

JAMES A. PRICE, ET UX  
TO DEED REC. 32545 93-297  
FRANK T. WOOTEN, JR., ET AL  
\$134.85 TAX \$1 VSLF \$1 TFR  
\$90 .ADD. TAX \$ 44.95 LOCAL TAX

BOOK 243 PAGE 628

THIS DEED, made this 23rd day of December, 1992, by and between JAMES A. PRICE and CELLA J. PRICE, husband and wife, Grantors, and FRANK T. WOOTTON, JR. and LOIS P. WOOTTON, husband and wife, and DANIEL C. PRICE and ROSANNE C. PRICE, husband and wife, and JAMES A. PRICE, JR. and VERNA BALL PRICE, husband and wife, Grantees.

WITNESSETH

That for and in consideration of the sum of Ten Dollars, (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the said Grantees, as tenants by the entireties with the right of survivorship as at common law, the following described property, to-wit:

All of that certain real estate situate in the Eastern Magisterial District of Giles County, Virginia, more particularly described as follows:

BEGINNING at a large sycamore tree on the bank of New River, a corner to the land of the Snidow heirs; thence with the latter N. 45 deg. W. 1122 feet across the bottom to a stake at the foot of the hill; thence N. 39 deg. E. 396 feet to the lower corner of the orchard; thence N. 46 deg. W. 247.5 feet to a stake, thence N. 29 deg. E. 445.5 feet to a sycamore in a hollow, thence N. 59 deg. 132 feet; thence N. 22 deg. W. 264 feet to a walnut; thence N. 16 deg. E. 297 feet to a stake; thence N. 18 deg. W. 1617 feet to a chestnut and hickory, a corner to the Williams land; thence with the latter N. 66 deg. 30' E. 692 feet to a large white oak near a pond; thence N. 40 deg. 30' E. 881 feet to a hub in the Williams line, being the northerly end of the established division line between the lands of Shorter and Price; thence with the division line S. 42 deg. E. 413 feet (crossing the road to the James A. Price residence) to a stake on the hillside; thence S. 4 deg. 30' W. 2715 feet, more or less, to an iron pin near the west chimney of the old abandoned dwelling house, thence S. 55 deg. 48' E. 902 feet (crossing the railway right of way) to a hub on the bank of New River, being the southerly end of the division line; thence down the river 1581.5 feet; more or less, to the Beginning, containing in gross 108.5 acres, more or less, excepting however 4 1/2 acres more or less previously conveyed to the Norfolk & Western Railway Company, and being the same property conveyed unto the Grantors herein by two deeds, the first of which is dated January 20, 1968, which is of record in the Office of the Clerk of the Circuit Court of Giles County, Virginia, in

4436-4436-A  
A-194  
8/3/98  
Daniel B. Kataloffe Clerk  
Rebecca A. Henslee  
Deputy  
Clerk

2-2-93  
Richard D. Williams  
Attorney at Law  
Beard Law Suite 200  
2320 Pacific Ave  
VA Beach VA 23451-2983

Deed Book 117, at page 337, and the other of which is dated October 21, 1942, and which is of record in Deed Book 63 at page 259. The latter of said deeds describes a tract of 11.9 acres more or less which is included within the boundaries of the 108.5 acre tract. It is the intention of the Grantors to convey unto the Grantees all of the property which they now own which is commonly referred to as the "Horse Shoe Farm" located in the Castle Rock/Pembroke area of Giles County, Virginia, regardless of whether said property is included in the above description.

**THERE IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCEPTED FROM THIS CONVEYANCE** the following parcels of real estate which have been heretofore conveyed by the Grantors to other parties and reference is hereby made to the deeds described below for a more particular description of the parcels previously conveyed:

Two tracts containing 0.449 acres and 0.919 acres conveyed to Victor Wayne Edwards, et ux, by a deed dated March 17, 1977, which is of record in Deed Book 146 at page 462.

Tract containing .919 acres conveyed to James Errol Wheeler, Jr., et ux by a deed dated March 17, 1977, which is of record in Deed Book 147 at page 13.

Tract containing 2.0 acres conveyed to Quentin Y. Edwards, et ux, by deed dated March 31, 1980, which is of record in Deed Book 164 at page 810.

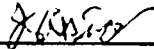
Two tracts containing 0.632 acres and 0.673 acres conveyed to Victor W. Edwards, et ux, by a deed dated February 18, 1986, which is of record in Deed Book 193 at page 589.

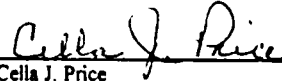
Tract containing 0.772 acres conveyed to James E. Wheeler, et ux, by a deed dated April 17, 1986, which deed is of record in Deed Book 194 at page 593.

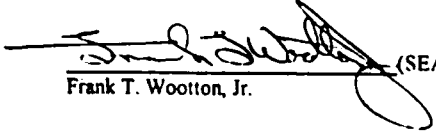
All parties agree that should any grantee and/or their heirs desire to sell any portion of their interest in this property they shall give the remaining grantees and/or their heirs a first right of refusal. Grantees have entered into an agreement of even date of this deed that is unrecorded that shall dictate this situation. This restriction shall run with the land.

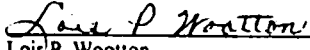
This conveyance is also made expressly subject to the conditions, restrictions, and easements, if any, of record, constituting constructive notice.

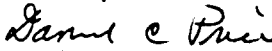
WITNESS the following signatures and seals:

  
James A. Price (SEAL)

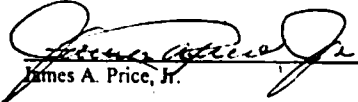
  
Cella J. Price (SEAL)

  
Frank T. Wootton, Jr. (SEAL)

  
Lois P. Wootton (SEAL)

  
Daniel C. Price (SEAL)

  
Rosanne C. Price (SEAL)

  
James A. Price, Jr. (SEAL)

  
Verna Ball Price (SEAL)

COMMONWEALTH OF VIRGINIA  
CITY OF \_\_\_\_\_, to-wit:

I, \_\_\_\_\_, a Notary Public in and for the City and State aforesaid, do hereby certify that James A. Price and Cella J. Price, whose names are signed to the foregoing bearing date of the 25 day of December, 1992, have acknowledged the same before me in my said City and State.

Given under my hand this the 25 day of December, 1992.

\_\_\_\_\_  
Notary Public

My Commission expires: 2/29/96

COMMONWEALTH OF VIRGINIA  
CITY OF \_\_\_\_\_, to-wit:

I, \_\_\_\_\_, a Notary Public in and for the city and State aforesaid, do hereby certify that Frank T. Wootton, Jr. and Lois P. Wootton, husband and wife, and Daniel C. Price and Roseanne C. Price, husband and wife, and James A. Price, Jr. and Verna Ball Price, husband and wife, whose names are signed to the foregoing Deed bearing date on the 23 day of December, 1992, have acknowledged the same before me in my said City and State.

Given under my hand this the 23 day of December, 1992.

\_\_\_\_\_  
Notary Public

My Commission expires: 2/29/96

VIRGINIA In the Clerk's Office, Circuit Court of Giles County

Nov 26 19 93  
This Deed with the certificate annexed was this day presented in my office and admitted to record at \_\_\_\_\_ M. and examined. Taxes of \$ 13.00 and \$ 9.00 imposed by Sections 58.1-601 and 58.1-603 of the Code of Virginia has been paid.

\_\_\_\_\_  
CLERK/DEPUTY CLERK

4436A  
 Map Card #  
 Plat # A-194  
 8/2/98  
 Deed R. T. Caldwell  
 Rebecca Hincley  
 705  
 Deed

Instrument No. 1632

THIS DEED, made and entered into this 29th day of August, 1995, by and between SARA NOSKA SHORTER, unmarried, and GEORGE BOOKER SHORTER, married, GRANTORS, and NEW RIVER INVESTMENT CORPORATION a Virginia Corporation, GRANTEE.

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, and other good and valuable consideration not herein mentioned, the receipt of all of which is hereby acknowledged, the GRANTORS do hereby bargain, sell, grant and convey, with General Warranty and English Covenants of Title, unto the GRANTEE, all of that certain parcel of real estate situate in the Eastern Magisterial District, Giles County, Virginia, and more particularly described as follows:

That certain parcel of real estate located south of the Town of Pembroke, on the waters of the New River, containing 133.133 acres, more or less, as more particularly shown upon a map or plat prepared by Shanks Associates, P.C., dated August 1, 1994, entitled "Plat of Survey of the property of Sara Noska Shorter and George Booker Shorter, Being Tax Parcel 42-62B", and designated as Job No. 394068, a copy of which plat is attached hereto and recorded herewith, reference to which is expressly made for a more particular description of said property. Said property is a portion of the property conveyed unto the Grantors herein by a deed dated February 3, 1983, which is of record in the Office of the Clerk of the Circuit Court of Giles County, Virginia, in Deed Book 178 at page 408.

THERE IS INCLUDED IN THIS CONVEYANCE all rights of the Grantors in and to the existing farm road as more particularly described in a deed of record in the aforesaid Clerk's Office in Deed Book 142 at page 239.

THIS CONVEYANCE IS MADE SUBJECT TO all matters shown upon the aforesaid survey, and also to all easements and other matters of record affecting said property.

WITNESS the following signatures and seals.

Sara Noska Shorter (SEAL)  
 Sara Noska Shorter

George Booker Shorter (SEAL)  
 George Booker Shorter

*[Handwritten signature]*

Made To: P.O. Box 369  
 Vansant, VA 24656  
 4211  
 A-82

Instrument mailed 9-12-95  
 New River Investment Corp.  
 P.O. Box 369  
 Vansant, VA 24656

0250 706

STATE OF Virginia

CITY/COUNTY OF Danville, to-wit:

The foregoing instrument was acknowledged before me, in my jurisdiction, with my notarial seal, this 31 day of August, 1995, by Sara Noska Shorter.

My commission expires March 31, 1998

(SEAL)

Sherry Turpin  
NOTARY PUBLIC

STATE OF Virginia

CITY/COUNTY OF Danville, to-wit:

The foregoing instrument was acknowledged before me, in my jurisdiction, with my notarial seal, this 1 day of September, 1995, by George Booker Shorter.

My commission expires July 31, 1999

(SEAL)

Robert D. Nance  
NOTARY PUBLIC



IN THE <sup>VIRGINIA</sup>CLERK'S OFFICE OF  
COUNTY OF GILES  
CIRCUIT COURT ON THE 5TH DAY OF  
SEPTEMBER, 1995 AT 01:50PM  
INSTRUMENT #9501632 WAS RECEIVED AND  
UPON CERTIFICATION OF ACKNOWLEDGEMENT  
THERE TO ANNEXED, ADMITTED TO RECORD.  
THE STATE TAX IMPOSED BY SEC. 58.1-802  
OF THE VIRGINIA CODE, HAS BEEN PAID IN  
THE AMOUNT OF: \$300.00  
STATE: \$150.00 LOCAL: \$150.00  
TESTE: SCARLET B. RATCLIFFE  
(CLERK OF CIRCUIT COURT)

BY: Sara D. Munsey D.C.