

BK 0836 PG 01671

TAX MAP NOS: 13.-24 AND 13.-25

THIS DEED WAS PREPARED BY

RHODES, FERGUSON & STONE, ATTORNEYS

THIS DEED, made and entered into this the 1st day of December, 2004, by and between TILSON CREATIONS, INC., A North Carolina Corporation. party of the first part, the GRANTOR, and TIMBERLAKE CROSSING, L.L.C., a Virginia Limited Liability Company, party of the second part, the GRANTEE;

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS, cash in hand paid and other good and valuable consideration, receipt whereof is hereby acknowledged, the Grantor does hereby bargain, grant, sell and convey, with General Warranty and Modern English Covenants, unto the Grantee, all that certain tract or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate, lying and being in the County of Franklin, State of Virginia, and being more particularly described as follows:

All that certain lot or parcel of land, containing 22.26 acres, more or less, and being known and designated as Tract B; and 10.0 acres, more or less, designated as Tract C, according to that certain plat of survey recorded in the Clerk's Office of the Circuit Court of Franklin County in Plat Book 3, Page 187.

RHODES,
FERGUSON &
STONE

ATTORNEYS AT LAW

105 South Main Street
Rocky Mount Virginia 24151

LESS HOWEVER, that portion of these tracts that were incorporated into Idlewood Shores, Section 2, which is shown on plat of subdivision of Section 2, Idlewood Shores, by B. R. Shrader, Land Surveyor, which survey is recorded in the Clerk's Office of the Circuit Court of Franklin County in Deed Book 463, page 1251.

NOTE: 2004 Tax records shows Tax Map No. 13.-24 containing 22.2600 acres, and Tax Map No. 13.-25 containing 3.6900 acres, being a total conveyed of 25.95 acres.

ALSO CONVEYED HEREIN is any and all right, title and interest in the land lying below the 800 foot contour of Smith Mountain Lake, and between the extension of the side lot lines and into the waters of Smith Mountain Lake.

ALSO CONVEYED HEREIN is an easement of right of way being 50 feet in width for the purpose of ingress and egress from State Route 677, to the property conveyed above, and as described in the Deed of Roadway Dedication, dated August 2, 2004, and recorded in the Clerk's Office of the Circuit Court of Franklin County in Deed Book 836, Page 1663.

BEING the same property conveyed to Tilson Creations, Inc., a North Carolina Corporation, by Deed dated September 16, 2002, and recorded in the Clerk's Office of the Circuit Court of Franklin County in Deed Book 752, Page 1184.

THIS CONVEYANCE is subject to all easements, restrictions, covenants and conditions of record affecting the hereinabove described property.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever in fee simple.

RHODES,
FERGUSON &
STONE

ATTORNEYS AT LAW

305 South Main Street
Rocky Mount Virginia 24151

WITNESS the following signature and seal:

TILSON CREATIONS, INC., A
North Carolina Corporation

By: [Signature] (SEAL)
David C. Tilson, President

STATE OF VIRGINIA
COUNTY OF FRANKLIN, to-wit:

The foregoing Deed was acknowledged before me on this
the 1st day of December, 2004, by David C.
Tilson, President of Tilson Creations, a North Carolina
Corporation.

My commission expires: 3/31/15

[Signature]
Notary Public

INSTRUMENT # 0400 14525
RECORDED IN THE CLERK'S OFFICE OF

FRANKLIN COUNTY ON

Dec. 1, 2004 AT 3:41 PM

\$ 146.00 GRANTOR TAX WAS PAID AS

REQUIRED BY SEC 58.1-802 OF THE VA CODE

STATE: \$ 73.00 LOCAL: \$ 73.00

BY: [Signature] CLERK

(DC)

RHODES,
FERGUSON &
STONE

ATTORNEYS AT LAW

305 South Main Street
Rocky Mount Virginia 24151