

1593373001 5 8:06

BK1561PG1102

GRW 256-UNDGRD-AP (8-86) — CORPORATIONS

RADFORD & CO. Eas No. 45 R/W Map No. 3780-310 D2
W.O. No. 757-0016 Job No. 97-0304 Prop No. 2
Line MCVITT FOREST

THIS AGREEMENT, made this 28th day of OCTOBER, 1997

by and between RADFORD & COMPANY

a corporation organized and existing under the laws of the State of VIRGINIA

, herein called "Grantor", and APPALACHIAN POWER COMPANY, a Virginia corporation, herein called "Appalachian",

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid to Grantor by Appalachian, the receipt whereof is hereby acknowledged, Grantor hereby grants, conveys, and warrants to Appalachian, its successors, assigns, lessees and tenants, a right of way and easement for an electric power line or lines, and communication lines, in, on, along, through, across or under the following described lands of the Grantor situated in WINDSOR HILLS District, County of ROANOKE, State of Virginia, and bounded:

On the North by the lands of RT 419

On the East by the lands of _____

On the South by the lands of MCVITT RD

On the West by the lands of MCVITT RD

This easement extends in a EAST-WEST direction from
Appalachian's existing POLE numbered 300-1505 to
and including new PRAMOUNT numbered 300-6541

TOGETHER with the right, privilege and authority to Appalachian, its successors, assigns, lessees and tenants to construct, erect, install, place, operate, maintain, inspect, repair, renew, remove, add to the number of, and relocate at will underground conduits, ducts, vaults, cables, wires, transformers, pedestals, risers, pads, fixtures, and appurtenances (hereinafter called "Appalachian's Facilities") in, on, along, through, across and under the above referred to premises; the right to disturb the surface of said premises and to excavate thereon, and to cut down, trim, clear, and/or otherwise control, and at Appalachian's option, remove from said premises, brush, undergrowth, trees, tree roots, shrubs, buildings or other obstructions which may endanger the safety of, or interfere with the use of, Appalachian's Facilities; and the right of ingress and egress to and over said above referred to premises, and any of the adjoining lands of the Grantors at any and all times, for the purpose of exercising and enjoying the rights herein granted, and doing anything necessary or useful or convenient in connection therewith.

It is understood and agreed between the parties hereto, that the Grantor reserves the right to use said lands in any way not inconsistent with the rights herein granted.

TO HAVE AND TO HOLD the same unto Appalachian Power Company, its successors, assigns, lessees and tenants.

THIS INSTRUMENT WAS FILED
IN THE PUBLIC RECORDS OF THE
COUNTY OF ROANOKE, VIRGINIA

LEANTAMBERA

EX1561PG1103

It is agreed that the foregoing is the entire contract between the parties hereto, and that this written agreement is complete in all its terms and provisions.

IN WITNESS WHEREOF, Grantor has caused its corporate name and seal to be hereto affixed the day and year first above written.

Radford + Company
By [Signature] President
ATTEST Frank R. Radford Secretary

STATE OF VIRGINIA)
COUNTY OF ROANOKE) To-wit:
The foregoing instrument was acknowledged before me this 28th day of
OCTOBER 19 97, by DAVID F. RADFORD
PRESIDENT of RADFORD & COMPANY
a VIRGINIA
Corporation, on behalf of the Corporation.

My Commission expires:

FEB. 28, 2002

[Signature]
Notary Public/Commissioner

(For W. Va. Only)

DECLARATION OF CONSIDERATION OF VALUE

Under the penalties of fine and imprisonment as provided by law the undersigned (grantee) hereby declares the total consideration for the property transferred by this document is (\$_____).

Given under my hand this _____ day of _____, 19____.

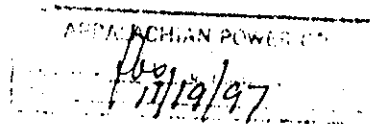
APPALACHIAN POWER COMPANY

By _____

(For W. Va. Only)

THIS INSTRUMENT PREPARED

By _____



GRW 256-UNDGRD-AP (Page 2)

INSTRUMENT #5715926
RECORDED IN THE CLERK'S OFFICE OF
ROANOKE COUNTY ON
OCTOBER 5, 1997 AT 08:06AM
STEVEN A. MOGRAN, CLERK

Rebecca Fay Mahone DEPUTY CLERK
Rebecca Fay Mahone

THIS INSTRUMENT PREPARED BY BELL ATLANTIC-VA., 4843 OAKLAND BLVD.,
ROANOKE, VA. 24012

Form # 1

00901'98JAN23 7:56

This Deed of Easement, made this 10TH day of DECEMBER, 1997, between BELL
ATLANTIC-VIRGINIA, hereinafter called "GRANTEE" and
DAVID F. RADFORD - PRESIDENT RADFORD & COMPANY
2740 FRANKLIN RD ROANOKE VA 24014
successors or assigns hereinafter called "GRANTOR".

WITNESSETH

Received of the BELL ATLANTIC-VIRGINIA, one dollar (\$1.00) in consideration of which
the undersigned hereby grant and convey unto said Company, its successors, assigns, lessees and
agents, a right of way and easement to construct, operate, maintain, replace and remove a
communication system consisting of such poles, fixtures, guys, anchors, wires, cables, buried cables,
buried wires, posts, terminals, location markers and other appurtenances, as the grantees may from
time to time require, upon, under, across, and over the land which the undersigned own or in which
the undersigned have any interest; said land being located in the DISTRICT OF QUINCY HILLS
County of ROANOKE, and State of Virginia, and upon, under, along and over the roads,
streets and highways adjoining the said land, together with the following rights: Of ingress and egress
over, under and across the lands of the undersigned to and from said systems for the purpose of
exercising the rights herein granted; to open and close fences, cut down and keep cut down all trees
and undergrowth within 5 feet of said system; and to permit the attachment of and to carry in
said system the wires, cables, circuits and appurtenances of any other Company; including all electric
wires. Said easement being located and described on said land as follows:

LOCATED ON DEVELOPMENT KNOWN AS MCVITTY FOREST
CONDOMINIUMS. EASEMENT TO BE 15' WIDE CENTERED
UPON DOTTED LINE SHOWN ON ATTACHED DRAWING
MADE PART OF THIS AGREEMENT

Witness _____ hand and seal this _____ day of _____, 19 ____.

David F. Radford (Seal)
Grantor President
Radford & Company
(Seal)

State of Virginia, COUNTY of ROANOKE
To Wit:

I, JAMES D. COLEMAN, a NOTARY of the State of Virginia in and for
the COUNTY aforesaid, do hereby certify that DAVID F. RADFORD
PRESIDENT RADFORD & COMPANY
whose name was signed to the within writing bearing date on the 10TH day of
DECEMBER, 1997 has acknowledged the same before me in my COUNTY and
State aforesaid.

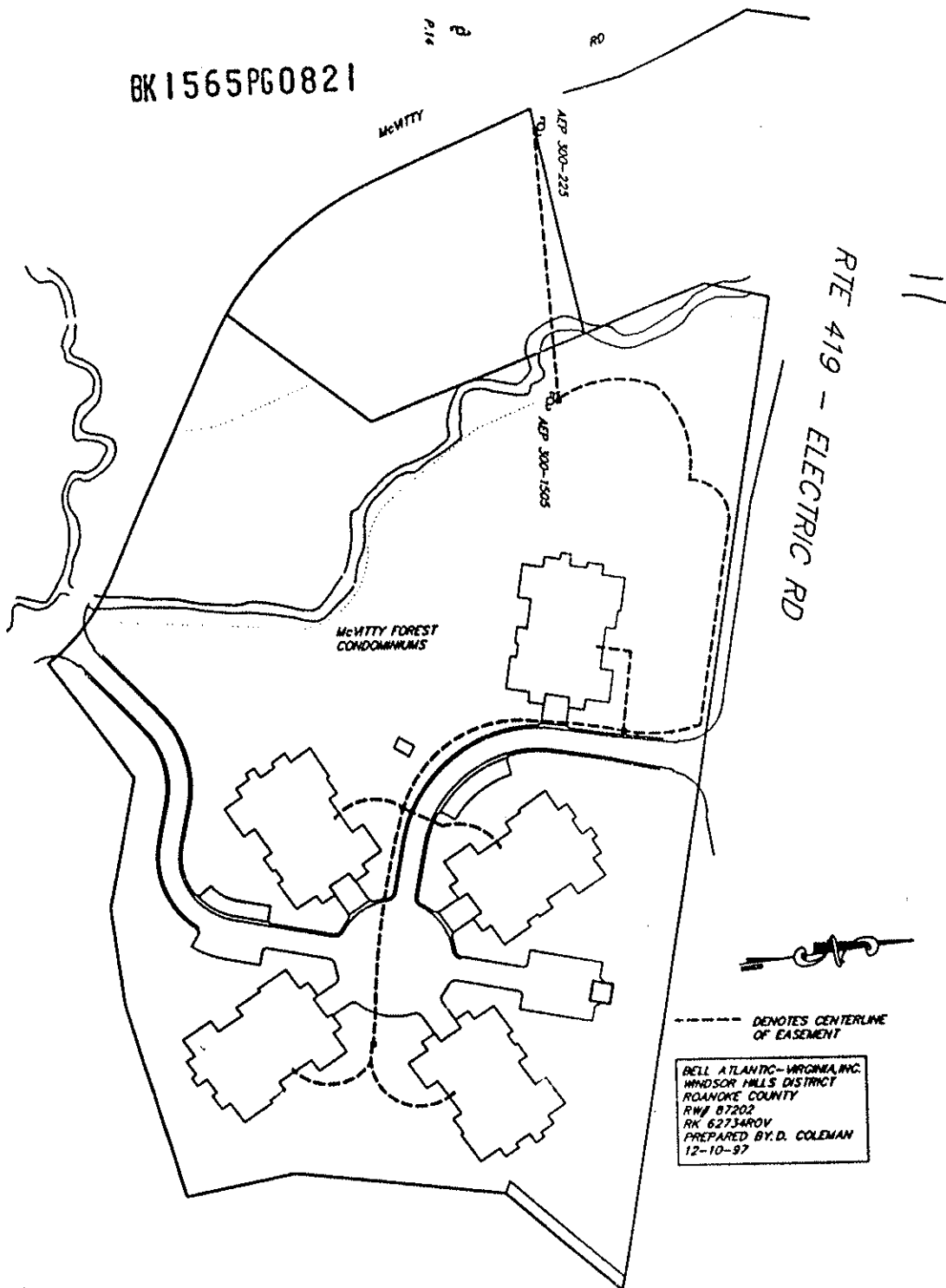
Given under my hand this 10TH day of DECEMBER, 1997.

James D. Coleman
Notary Public
My commission expires 21ST day of JANUARY, 2000.

RW# 87202

ORDER # 62734 ROV

BK1565PG0821



1/23/98

Landmark

15577 102 14P 25 1107

This Deed is non-taxable pursuant to Virginia Code Section 58.1-811d of the Code of Virginia 1950 as amended.

Parcel I: 76.16-98-6
Tax Map No. Parcel II: 76.16-2-2
Consideration: None

Prepared By:
Michael J. Aheron, PLC

THIS DEED OF GIFT, made and entered into this 27th day of February, 2002, by and between Radford & Company, a Virginia corporation, Grantor, and Frank R. Radford and Mary Elizabeth Radford, husband and wife, as tenants by the entirety, with the right of survivorship as at common law, Grantees.

- WITNESSETH -

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and Modern English Covenants of Title unto the Grantees , husband and wife, as tenants by the entirety, with the right of survivorship as at common law, all of that certain lot or parcel of land lying and being in the County of Roanoke, Virginia, and being more particularly described as follows:

SEE ATTACHED SCHEDULE A

639

Property as described in Will Book 16, Page 210

Monday, 1966

Lloyd Gross Lazarus

Lee W. Lazarus

(SEAL)

(SEAL)

County OF ROANOKE

To wit:

I, James Allen Beaver, a Notary Public in and for the State and County aforesaid, do hereby certify that Hayd Gross and Lee W. Lazarus whose names are signed to the foregoing writing bearing date of Jan 4 1966, have each this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 4th day of January, 1966

My Commission expires Aug. 29, 1967

James Allen Beavers
Notary Public

State Tax	\$	
County Tax	\$	
Transfer Fee	\$	
Clark's Fee	\$	5.00
Fuels	\$	
Total	\$	5.00

In the Clerk's Office of the Circuit Court for the County of
Roanoke, Va., this 14 day of February, 1966, this will was
presented, and with the Certificate of acknowledgment thereto
annexed, admitted to record at 9:45 o'clock A. M. Clerk

Tested: D. C. [Signature] Clerk
By: Miss P. [Signature] Dep. Clerk

ROANOKE COUNTY PUBLIC SERVICE AUTHORITY

XXXXXXXXXX Sewer Line Easement

8-5-79
W. L. Richardson, Grantor
Carroll E. Smith, Authority

In consideration of mutual benefits to accrue (all parties signatory hereof being considered as "Grantor" and the Roanoke County Public Service Authority being referred to as "Authority"), by reason of the location, construction, reconstruction, enlargement, inspection, repair and maintenance of a ~~XXXXXX~~ sewer system, designated as Project 74-1-S, Mud Lick Creek Interceptor (Extension) being now undertaken, or which may hereafter be undertaken, by the Authority, the Grantor hereby grants and conveys unto the said Authority, its successors and assignees, with General Warranty of title, a perpetual easement through the land of the Grantor together with the right of ingress to and egress from the same, for the location, construction, enlargement, inspection, repair and maintenance of a ~~XXXXXX~~ sewer line or lines, if any additional lines be installed within said easement, the easement being 10 feet wide on each side of the center line thereof, and said center line being as shown by a set of maps showing the proposed present lines of said project, lodged in the office of the Authority, designated as Project 74-1-S, Mud Lick Creek Interceptor " - Roanoke County Public Service Authority," together with the right to install lateral service lines from the sewer interceptor line or lines ~~XXXXXXXXXXXXXXXXXXXX~~ if any additional line or lines be installed within said easement and manholes at any point within said easement. Also at any time during construction or reconstruction, but no longer, the easement is to be increased to a width of 30 feet; that is to say, 15 feet on each side of the center line of said easement.

The Roanoke County Public Service Authority agrees as evidenced by the acceptance of this easement to repair or replace fences, walks, pavement, and water supply or other improvements, exclusive of trees and shrubbery, upon said property which may be damaged in construction of and also in the course of ingress and egress for subsequent inspection, repair and maintenance, etc. of the above said project.

Grantor agrees that the Authority will not be expected to restore the property to the identical condition, but rather as near thereto as is practicable. Grantor further agrees to cooperate with the Authority in effecting such restoration.

The land affected by this easement is identified as, to wit:

Item 1

Beginning at a point in the northerly boundary of the 2.70 acre tract conveyed to the Grantors by L. L. Rush, recorded in D.B. 925 at page 673; thence 448' in a southerly direction across said 2.70 acre tract and the 6.90 acre tract described in D.B. 443 at page 210, to a point in the northern boundary of McVitty Road (Route 119) (W.B. 16, page 210)

Item 2

Beginning at a point in the southerly boundary of McVitty Road (Route 119); thence 136' in a southerly direction to a manhole location in Tract A of survey of J. H. Richardson lands, recorded in D.B. 631, page 161. (D.B. 989, page 14)

WITNESS the following signatures and seals, this 14th day of

April 19 75
Lloyd G. Lazarus (SEAL)
 _____ (SEAL)
 _____ (SEAL)

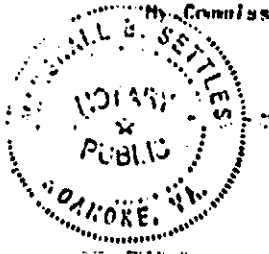
Lee W. Lazarus (SEAL)
 _____ (SEAL)
 _____ (SEAL)

STATE OF VIRGINIA)
 COUNTY OF ROANOKE) : To wit:

The foregoing instrument was acknowledged before me this 14th day of April, 1975, by Lloyd G. Lazarus and Lee W. Lazarus.

My Commission expires 5-16-76.

Marshall S. Sore
 Notary Public



State Tax \$ _____
 County Tax \$ _____
 Transfer Fee \$ _____
 Clerk's Fee \$ 8.00
 Plats \$ _____
 Total \$ 8.00

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this 5 day of June 1975 this instrument was presented, and with the Certificate of acknowledgment thereto annexed, admitted to record at 11:26 a.m. Clerk: Carrie E. Sore Dep. Clerk

RECORDED - 505

085737101 1 1984

BK 1548 PG 00533

THIS QUITCLAIM DEED, made and entered into this 25th day of June, 1997, by and between THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, a political subdivision organized under the laws of the Commonwealth of Virginia ("Grantor"), and RADFORD & COMPANY, a Virginia corporation, ("Grantee").

W I T N E S S E T H :

WHEREAS, by Instrument dated July 9, 1948, Mary W. Youmans, et al., donated a right-of-way for a road to be known as Castle Rock Mining Road, said Instrument being of record in the Clerk's Office of the Circuit Court of the County of Roanoke in Deed Book 395, Page 296; and

WHEREAS, said road was never accepted into the State Secondary System and said road was further never actually utilized by the Board of Supervisors of Roanoke County and/or any other entity; and

WHEREAS, Radford & Company did petition the Board of Supervisors to abandon said road pursuant to Section 33.1-164 of the Code of Virginia, as amended, and further requested the Board to convey said property to Radford & Company pursuant to Section 33.1-165 of the Code of Virginia, 1950, as amended; and

WHEREAS, by Resolution No.: 062497-4, adopted by the Board of Supervisors of Roanoke County, Virginia, a copy of which is attached hereto as Exhibit "1", the Board of Supervisors of Roanoke County, Virginia did abandon said unopened road and further did authorize the conveyance of said unopened road to Radford & Company.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten

OSTERHOUDT, FERGUSON,
NATT, AHERN & ADEE
ATTORNEYS-AT-LAW
ROANOKE, VIRGINIA
24018-1699

LAWSON

BK 1548 PG 00534

Dollars, (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by the party of the first part, the Board of Supervisors of Roanoke County, Virginia does quitclaim, grant and convey any and all right, title and interest it may have in and to that unopened road crossing property in Roanoke County identified as Tax Parcel 76.16-2-2, 76.16-2-3, 76.16-2-4 and 76.16-2-5, said property being the same property described on Exhibit "2" attached hereto and made a part hereof and being a portion of the same property donated to the Board of Supervisors of Roanoke County by instrument dated May 19, 1948, of record in the Clerk's Office of the Circuit Court of Roanoke County in Deed Book 395, Page 296.

WITNESS the following signatures and seals:

THE BOARD OF SUPERVISORS OF
ROANOKE COUNTY, VIRGINIA, A
POLITICAL SUBDIVISION ORGANIZED
UNDER THE LAWS OF THE
COMMONWEALTH OF VIRGINIA

BY: Elmer C. Hodge (SEAL)

ITS: County Administrator

APPROVED AS TO FORM:

STATE OF VIRGINIA)

) TO-WIT:

COUNTY OF ROANOKE)

The foregoing instrument as acknowledged before me this 27th
_ day of June, 1997 by Elmer C. Hodge,
County Administrator, of The Board of Supervisors of Roanoke
County, Virginia, a Political Subdivision Organized Under the Laws
of the Commonwealth of Virginia, on behalf of said Subdivision.

OSTERHOUDT, FERGUSON,
NATT, AMERSON & AGEE
ATTORNEYS-AT-LAW
ROANOKE, VIRGINIA
24018-1499

APPROVED AS TO FORM
Elmer C. Hodge

BK 1548 PG 00535

Mary E. Hicks
NOTARY PUBLIC

My Commission Expires:

September 30, 1999.

Z:\WP50\LISA\RADFORD.OTD:laf06/25/97

STERHOUDT, FERBUEON,
HATT, AHERON & AGEE
ATTORNEYS-AT-LAW
ROANOKE, VIRGINIA
24018-1699

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF ROANOKE
COUNTY, VIRGINIA, HELD AT THE ROANOKE COUNTY ADMINISTRATION
CENTER ON TUESDAY, JUNE 24, 1997

**RESOLUTION 062497-4 ABANDONING A SECTION OF AN UNOPENED
ROAD IN THE WINDSOR HILLS MAGISTERIAL DISTRICT OF ROANOKE
COUNTY CROSSING TAX PARCELS 76.16-2-2, 76.16-2-3, 76.16-2-4,
76.16-2-5, WHICH ROAD WAS TO BE KNOWN AS THE CASTLE ROCK
MINING ROAD**

WHEREAS, Radford & Company, the Petitioner, has requested the Board of Supervisors to abandon a portion of an unopened road in the Windsor Hills Magisterial District known as the Castle Rock Mining Road pursuant to Section 33.1-164 of the 1950 Code of Virginia, as amended, and to authorize the conveyance of the same to the Petitioner pursuant to Section 33.1-165 of the 1950 Code of Virginia, as amended; and

WHEREAS, Radford & Company is the Contract purchaser of Tax Parcels 76.16-2-2, 76.16-2-3, 76.16-2-4, and 76.16-2-5 over which a portion of said unopened road passes. Radford & Company will be acquiring fee simple title to the property on both sides of said unopened road.

WHEREAS, that said unopened road is not a part of the Virginia Secondary System of Highways and may be abandoned pursuant to the provisions of Article 12, Chapter 1, Title 33.1 of the Code of Virginia and that all of the properties which could have been served by said unopened road are presently served by the present highway Route 419.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Roanoke County as follows:

1. That pursuant to Section 33.1-164 of the 1950 Code of Virginia, as amended, that portion of the unopened road known as the Castle Rock Mining Road crossing Tax

Parcels 76.16-2-2, 76.16-2-3, 76.16-2-4, and 76.16-2-5 be, and hereby is, abandoned; and

2. That pursuant to Section 33.1-165 of the 1950 Code of Virginia, as amended, that portion of the unopened road known as the Castle Rock Mining Road crossing Tax Parcels 76.16-2-2, 76.16-2-3, 76.16-2-4, and 76.16-2-5 is deemed no longer necessary for the public use and the conveyance of said portion of unopened road to the Petitioner is hereby authorized.

3. That pursuant to Section 33.1-163.1 of the 1950 Code of Virginia, as amended, a certified copy of this resolution of abandonment shall be recorded and indexed in the Circuit Court Clerk's Office.

4. That the County Administrator is hereby authorized to execute such documents and take such actions on behalf of Roanoke County as are necessary to accomplish the conveyance of said property, all of which shall be on form approved by the County Attorney.

Supervisor Eddy moved to adopt the resolution. The motion carried by the following recorded vote:

AYES: Supervisors Eddy, Minnix, Harrison, Johnson

NAYS: None

ABSENT: Supervisor Nickens

A COPY TESTE:

Mary H. Allen

Mary H. Allen, CMC
Clerk to the Board of Supervisors

BK 1548 PG 00538

cc: File
Arnold Covey, Director, Engineering & Inspections
Virginia Department of Transportation
Edward A. Natt, Attorney at Law

I hereby certify that the foregoing is a true and correct copy of Resolution 062497-4 abandoning a section of an unopened road in the Windsor Hills Magisterial District which road was to be known as the Castle Rock Mining Road adopted by the Roanoke County Board of Supervisors by a unanimous recorded vote on Tuesday, June 24, 1997.

Brenda J. Holton
Brenda J. Holton, Deputy Clerk
Roanoke County Board of Supervisors

EXHIBIT "2"

That certain lot or parcel of land being more particularly described as New Parcel 1 containing 11.054 Ac., and New Parcel 2 containing 1.489 Ac., as shown on that plat entitled "Plat Showing The Combination and Resubdivision of the Property of Lloyd G. Lazarus & Lee W. Lazarus, creating hereon New Parcel 1 (11.054 Ac.) and New Parcel 2 (1.489 Ac.), Situated along McVitty Road (VA. Sec. Rte. #1662), Windsor Hills Magisterial District, Roanoke County, Virginia, Scale: 1" = 100' Date: 29 May 1997, prepared by Lumsden Associates, P.C., Engineers-Surveyors-Planners, Roanoke, Virginia, which plat is recorded in the Clerk's Office of the Circuit Court of the County of Roanoke, Virginia, in Deed Book 20, at Page 13.

Recd. 7/12/97

160-100000

ix Map Nos.

).16-2-2

).16-2-3

).16-2-4

).16-2-5

THIS DEED, made and entered into this 3rd day of July, 1997,
by and between LLOYD G. LAZARUS and LEE W. LAZARUS, husband and
wife, Grantors; and RADFORD & COMPANY, a Virginia corporation,
Grantee.

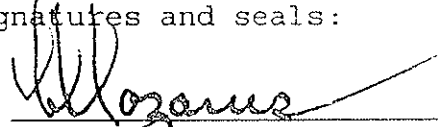
W I T N E S S E T H :

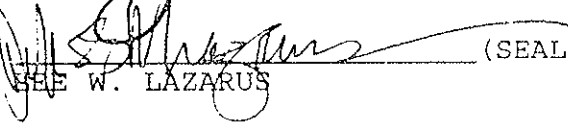
THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS
(\$10.00) cash in hand, the receipt whereof is hereby acknowledged,
the Grantors do hereby grant, bargain, sell and convey with
General Warranty and Modern English Covenants of Title unto the
Grantee, all of that certain lot or parcel of land lying and being
in the County of Roanoke, Virginia, and being more particularly
described as follows, to-wit:

SEE ATTACHED SCHEDULE "A"

This conveyance is made subject to all easements, conditions,
restrictions and reservations of record now affecting said
property.

WITNESS the following signatures and seals:

 (SEAL)
LLOYD G. LAZARUS

 (SEAL)
LEE W. LAZARUS

STATE OF VIRGINIA

COUNTY OR CITY OF

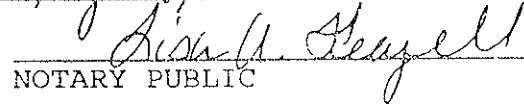
Roanoke

to-wit:

The foregoing instrument was acknowledged before me this 3rd
day of July, 1997, by Lloyd G. Lazarus and Lee W.
Lazarus.

My Commission expires

May 31, 2001


NOTARY PUBLIC

SCHEDULE "A"

That certain lot or parcel of land being more particularly described as New Parcel 1 containing 11.054 Ac., and New Parcel 2 containing 1.489 Ac., as shown on that plat entitled "Plat Showing The Combination and Resubdivision of the Property of Lloyd G. Lazarus & Lee W. Lazarus, creating hereon New Parcel 1 (11.054 Ac.) and New Parcel 2 (1.489 Ac.), Situated along McVitty Road (VA. Sec. Rte. #1662), Windsor Hills Magisterial District, Roanoke County, Virginia, Scale: 1" = 100' Date: 29 May 1997, prepared by Lumsden Associates, P.C., Engineers-Surveyors-Planners, Roanoke, Virginia, which plat is recorded in the Clerk's Office of the Circuit Court of the County of Roanoke, Virginia, in Deed Book 20, at Page 13. *Plat*

It being the same property conveyed to the Grantors by deed dated the 27th day of August, 1971, and recorded in the aforesaid Clerk's Office in Deed Book 925, Page 673; and further being the same property that was conveyed to Simon G. Lazarus and Sue A. Lazarus, husband and wife, by deed dated the 22nd day of September, 1950 and of record in the aforesaid Clerk's Office in Deed Book 450, Page 20; Simon G. Lazarus predeceased his wife, Susan Alburtis Lazarus and by Will of Susan Alburtis Lazarus dated June 9, 1950, of record in Will Book 16, page 210, said property was devised to Lloyd G. Lazarus; and further being the same property conveyed to Simon G. Lazarus and Sue A. Lazarus, husband and wife, by deed dated the 15th day of August, 1950 and of record in the aforesaid Clerk's Office in Deed Book 443, Page 210. Said property was devised to Lloyd G. Lazarus by the hereinabove mentioned Will from Susan Alburtis Lazarus.

CONSIDERATION AMT: \$ 622,350.00
 RESIDENCE ADDRESS 2740 Franklin Rd.
 of GRANTEE/DESIGNEE Rhe Va.

RHODOT, FERGUSON,
 T. AHERON & AGEE
 ATTORNEYS-AT-LAW
 DANRKE, VIRGINIA
 24018-1699

INSTRUMENT #9708574
 RECORDED IN THE CLERK'S OFFICE OF
 ROANOKE COUNTY ON
 JULY 3, 1997 AT 04:08PM
 \$432.00 GRANTOR TAX WAS PAID AS
 REQUIRED BY SEC 58.1-302 OF THE VA. CODE
 STATE: \$216.00 LOCAL: \$216.00
 STEVEN A. MCGRAW, CLERK
 BY: Rebecca Fay Mahone DEPUTY CLERK

1- 3003 - 96 00181

This Deed is non-taxable pursuant to Virginia Code Section 58.1-811d of the Code of Virginia 1950 as amended.

Parcel I: 76.16-98-6
Tax Map No. Parcel II: 76.16-2-2
Consideration: None

Prepared By:
Michael J. Aheron, PLC

THIS DEED OF GIFT, made and entered into this 27th day of February, 2002, by and between Radford & Company, a Virginia corporation, Grantor, and Frank R. Radford and Mary Elizabeth Radford, husband and wife, as tenants by the entirety, with the right of survivorship as at common law, Grantees.

- WITNESSETH -

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and Modern English Covenants of Title unto the Grantees , husband and wife, as tenants by the entirety, with the right of survivorship as at common law, all of that certain lot or parcel of land lying and being in the County of Roanoke, Virginia, and being more particularly described as follows:

SEE ATTACHED SCHEDULE A

This conveyance is made subject to all easements, conditions, restrictions and reservations of record now affecting said property.

PREPARER OF THIS DEED HAS RELIED UPON INFORMATION PROVIDED HIM FOR THE DESCRIPTION AND DERIVATIVE AND HAS NOT EXAMINED TITLE.

WITNESS the following signature and seal:

Radford & Company,
a Virginia corporation

By: Frank R. Radford (SEAL)
Its: K.R.

STATE OF VIRGINIA)
)
COUNTY OF ROANOKE)

The foregoing instrument was acknowledged before me on March 15, 2002, by Frank R. Radford, Vice President of Radford & Company, a Virginia corporation.

My commission expires 12-31-02

Marie Bailey
Notary Public

Comm: 97-117

PARCEL 1:

The following is a deed description for Expandable Land-2 containing 1.782 acres.

BEGINNING at Corner #14B10, said point being on the northerly right-of-way line of McVitty Road (VA Sec. Rte. #1662) and the southwesterly corner of Phase III, McVitty Forest, a Condominium, as recorded in the Clerk's Office of the Circuit Court of Roanoke County, Virginia in Plat Book 24, Page 69; thence with the northerly right-of-way line of said McVitty Road, the following 3 courses, with a curve to the left which said curve is defined by a delta angle of $10^{\circ} 56' 57''$, a radius of 201.97 feet, an arc of 38.60 feet, a chord of 38.54 feet and a bearing of $N 60^{\circ} 40' 30'' W$, to Corner #9; thence $N 66^{\circ} 08' 58'' W$, 259.82 feet to Corner #10; thence with a curve to the right which said curve is defined by a delta angle of $06^{\circ} 14' 32''$, a radius of 315.32 feet, an arc of 34.35 feet, a chord of 34.34 feet and a bearing of $N 63^{\circ} 01' 42'' W$, to Corner #11, said point being the southernmost corner of Parcel 2 (P.B. 20, Pg. 13), property of Radford & Company; thence leaving said McVitty Road with the easterly lines of said Parcel 2, $N 38^{\circ} 09' 23'' E$, 180.25 feet to Corner #12; thence $N 21^{\circ} 50' 37'' W$, passing the corner between said Parcel 2 and the property of Roger D. Dixon (D.B. 1421, Pg. 1051) at 230.00 feet, a total distance of 360.77 feet to Corner #13; thence continuing along the easterly line of said Dixon property, $N 12^{\circ} 49' 44'' E$, 65.50 feet, to Corner #14, said point being on the southerly right-of-way line of Electric Road (VA Route #419); thence with the southerly right-of-way line of said Electric Road, $S 80^{\circ} 33' 58'' E$, 22.84 feet to Corner #14B8, said point being the northwesterly corner of Phase IV; thence with the westerly lines of Phase IV, the following 6 courses; $S 09^{\circ} 26' 02'' W$, 19.65 feet to Corner #14B7; thence with a curve to the left which curve is defined by a delta angle of $34^{\circ} 32' 21''$, a radius of 43.30 feet, an arc of 26.16 feet, a chord of 25.77 feet and a bearing of $S 07^{\circ} 50' 08'' E$, to Corner #14B6; thence $S 23^{\circ} 13' 03'' E$, 266.25 feet to Corner #14B5; thence $S 39^{\circ} 17' 11'' E$, 110.42 feet to Corner #14B4; thence with a curve to the left, which said curve is defined by a delta angle of $40^{\circ} 33' 44''$, a radius of 74.43 feet, an arc of 52.69 feet, a chord of 51.60 feet and a bearing of $S 59^{\circ} 34' 03'' E$, to Corner #14B3; thence with a curve to the right defined by a delta angle of $84^{\circ} 12' 55''$, a radius of 78.82 feet, an arc of 115.71 feet, a chord of 105.57 feet and a bearing of $S 53^{\circ} 03' 26'' E$, to Corner #14B2, said point being the westerly corner between Phases III and IV; thence with the westerly line of Phase III, the following 2 courses, $S 02^{\circ} 42' 41'' W$, 182.75 feet to Corner #14B9; thence $S 14^{\circ} 58' 41'' W$, 30.05 feet to the point of BEGINNING and containing 1.782 acres as more particularly shown on a plat by Lumsden Associates, P.C., dated 15 October 2001, recorded in P.B. 24, Pg. 69.

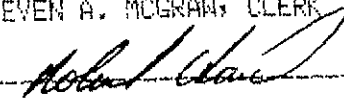
Comm: 97-117

PARCEL II:

The following is a deed description for Tax Parcel #76.16-2-2 Parcel #2 1.489 acres.

BEGINNING at Corner #1, said point being on the northerly right-of-way line of McVitty Road (VA Sec. Rte. #1662) and the northwesterly corner of Parcel #2 Plat Showing the Combination & Resubdivision of the property of Lloyd G. Lazarus & Lee W. Lazarus (P.B. 20, Pg. 13) and the southwesterly corner of property of Roger D. Dixon (D.B. 1421, Pg. 1051); thence leaving the northerly right-of-way line of said McVitty Road, and with the property of Roger D. Dixon N 77° 43' 23" E, 231.38 feet, to Corner #2, said point being the southeasterly corner to the property of said Dixon and on the westerly line of Expandable Land - 2 Plat of "The Poplar" Phase IV, McVitty Forest A Condominium (P.B. 24, Pg. 69); thence leaving said Dixon property and with Expandable Land - 2 the following 2 courses, S 21° 50' 37" E, 230.00 feet to Corner #2a; thence S 38° 09' 23" W, 180.25 feet to Corner #15a, said point being the southwesterly corner of Expandable Land - 2 and the southerly corner to Parcel 2, and being located on the northerly right-of-way line of said McVitty Road, thence with the northerly right-of-way line of McVitty Road the following 2 courses; with a curve to the right which curve is defined by a delta angle of 36° 22' 00", a radius of 315.32 feet, an arc of 200.14 feet, a chord of 196.80 feet and a bearing of N 41° 43' 26" W, to Corner #16; thence N 23° 32' 26" W, 173.58 feet to Corner #1 the point of BEGINNING and containing 1.489 acres as more particularly shown on a plat by Lumsden Associates, P.C., dated 1 July 1997, recorded in P.B. 20, Pg. 13.

INSTRUMENT #200205669
RECORDED IN THE CLERK'S OFFICE OF
ROANOKE COUNTY ON
MARCH 25, 2002 AT 11:07AM
STEVEN A. MCGRAW, CLERK

BY:  (DC)