

THIS DEED, made and entered into this 23rd day of May, 2003, by and between LOIS S. SADLER, DONIE S. MANN, LINDA L. CASCIELLO, LOIS L. MCMAHAN, JOSEPH G. LUCAS, PATRICIA G. CARBAUGH, RODNEY R. GUSLER, DOUGLAS A. MCCOY, SANDRA B. THOMASSON, ELEANOR P. STUMP, JILL S. WILLIAMS, THELMA S. YOST, MARY ESTELLE FALLS (FORMERLY MARY ESTELLE STUMP) BRENDA S. PERDUE, JUANITA S. SWEENEY, and CARL P. MANN, EXECUTOR OF THE ESTATE OF MARGARET S. FRENCH, DECEASED, Grantors, and KEVIN C. RYAN, Grantee.

WITNESSETH:

THAT FOR and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the Grantee to the Grantors, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby bargain, sell, grant and convey, with Modern English Covenants and General Warranty of Title, unto the said KEVIN C. RYAN, all that certain lot or parcel of land, with the improvements thereon and appurtenances thereunto belonging, lying and being in the Eastern Magisterial District of Giles County, Virginia, more particularly described as follows:

All that parcel containing 72.515 acres as shown on a plat entitled "PLAT SHOWING LOT LINE REVISION TOTALLING 72.515 ACRES BEING LOTS 1, 2, & 4 DIVISION OF G. W. ALBERT ESTATE SURVEYED FOR ESTATE OF CHARLES T. STUMP & GRACE A. STUMP NEAR PEMBROKE EASTERN MAGISTERIAL DISTRICT, GILES COUNTY, VIRGINIA," dated December 31, 2002, prepared by David G. Yolton, Land Surveyor, Newport, Virginia, Job No. 02140,

Instrument No. 1757

Map Card # 4835 + 4836
Plat Slide 5-98 + 99

This instrument mailed 6-11-03
BY 10353
Blakely VA

a copy of which plat is to be placed of record in the Clerk's Office of the Circuit Court of Giles County, Virginia, contemporaneously herewith.

SUBJECT TO the rights-of-way for the purpose of ingress and egress to and from the Albert Cemetery and other properties as shown on the aforesaid plat and as described in Deed Book 44, Page 143, and Deed Book 42, Page 29.

Tax Map Nos.: 42-31, 42-32, and 42-48

AND BEING all of the one-eighth (1/8) undivided interest each in Lot No. 4 containing 17 acres, more or less, and Lot No. 1, containing 16.3 acres, more or less, conveyed to Jane S. Lucas, Phyllis S. Gusler, Lois S. Sadler, Nancy S. Thacker, Donie S. Mann, Dorothy S. Blackburn, Richard C. Stump and Margaret S. French by Deed dated December 7, 1984, from Colin R. Gibb, Special Commissioner, which Deed is of record in the Clerk's Office of the Circuit Court of Giles County, Virginia in Deed Book 187, Page 222. *And further being* all of the same property acquired by Grace Stump from Cynthia Albert *et al* by Deed of Partition dated June 5, 1936, and recorded in the aforesaid Clerk's Office in Deed Book 44, Page 143; and, from William Albert and Sally J. Albert, husband and wife, by Deed dated February 10, 1938, and recorded in said Clerk's Office in Deed Book 56, Page 3.

AND BEING all of the one-tenth (1/10) undivided interest each in the 36½ acres, more or less, acquired by Jane S. Lucas, Phyllis S. Gusler, Lois S. Sadler, Nancy S. Thacker, Donie S. Mann, Dorothy S. Blackburn, Richard C. Stump, Margaret S. French, Lynwood Stump and Charles T. Stump, as heirs of Charlie T. Stump who died intestate on November 1, 1956; and, Grace Stump who died intestate on December 24, 1985. *And further being* all of the same property acquired by Charlie T. Stump by Deed from Will Albert *et al*, dated April 15, 1939, and recorded in said Clerk's Office in Deed Book 100, Page 145.

Jane S. Lucas died testate on July 27, 1998, and by her Will recorded in said Clerk's Office in Will Book 44, Page 723, she devised her interest in the above-referenced property to her children: Linda L. Casciello, Lois L. McMahan, and Joseph G. Lucas. Phyllis S. Gusler died intestate October 26, 2000, said death recorded in said Clerk's Office in Will Book 48, Page 475, survived by her children, Patricia G. Carbaugh and Rodney R. Gusler. Nancy S. Thacker died intestate January 10, 2000, said death recorded in the said Clerk's Office in Will Book 46, Page 277, survived by her son, Douglas A. McCoy. Dorothy Gay Stump Blackburn died testate on March 15, 1995, and by her Will recorded in said Clerk's Office in Will Book 41, Page 129, devised her interest in the above-referenced property to her daughter, Sandra B. Thomasson. Richard C. Stump died testate July 28, 2002, and by his Will recorded in said Clerk's Office in Will Book 49, Page 161, he devised the above-referenced property to his wife, Eleanor P. Stump. Lynwood Stump died intestate April 13, 1971, survived by his wife, Daisy L. Stump, who died intestate on September 28, 1999, and children, Jill S. Williams and Thelma S. Yost. Charles T. Stump died intestate September 10, 1976, survived by his wife, Mary Estelle Stump (now known as Mary Estelle Falls) and children, Brenda S. Perdue and Juanita S. Sweeney. Margaret S. French died testate January 8, 2003, and Carl P. Mann qualified as executor of her estate. A copy of her will and executor qualification is to be placed of record in said Clerk's office contemporaneously herewith.

This conveyance is made subject to all restrictions, reservations, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein or any part thereof, and to matters visible upon inspection.

WITNESS the following signatures and seals.

Lois S. Sadler (SEAL)
LOIS S. SADLER

Donie S. Mann (SEAL)
DONIE S. MANN

ESTATE OF MARGARET S. FRENCH, DECEASED

By: Carl P. Mann, Executor (SEAL)
Carl P. Mann, Executor

Linda L. Casciello (SEAL)
LINDA L. CASCIELLO

Lois L. McMahon (SEAL)
LOIS L. MCMAHAN

Joseph G. Lucas (SEAL)
JOSEPH G. LUCAS

Patricia G. Carbaugh (SEAL)
PATRICIA G. CARBAUGH

____ (SEAL)
RODNEY R. GUSLER

Douglas A. McCoy (SEAL)
DOUGLAS A. MCCOY

Sandra B. Thomasson (SEAL)
SANDRA B. THOMASSON

_____(SEAL)
LOIS S. SADLER

_____(SEAL)
DONIE S. MANN

ESTATE OF MARGARET S. FRENCH, DECEASED

By: _____(SEAL)
Carl P. Mann, Executor

_____(SEAL)
LINDA L. CASCIELLO

_____(SEAL)
LOIS L. MCMAHAN

_____(SEAL)
JOSEPH G. LUCAS

_____(SEAL)
PATRICIA G. CARBAUGH

Rodney R. Gusler _____(SEAL)
RODNEY R. GUSLER

_____(SEAL)
DOUGLAS A. MCCOY

_____(SEAL)
SANDRA B. THOMASSON

Eleanor P. Stump (SEAL)
ELEANOR P. STUMP

Jill S. Williams (SEAL)
JILL S. WILLIAMS

Thelma S. Yost (SEAL)
THELMA S. YOST

Mary Estelle Falls (SEAL)
MARY ESTELLE FALLS

Brenda S. Perdue (SEAL)
BRENDA S. PERDUE

Juanita S. Sweeney (SEAL)
JUANITA S. SWEENEY

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Montgomery to-wit:

The foregoing instrument was acknowledged before me this

23 day of May, 2003, by LOIS S. SADLER

My commission expires: 11-30-2004

Karen H. Dickerson
NOTARY PUBLIC

THIS DEED, made and entered into this 4th day of June, 2003, by and between ROBERT E. BOSTIC and G. A. BOSTIC (also known as G. ARNOLD BOSTIC), Grantors, and KEVIN C. RYAN, Grantee.

WITNESSETH:

THAT FOR and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the Grantee to the Grantors, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby bargain, sell, grant and convey, with Modern English Covenants and General Warranty of Title, unto the said KEVIN C. RYAN, all that certain lot or parcel of land, with the improvements thereon and appurtenances thereunto belonging, lying and being near Pembroke in the Eastern Magisterial District of Giles County, Virginia, more particularly described as follows:

All of that parcel containing 19.473 acres as shown on that certain plat of survey entitled "PLAT SHOWING 19.473 ACRES SURVEYED FOR ROBERT E. BOSTIC, ET. AL. NEAR PEMBROKE EASTERN MAGISTERIAL DISTRICT GILES COUNTY VIRGINIA", prepared by David G. Yolton, Land Surveyor, dated December 16, 2002, designated Job Number 02191, and recorded in Plat Cabinet 5, Slide 78, Map Card #4812, in the Clerk's Office of the Circuit Court, Giles County, Virginia.

TOGETHER WITH a right of way for ingress and egress to and from Virginia Secondary Route 623 as described in Deed Book 42, Page 29 and recorded in the aforesaid Clerk's Office; and as shown on the above-referenced plat recorded in the aforesaid Clerk's Office.

SUBJECT TO a right of way for ingress and egress to and from Albert Cemetery as shown on the above-referenced plat recorded in aforesaid Clerk's Office.

Tax Map No: 42 29

Instrument No. 1780

January 5, 2005
Map Card # 4990
Plat Slide 2-46
Jesse Scarlett B Ratcliff Clerk
By: Dana D. Munchey Deputy Clerk
1-5-05

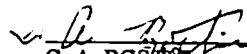
This instrument mailed 6/24/03
By 10353
Blabaty 11

AND BEING the same property conveyed to Robert E. Bostic and G. A. Bostic (aka G. Arnold Bostic) by deed from Giles County Motor Company, Incorporated, dated November 22, 1974, and recorded in Deed Book 137, Page 194 in the Clerk's Office of the Circuit Court, Giles County, Virginia; and under deed from Michael Andrew Bostic and Patrice L. Bostic, husband and wife, and Patsy Bostic French (formerly Patsy Bostic Fuller) and Robert S. French, her husband, dated September 1, 1982, and recorded in Deed Book 177, Page 546 in the aforesaid Clerk's Office.

This conveyance is made subject to all restrictions, reservations, conditions, rights-of-way and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein or any part thereof, and to matters visible upon inspection.

WITNESS the following signatures and seals.

 (SEAL)
ROBERT E. BOSTIC

 (SEAL)
G. A. BOSTIC

COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this
4th day of June, 2003, by ROBERT E. BOSTIC.

My commission expires: 11.30.2004

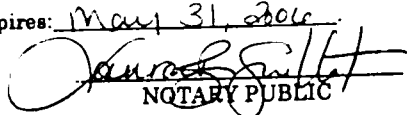

NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA
COUNTY OF GILES, to-wit:

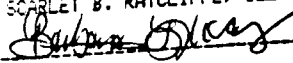
The foregoing instrument was acknowledged before me this

5 day of June, 2003, by G. A. BOSTIC.

My commission expires: May 31, 2006


NOTARY PUBLIC

This deed prepared by:
H. Gregory Campbell, Jr. PC
P. O. Box 885
Blacksburg, VA 24063-0885
(540) 951-2953

INSTRUMENT #0301780
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF GILES ON
JUNE 5, 2003 AT 11:41AM
\$24.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$12.25 LOCAL: \$12.25
SCARLET B. RATCLIFFE, CLERK
BY:  (DC)