

Document Prepared By:

Michael S. Ferguson
3912 Electric Road
P. O. Box 20487
Roanoke, VA 24018

Property Address:

Tax Map No.
07301017

BK 0787 PG 00499

THIS DEED OF GIFT, made and entered into this 19th day of June, 2003, by and between MICHAEL E. SHELTON, Grantor, and RIDGECREST WATERWORKS, INC., a Virginia corporation, Grantee.

WITNESSETH:

NOW THEREFORE, THAT FOR AND IN CONSIDERATION of the mutual benefits to the parties, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does hereby give, 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, all that certain lot or parcel of land with improvements thereon located and appurtenances thereunto belonging, lying in the Rocky Mount Magisterial District of Franklin County, Virginia, and more particularly described as follows:

Beginning at a point on the western margin of Crest View Road, said point being approximately 650 feet North of its intersection with State Road 754, and running along said margin North 07 degrees 29 minutes 12 seconds West 8.19 feet; thence continuing along said margin with the arc of a curve to the left having a radius of 75.143 and a chord bearing and distance of North 58 degrees 59 minutes 34 seconds West 117.625 feet to a point; thence continuing along said margin South 69 degrees 30 minutes 00 seconds West 102.64 feet to a point; thence leaving said margin South 07 degrees 29 minutes 12 seconds East 102.69 feet to a

STERHOUDT, PRILLAMAN,
NATTI, HELSCHER, YOST,
ASWELL & FERGUSON, PLC
ATTORNEYS-AT-LAW
ROANOKE, VIRGINIA
24018-0049

STERHOUDT,
NATTI,
ASWELL

RECORD
BOOK

point; thence North 69 degrees 30 minutes 00 seconds East 197.13 feet to the point of beginning and being known as well lot as shown on a plat of survey of Ridge Crest Subdivision Section 3 as made by David B. Scott, CLS dated April 28, 1980, revised September 4, 1980 and of record in the Franklin County Circuit Court Clerk's Office in Map Book 361, Page 1197.

BEING a portion of the same property conveyed to Michael E. Shelton by deed dated November 6, 1989 from Lots & Land, Inc. (formerly Nationwide Homes, Incorporated), which is recorded in the Clerk's Office of the Circuit Court for Franklin County, Virginia, in Deed Book 459, at Page 1713.

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.

WITNESS the following signature and seal:

Michael E. Shelton
MICHAEL E. SHELTON

STATE OF VA)
) to-wit:
COUNTY OR CITY OF Martinsville)

The foregoing instrument was acknowledged before me this 30th day of June, 2003, by MICHAEL E. SHELTON.

My Commission expires 12-31-05.

Karen W. Pratt
NOTARY PUBLIC

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

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This deed is non-taxable pursuant to Virginia Code Section 58.1-811(d) of the Code of Virginia, 1950, as amended.

BK 0787 PG 00501

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St. P. Tax

Co. R. Tax

Transfer

Clerk

Lib. (145)

Grantor Tax

Total \$
111

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY

The foregoing instrument with acknowledgment was

admitted to record on July 15 2003

at 10:29 4 M. in 6.B. -1787 Page(s) 455

Teste:

Alice S. Hall

By: Ann S. Reed, Dep. Clerk