

110,000

BK 0428 PG 00164

THIS DEED, made and entered into this the 21st day of March, 1988, by and between PETER S. FENN and ANN T. FENN, husband and wife, parties of the first part, and DANIEL J. FREYBERG and MARSHA W. FREYBERG, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part, and PETER S. FENN and ANN T. FENN, all the Directors of Deer Creek Estates, Inc., a dissolved Corporation, parties of the third part, and DEER CREEK WATER CO., INC., a Corporation validly organized and existing under the laws of the Commonwealth of Virginia, parties of the fourth 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, receipt of which is hereby acknowledged, and for other good and valuable considerations, the said parties of the first part do hereby bargain, sell, grant, deed and convey with GENERAL WARRANTY and MODERN ENGLISH COVENANTS OF TITLE unto the said DANIEL J. FREYBERG and MARSHA W. FREYBERG, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part, all that certain lot or parcel of land, together with all appurtenances thereunto belonging, lying and being in the Gills Creek Magisterial District of Franklin County, Virginia, known as Lot 15, Section 2, Deer Creek Estates, according to plat of survey by Philip W. Nester, Land Surveyor, dated February 29, 1988, Job Number 55-88, which plat is being recorded herewith and made a part hereof, and being more

01399 MAR 23 P4:07

INST. NO. / FOR YEAR 1988

Law Offices
GREER, GREER & FURROW
Rocky Mount, Virginia

particularly described as follows:

BEGINNING at a point on Deer Creek Drive, thence running southeasterly along the southwesterly side of Deer Creek Drive and following the curvature thereof an arc distance of 105.00 feet to a point (said arc having a chord bearing of S. 42 deg. 45' 40" E. and a chord distance of 104.20 feet); thence S. 42 deg. 04' 00" W. 322.00 feet to a point; thence N. 72 deg. 11' 30" W. 38.47 feet to a point; thence N. 40 deg. 14' 00" W. 148.30 feet to a point; thence N. 08 deg. 53' 40" W. 10 feet to a point; thence N. 57 deg. 03' 50" E. 332.42 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; and

BEING the same property conveyed to Peter S. Penn and Ann T. Penn, husband and wife, from Deer Creek Estates, Inc. by deed bearing date of October 1, 1987, and of record in the aforesaid Clerk's Office in Deed Book 421, at Page 1487, and by deed bearing date of October 1, 1987, and of record in the aforesaid Clerk's Office in Deed Book 421, at Page 1502, respectively.

ALSO CONVEYED is all right, title and interest in and to the land lying below the 800 foot contour that is adjacent to the herein described tract and bounded by the natural extension of the said lot boundary lines as they may extend into the waters of Smith Mountain Lake to the original property line.

The said parties of the third part join in this deed to correct an error in the description in that certain deed of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 421, at Page 1482.

The said party of the fourth part joins in this deed to release any and all interest it may have in the well lot located on Lot 15, Section 2, Deer Creek Estates.

IN WITNESS WHEREOF, Deer Creek Water Co., Inc., has caused

this deed to be executed by its President, Peter S. Fenn, pursuant to a duly adopted resolution by Deer Creek Water Co., Inc. and incorporated by reference into this deed.

This conveyance is made, subject, however, to all easements, conditions, restrictions, and reservations appearing of record which now affect said property.

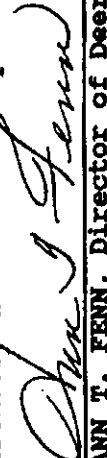
TO HAVE AND TO HOLD, unto them, the said DANIEL J. FREYBERG and MARSHA W. FREYBERG, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part, their heirs and assigns forever in fee simple.

WITNESS the following signatures and seals.

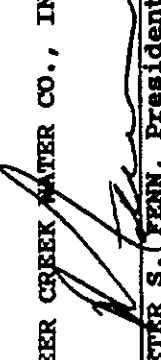

PETER S. FENN (SEAL)


ANN T. FENN (SEAL)


PETER S. FENN, Director of Deer Creek Estates, a dissolved Corporation (SEAL)


ANN T. FENN, Director of Deer Creek Estates, a dissolved Corporation (SEAL)

DEER CREEK WATER CO., INC.

BY: 
PETER S. FENN, President (SEAL)

COMMONWEALTH OF VIRGINIA
COUNTY OF FRANKLIN, to-wit:

The foregoing deed was acknowledged before me this the 23rd
day of March, 1988, by Peter S. Fenn and Ann T. Fenn, husband
and wife.

My commission expires July 14, 1989.

Donna E. Mottet
NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA
COUNTY OF FRANKLIN, to-wit:

The foregoing deed was acknowledged before me this the 23rd
day of March, 1988, by Peter S. Fenn, Director of Deer Creek
Estates, a dissolved Corporation.

My commission expires July 14, 1989.

Donna E. Mottet
NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA
COUNTY OF FRANKLIN, to-wit:

The foregoing deed was acknowledged before me this the 23rd
day of March, 1988, by Ann T. Fenn, Director of Deer Creek
Estates, a dissolved Corporation.

My commission expires July 14, 1989.

Donna E. Mottet
NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA
COUNTY OF FRANKLIN, to-wit:

The foregoing deed was acknowledged before me this the 23rd
day of March, 1988, by Peter S. Fenn, President of Deer Creek
Water Co., Inc.

My commission expires July 14, 1989.

Donna E. Mottet
NOTARY PUBLIC

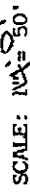
INDEX

- SURVEYED PROPERTY
LINE
SURVEYED TIE LINE
FOUND IRON
SET IRON REBAR
POWER POLE
OVERHEAD ELECTRIC
DEED LINE
SHADING DENOTES CO

SHADING DENOTES CONCRETE

PHILIP W. MCGEE
CERTIFICATE NO.
1358

GREEN MOUNTAIN LAKE



PHILIP W. NESTER, INC., P.O. BOX 827, ROCKY MOUNT, VIRGINIA 24151 55-88

55-88

BK 0428 PG 00169

ST. TAX 58.1-801 (039)	\$ <u>65.00</u>
LOCAL TAX (213)	\$ <u>55.00</u>
TRANSFER FEE (212)	\$ <u>1.00</u>
CLERK'S FEE (301)	\$ <u>10.00</u>
PLATS (301)	\$ <u>2.00</u>
ST. TAX 58.1-802 (038)	\$ <u>55.00</u>
LOCAL 58.1-802 (220)	\$ <u>55.00</u>
LOCAL 58.1-802 (223)	\$ <u>55.00</u>
TOTAL:	\$ <u>343.00</u>

In the Clerk's Office of the Circuit
Court of Franklin County, Va., this
25 day of March, 1988, this
instrument was presented with the
certificate of acknowledgment annexed
& admitted to record at 4:07 P.M.
The tax imposed under Sec. 58.1-802
has been paid.

Teste: W. J. Walker, Jr., Clerk.