

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT BEVERLY Q. RUSSELL IS THE THE FREE SIMPLE OWNER OF TM# 74-95 BY VIRTUE OF DEED RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA IN INSTRUMENT# 0208540.

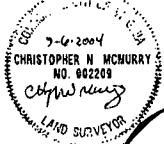
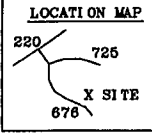
THE SAID OWNER HEREBY CERTIFIES THAT SHE HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY WITH HER OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA AS AMENDED TO DATE.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER.

*Beverly Q. Russell*  
BEVERLY Q. RUSSELL DATE

STATE OF VIRGINIA  
COUNTY OF BOTETOURT TO WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6<sup>th</sup> DAY OF SEPTEMBER, 2004 BY BEVERLY Q. RUSSELL  
MY COMMISSION EXPIRES:  
1-31-2007

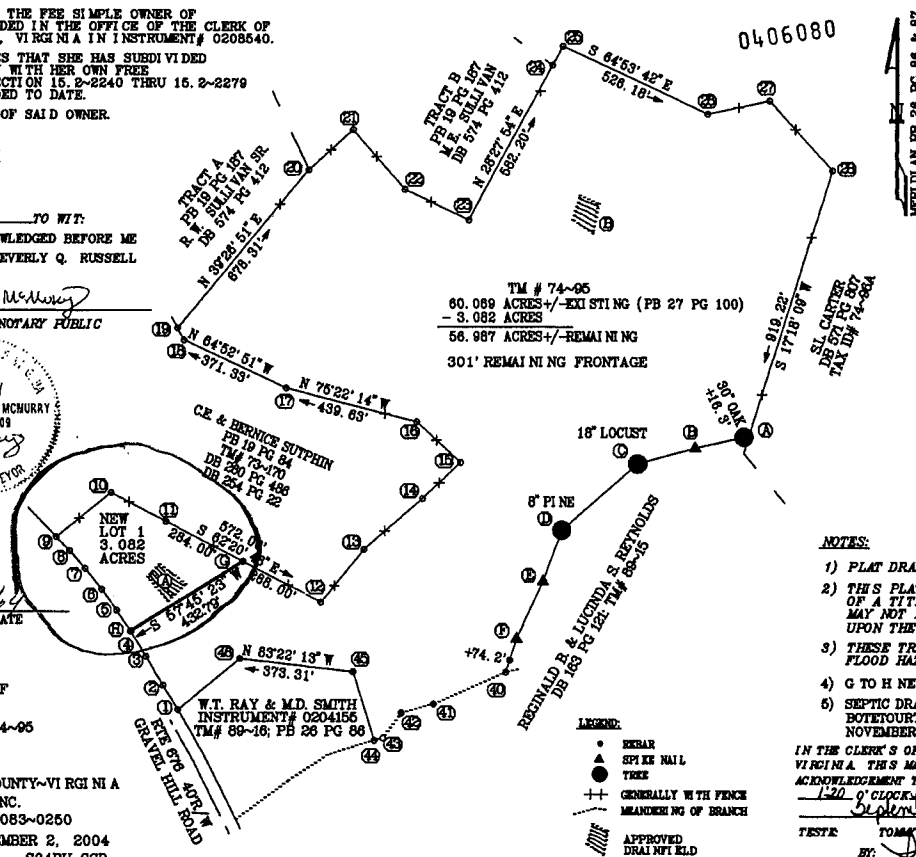
*Christopher H. McMurtry*  
NOTARY PUBLIC



*C. J. Sub* 9/16/04  
BOTETOURT COUNTY SUBDIVISION AGENT / DATE

PLAT OF THE PROPERTY OF  
BEVERLY Q. RUSSELL  
INSTRUMENT# 0208540; TM# 74-95  
SHOWING A SUBDIVISION  
CREATING NEW LOT 1

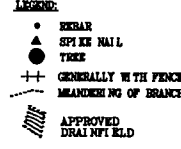
FINCASTLE DISTRICT~BOTETOURT COUNTY~VIRGINIA  
MCMURTRY SURVEYORS, INC.  
DALEVILLE, VIRGINIA 24083-0250  
SCALE 1" = 300' SEPTEMBER 2, 2004  
S04RU.GCD



0406080

MERIDIAN PB 28 PG 86 & 87

TM # 74-95  
60.089 ACRES +/- EXISTING (PB 27 PG 100)  
- 3.082 ACRES  
56.987 ACRES +/- REMAINING  
301' REMAINING FRONTAGE



LINE	BEARING	DISTANCE
1-2	N 31°05' 52" W	93.56'
2-3	N 29°50' 41" W	109.34'
3-4	N 30°55' 00" W	97.07'
4-5	N 33°34' 16" W	1.00'
5-6	N 33°34' 16" W	82.43'
6-7	N 36°28' 56" W	84.83'
7-8	N 38°25' 36" W	87.34'
8-9	N 41°01' 05" W	78.09'
9-10	N 43°53' 10" W	64.15'
10-11	N 51°05' 45" E	232.98'
11-12	S 61°58' 21" E	201.77'
12-13	N 39°07' 25" E	225.23'
13-14	N 48°44' 29" E	263.69'
14-15	N 45°50' 14" E	173.09'
15-16	N 47°17' 56" W	195.08'
16-17	N 38°21' 46" W	44.79'
17-18	N 47°27' 10" E	195.72'
18-19	S 40°44' 31" E	260.28'
19-20	S 64°10' 13" E	230.78'
20-21	N 29°04' 13" E	72.38'
21-22	N 77°38' 16" E	207.44'
22-23	S 41°50' 08" E	308.48'
A-B	S 77°18' 04" W	181.97'
B-C	N 28°21' 46" W	115.91'
C-D	S 48°43' 44" W	331.42'
D-E	S 28°25' 58" W	179.74'
E-F	S 24°45' 29" W	210.46'
F-G	S 17°57' 54" W	181.97'
G-H	S 66°09' 50" W	280.27'
H-I	S 73°48' 05" W	109.13'
I-J	S 39°39' 35" W	101.25'
J-K	S 74°01' 50" W	209.68'
K-L	N 17°18' 25" W	236.82'
L-1	S 50°07' 32" W	263.76'

NOTES:

- 1) PLAT DRAWN FROM RECORDS (PB 27 PG 100).
- 2) THIS PLAT WAS DRAWN WITHOUT THE BENEFIT OF A TITLE REPORT BY AN ATTORNEY AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY UTILITIES NOT SHOWN
- 3) THESE TRACTS SHOWN HEREON ARE NOT IN A FEMA FLOOD HAZARD ZONE
- 4) G TO H NEW DIVISION LINE
- 5) SEPTIC DRAINFIELDS SHOWN HEREON APPROVED BY BOTETOURT COUNTY HEALTH DEPARTMENT ON NOVEMBER 12, 2002 (SEE PB 27 PG 100).

IN THE CLERK'S OFFICE FOR THE CIRCUIT COURT OF BOTETOURT COUNTY, VIRGINIA. THIS MAP WAS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THEREON ANNEXED IS ADMITTED TO RECORD AT 1:20 O'CLOCK P.M. ON THIS 24 DAY OF September 2004.

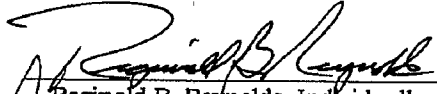
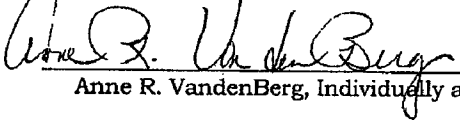
TESTE: TOMMY L. MOORE, CLERK  
BY: *Shirley A. Moore* DEPUTY CLERK

And being in all respects a portion of the same property conveyed to \_\_, husband and wife, by \_\_, husband and wife, by deed dated the \_\_ day of \_\_, 1998, and recorded in the Clerk's Office of the Circuit Court of Botetourt County, Virginia, in Deed Book \_\_, at Page \_\_. *See Will recorded as Instrument # 010000177*

This conveyance is subject to all recorded restrictions, reservations, conditions and easements affecting the lands hereby conveyed.

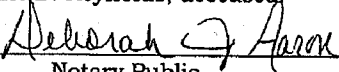
**THE SAID PARTIES OF THE FIRST PART** covenant that they are seized in fee simple of the said property; that they have the right to convey the said land to the said grantee; that they have done no act to encumber the same; that the said grantee shall have quiet and peaceful possession of the said land, free from all encumbrances; and that they, the said parties of the first part, will execute such other and further assurances to the title of said land as may be requisite.

**WITNESS** the following signatures and seals:

 (SEAL)  
Reginald B. Reynolds, Individually and as Co-Executor  
 (SEAL)  
Anne R. Vandenberg, Individually and as Co-Executor

STATE OF Virginia  
CITY/COUNTY OF Botetourt, to-wit:

The foregoing instrument was acknowledged before me this 18th day of November, 2002, by Reginald B. Reynolds, Individually and as Co-Executor for the Estate of Pauline B. Reynolds, deceased.

  
Notary Public

My commission expires: 9-30-2004

STATE OF Virginia  
CITY/COUNTY OF Fairfax, to-wit:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of November, 2002, by Anne R. VandenBerg, Individually and as Co-Executor for the Estate of Pauline B. Reynolds, deceased.

*Ch. W. Meyer*  
Notary Public

My commission expires: 8/31/06.

RUSSELL, BEVERLY-DEED

## ATTACHMENT - DEED -RUSSELL

## DESCRIPTION:

All that certain tract or parcel of land consisting of 60.069 acres, more or less, as shown on plat of survey prepared by McMurry Surveyors, Inc., dated October 28, 2002, a copy of which is recorded in the Clerk's Office of the Circuit Court of Botetourt County, Virginia, in Plat Book 27, at Page 100.

And being in all respects a portion of the same property conveyed to W. C. Reynolds and Pauline Reynolds, his wife, by deeds recorded in the Clerk's office of the Circuit Court of Botetourt County, Virginia, in Deed Book 99, at Page 122, and in Deed Book 94, at Page 288. W. C. Reynolds, aka William C. Reynolds, died on December 4, 1996, and by his will recorded in Will Book 53, at Page 27, devised his estate unto his wife, Pauline Bolton Reynolds. Pauline Bolton Reynolds died October 15, 2001. For further chain of title see Will recorded as Instrument No. 010000177.

RUSSELL, BEVERLY-EXC

VIRGINIA: In the Office of the Circuit Court Clerk of Botetourt County  
 NOVEMBER 20, 2002. This deed was this day presented in said  
 office and with certificate thereto annexed admitted to record at  
4:08 o'clock 9 m. after payment of tax imposed by Sec. 58-54.1.

ST039 27.50 CT213 72.50 TR 1.00 TT 3.00 CR 16.00 036 10.00 038 72.50 220 72.50

Teste: Tommy L. Moore, Clerk By: Summ Botic D.C.