAKE



SCALE: 1" = 200'

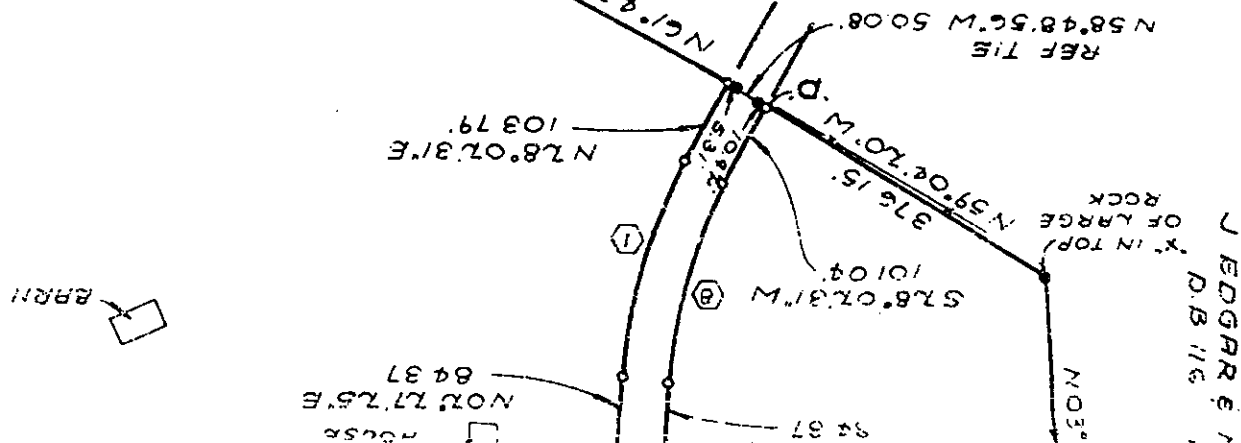
BERKLEY & ENGINEERS

DELTA	RAD.	TAN	LEN	CHD.	CHD. BEAR.
1	75°35'06"	132.04	759.67	757.52	N 16°14'54" E
2	104°17'17"	1341.47	752.67	752.71	N 07°56'14" W
3	71°28'17"	767.94	145.14	786.89	N 02°12'16" E
4	22°10'24"	44.27	94.49	162.17	N 0°59'13" E
5	74°09'34"	391.27	63.74	164.98	S 0°59'38" W
6	71°24'17"	817.94	154.59	303.67	S 07°22'16" W
7	104°17'17"	1291.47	721.94	742.81	S 02°56'14" E
8	75°35'06"	531.52	720.68	737.35	S 15°14'58" W

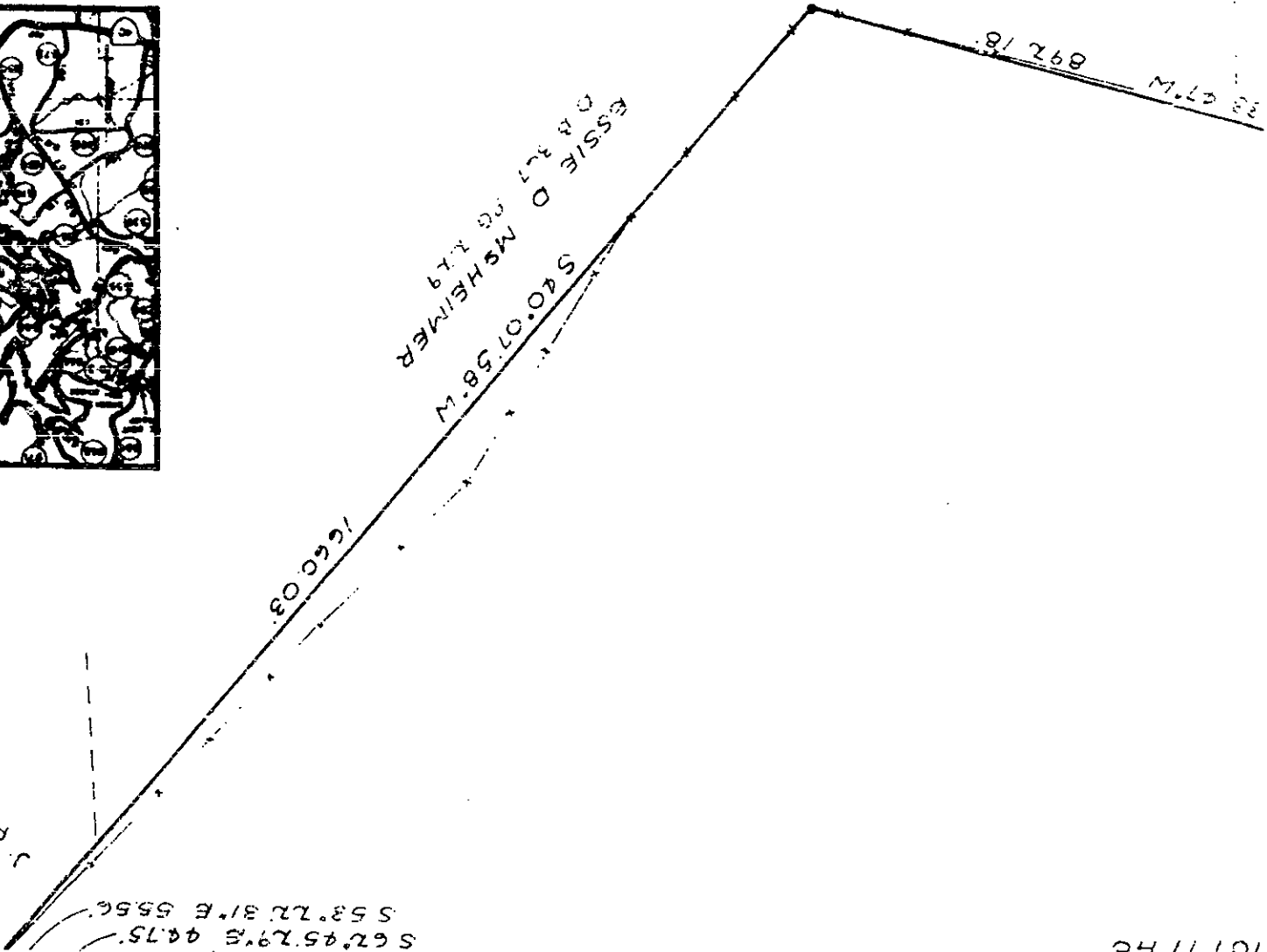
CURVE DATA CHART

SOURCE OF TITLE: WB 67 PG. 469

NOTE: LINES FROM POINT "C" TO "D" RUN IN TRACT (134.29 ACRES) BY BUFORD T. LUNDEN & ASSOCIATES, SURVEYORS.



JAMES DAVID
D 842 PG. 123
N 62°09'20" W 554.78'
N 75°33'41'



J. ROBERT GOODWIN
D & T 60 PG 590

S 62° 45' 29\"/>

1660.03

S 40° 07' 58\"/>

892.18

33.27 W

Y • HOWELL & ASSOCIATES, P.C.
• SURVEYORS • PLANNERS
FOREST , VIRGINIA

PLAT SHOWING PROPERTY
TO BE CONVEYED TO

CFO DEVELOPMENT CORP.

UNION HALL MAG D ST
FRANKLIN CO, VIRGINIA

DATE: AUG 4, 1986

COMM. NO 86 80

FE REF 86

Tax Map # 52 00 70

ST. TAX 58.1-801 (039)	\$ 450.00
LOCAL TAX (213)	\$ 160.00
TRANSFER FEE (212)	\$ 1.00
CLERK'S FEE (301)	\$ 10.00
PLATS (301)	\$ 10.00
ST. TAX 58.1-902 (038)	\$ 160.00
LOCAL 58.1-802 (220)	\$ 160.00
LOCAL 58.1-802 (223)	\$ 981.00
TOTAL:	

In the Clerk's Office of the Circuit
Court of Franklin County, Va., this
2 day of August, 1986, this
instrument was presented with the
certificate of acknowledgment annexed
& admitted to record at 12:14 P.M.
The tax imposed under Sec. 58.1-802
has been paid.
Teste: Wm. J. Walker, Clerk.