

12790055



# Fidelity National Title

Insurance Company

Fidelity National Title Insurance Company  
5540 Centerview Drive  
Suite 403  
Raleigh, NC 27606  
Attn: TitleWave Processing  
Phone: 877-249-0005  
Fax:  
Email: Virginia@TitleWaveRES.com

Date: 12/2/2025  
Invoice No: 12790055  
Unit #: 03000.580898  
Customer Ref #: 25-43444-R

TO: Acquisition Title and Settlement Agency, Inc.  
Hope Yearout  
3140 Chaparral Drive, SW  
Roanoke, VA 24018

RE: Buyer: Woltz & Associates

Property: 934 Commander Drive,  
Roanoke, VA 24012  
County/Parcel: 038.06-01-31

Seller: Cranwell Family Foundation Inc

Notes:

Date	Code	Product Description	Liability	Charge Amount
12/2/2025	5500	Search and Exam VA	\$0.00	\$185.00
Invoice Total:				\$185.00

## Remittance Advice - DUE UPON RECEIPT

Please send along with remittance to:

Fidelity National Title Insurance Company  
5540 Centerview Drive  
Suite 403  
Raleigh, NC 27606  
Attn: TitleWave Processing

Date: 12/2/2025  
Invoice No: 12790055  
Unit #: 03000.580898  
Contact: Acquisition Title and  
Settlement Agency, Inc.

Check # \_\_\_\_\_

Amount Enclosed \_\_\_\_\_

Cranwell Family Foundation  
REFERENCE # 12790055-1

ADDRESS 934 Commander Dr  
COUNTY Roanoke

EFFECTIVE DATE 11/26/25(L/J) 11/25/25(W)  
Search Start Date 8/8/1939

TAX MAP NO. 038.06-01-31.00 AMOUNT \$5509.99/hf LAST PAID 11/15/25  
DELINQUENT 0 YEARS  
ASSESSED VALUE \$1,069,900.00 LV \$227100.00 IV \$835500.00  
PAID semi NEXT DUE 6/5/26(1st hf 2026)

\*\*\*Tax Information is provided by the jurisdictional Treasurer's Office and is for informational purposes only. Closing/Settlement Agents should NOT rely on this information for final settlement. You are responsible for verifying exact taxes, storm water, utilities, abatements or other special assessments and fees. No responsibility is assumed by Wahoo Research in the reporting of this data other than the accuracy of the information given to us by the Treasurer's Office\*\*\*

VESTING DEED

GRANTOR William C Cranwell Sr  
GRANTEE The Cranwell Family Foundation Inc  
DATED 5/8/2025 RECORDED 8/7/2025 BK/PG/INST # 25-6546  
CONSIDERATION 0.00  
LEGAL Parcels A & B (Map DB 531/305) \*\*\*\*\*ISSUE This property is now 12.584ac and is a combination of property in DB 1183/1274; 1451/1207 & 1451/1210. Partially shown MB 16/158

OUTSALES 0

DOT

TYPE none open  
BORROWER, same as current owner?  
LENDER  
TRUSTEE  
DATED RECORDED BK/PG/INST #  
AMOUNT MATURITY DATE  
LEGAL  
ASSIGNED MORE THAN ONE ASSIGNMENT?  
FROM  
TO  
DATED RECORDED BK/PG/INST #  
NOTES

JUDGMENTS 0  
NAMES CHECKED Cranwell Family Foundation University of Science &  
William C Cranwell Philosophy  
Stella Cranwell

EASEMENTS FOUND IN SEARCH PERIOD 2 HOA no  
AGREEMENTS FOUND IN SEARCH PERIOD 0  
ESTATES FOUND 4



## CHAIN OF TITLE

LINK 2

GRANTORS University of Science & Philosophy, VA Non-stock Corp

GRANTEES William C Cranwell Sr

DATED 12/17/2020 RECORDED 12/18/2020 BK/PG/INST 20-15467

CONSIDERATION \$10.00

LINK 3

GRANTORS William C Cranwell & Stella M Cranwell (HW retain LE)\*\*

GRANTEES University of Science & Philosophy, VA Non-stock Corp

DATED 12/16/2009 RECORDED 12/30/2009 BK/PG/INST# 09-16948

CONSIDERATION \$1.00

\*\*Stella Rose Cranwell, deceased, intestate 1/22/10. LH #10-241 rec 4/21/2010

LINK 4

GRANTORS Richard L Huffman & Carolyn S Huffman (HW)

GRANTEES William C Cranwell & Stella M Cranwell (HWTBERS)

DATED 7/11/1994 RECORDED 7/13/1994 BK/PG/INST # 1451/1210

CONSIDERATION \$10.00 \*3.098ac & 0.667ac (MB 16/158). Reserves 15' sewer case  
for Lots 1 & 2 as shown on MB 16/94

\*\*Combine with DB 1451/1207 & 1183/1274

LINK 4A

GRANTORS Richard L Huffman & Carolyn S Huffman (HW)

GRANTEES William C Cranwell & Stella M Cranwell (HWTBERS)

DATED 7/7/1994 RECORDED 7/13/1994 BK/PG/INST # 1451/1207

CONSIDERATION \$10.00/QC \*1.633 & 0.566ac (MB 16/158)

\*1.633 is QC. Last deed on record DB 858/13.

LINK 4B

GRANTORS Michael T Beresford & Delores P Beresford (HW)

GRANTEES William C Cranwell & Stella M Cranwell (HWTBERS)

DATED 5/22/1982 RECORDED 6/4/1982 BK/PG/INST # 1183/1274

CONSIDERATION \$10.00 \*Parcels A: 5.41ac & B: 1.21ac (Map DB 531/305)

\*\*Assumed DOT 977/3 satisfied 9/15/83 in DB 1197/994

\*\*Assumed DOT 1122/326 satisfied 8/2/83 in DB 1195/1255

## CHAIN OF TITLE

LINK 5

GRANTORS Richard L Huffman & Carolyn S Huffman; Roy W Dent Jr & Elizabeth J Dent  
GRANTEES Richard L Huffman & Carolyn S Huffman (HWTBERS)  
DATED 4/9/1992 RECORDED 4/29/1992 BK/PG/INST 1365/1581  
CONSIDERATION \$10.00 \*M&B, easterly portion of 29.01ac. 3.098ac & 0.667ac derive from here

LINK 5A

GRANTORS Barbara Bell Ballard, deceased, intestate, 10/8/1989  
GRANTEES Son: Richard Lane Huffman  
DATED \_\_\_\_\_ RECORDED 10/31/1989 BK/PG/INST# WB 43/1400  
CONSIDERATION \_\_\_\_\_ \*1.633 & 0.566ac

LINK 6

GRANTORS Josephine G Dent, deceased, testate, 1/15/1991  
GRANTEES Son: Roy W Dent Jr & Grandson: Richard Lane Huffman  
DATED 3/28/1975 RECORDED 2/8/1991 BK/PG/INST # WB 44/1654  
CONSIDERATION \_\_\_\_\_ \*3.098ac & 0.667ac derive from here

LINK 6A

GRANTORS Carson H Ballard & Barbara Bell Dent Huffman Ballard (fka Barbara Dent Huffman)  
GRANTEES Barbara Bell Dent Huffman  
DATED 12/10/1982 RECORDED 12/22/1982 BK/PG/INST # 1188/1356  
CONSIDERATION \$10.00 \*Tr B, 1.08ac

LINK 7

GRANTORS Roy W Dent, deceased, testate, 4/10/1974  
GRANTEES Wife: Josephine G Dent  
DATED 7/23/1968 RECORDED 2/12/1975 BK/PG/INST # WB 29/644  
CONSIDERATION \_\_\_\_\_ \*3.098ac & 0.667ac derive from here

## CHAIN OF TITLE

LINK 7A

GRANTORS Barbara Dent Huffman Ballard (fka Barbara Dent Huffman) & Carson H Ballard(WH)

GRANTEES Carson H Ballard & Barbara D Ballard (HWTBERS)

DATED 2/19/1964 RECORDED 2/24/1964 BK/PG/INST 735/363

CONSIDERATION \$5.00 \*Tr B, 1.08ac

LINK 8

GRANTORS D N Thompson & Roxie E Thompson (HW)

GRANTEES Roy W Dent

DATED 7/29/1939 RECORDED 8/8/1939 BK/PG/INST# 266/82

CONSIDERATION \$1000.00 \*M&B being easterly portion of 29.01ac. Per another outsale by Thompson, it's 5.1ac. Map cited not found on record

LINK QC

GRANTORS Abney Boxley, Surviving Tr UW of W W Boxley, deceased

GRANTEES R W Bowers & C F Kefauver (TC)

DATED 7/1/1968 RECORDED 7/30/1968 BK/PG/INST # 858/13

CONSIDERATION \$20000.00 \*11.05ac by ESTIMATE (No map)

\*\*Developed into "Captains Grove Estates" MB 6/86 & 7/27

\*\*Both Grantees now deceased.

LINK \_\_\_\_\_

GRANTORS \_\_\_\_\_

GRANTEES \_\_\_\_\_

DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_

CONSIDERATION \_\_\_\_\_

LINK \_\_\_\_\_

GRANTORS \_\_\_\_\_

GRANTEES \_\_\_\_\_

DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_

CONSIDERATION \_\_\_\_\_

## EASEMENTS / AGREEMENTS

TYPE DE/RW  
FROM/BETWEEN Barbara Dent Huffman Ballard & C H Ballard  
TO/BETWEEN Roanoke Co Sanitation Authority  
DATED 8/8/1963 Recorded 9/18/1963 BK/PG/INST # 724/405  
GRANTING sewer line

TYPE DE  
FROM/BETWEEN Roanoke Regional Airport Commission  
TO/BETWEEN William C Cranwell  
DATED 8/1/1988 RECORDED 8/16/1990 BK/PG/INST # 1328/1651  
GRANTING right to construct road to house

TYPE \_\_\_\_\_  
FROM/BETWEEN \_\_\_\_\_  
TO/BETWEEN \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_  
GRANTING \_\_\_\_\_

TYPE \_\_\_\_\_  
FROM/BETWEEN \_\_\_\_\_  
TO/BETWEEN \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_  
GRANTING \_\_\_\_\_

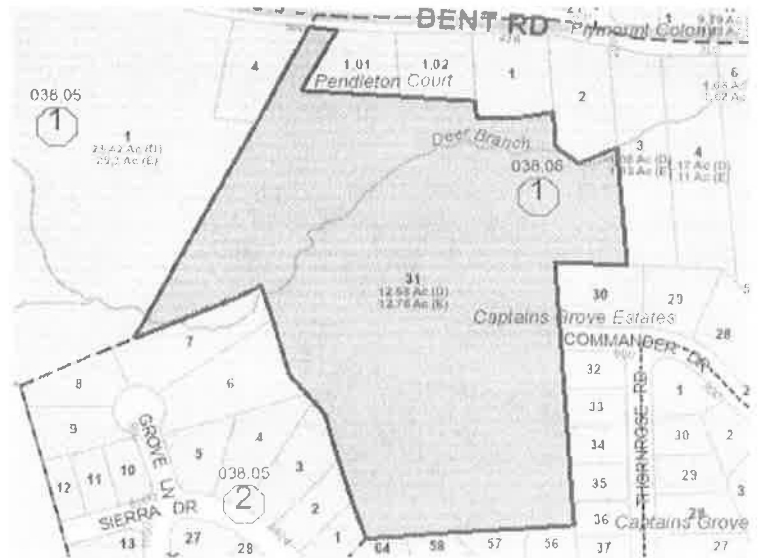
TYPE \_\_\_\_\_  
FROM/BETWEEN \_\_\_\_\_  
TO/BETWEEN \_\_\_\_\_  
DATED \_\_\_\_\_ RECORDED \_\_\_\_\_ BK/PG/INST # \_\_\_\_\_  
GRANTING \_\_\_\_\_

**Property Location:** 934 COMMANDER DR  
**Parcel ID:** 038.06-01-31.00-0000  
**Magisterial District:** Hollins  
**Account:** 11691  
**Card 1 of 1**

**Owner Name and Mailing Address:**  
 CRANWELL FAMILY FOUNDATION INC  
 3131 ELECTRIC RD ROANOKE VA 24018

**Current Property Assessment 2025**

**Total Building Value:** 833500  
**Total Land Value:** 227100  
**Total Value:** 1069900



**Narrative Description**

This property contains 12.58000 AC of land with a(n) SINGLE FAMILY RESIDENCE style building, Built about 1940, having primary FACE BRICK secondary WOOD ON SHEATHING exterior and SLATE roof cover, 6 bedroom(s), 8 full bath(s), 2 half bath(s).

**Property Characteristics**

<b>Jurisdiction:</b>	Roanoke County	<b>Neighborhood:</b>	F082 / BOXLEY HILLS NORTH
<b>Legal Description:</b>	TR B HUFFMAN PROP	<b>Census Block:</b>	511610302072006
<b>Deeded Acreage:</b>	12.58000 AC	<b>Land Use Program:</b>	NO
<b>Estimated Acreage:</b>	12.7584 AC		
<b>Vacant Land:</b>	NO		

**Sales Information  
Most Recent Sales**

<u>Sale Date</u>	<u>Sale Price</u>	<u>Legal Reference</u>
8/7/2025	0	DB202506546
12/18/2020	645960	DB202015467
12/30/2009	0	DB200916948
7/13/1994	0	DB0014511210
7/1/1994	0	DB0014511207
1/1/1900	0	PB0001600158

**Property Location:** 934 COMMANDER DR  
**Parcel ID:** 038.06-01-31.00-0000  
**Magisterial District:** Hollins  
**Account:** 11691  
**Card 1 of 1**

#### Overlay Districts

<b>Emergency Communications:</b> <u>No</u>	<b>Roanoke River Conservation:</b> <u>No</u>
<b>Airport:</b> <u>No</u>	<b>*Manufactured Housing:</b> <u>No</u>
<b>Wellhead Protection:</b> <u>Yes</u>	<b>Clearbrook Village:</b> <u>No</u>
<b>Floodplain:</b> <u>Yes</u>	

\*For more Information on Roanoke County Zoning, please call 540-772-2068 or visit

<https://www.roanokecountyva.gov/pz>

**Community Number:** 510190

#### Flood Zone Information

<b><u>Flood Certificates</u></b>	<b>FIRM Panel:</b> <u>51161C0154G</u>	<b>Effective Date:</b> 9/28/2007
	<b>Flood Zone:</b> AE	<b>Floodway:</b>
	<b>FIRM Panel:</b> <u>51161C0154G</u>	<b>Effective Date:</b> 9/28/2007
	<b>Flood Zone:</b> 0.2 PCT ANNUAL CHANCE FLOOD HAZARD	<b>Floodway:</b>
	<b>FIRM Panel:</b> <u>51161C0154G</u>	<b>Effective Date:</b> 9/28/2007
	<b>Flood Zone:</b> AE	<b>Floodway:</b> FLOODWAY
	<b>FIRM Panel:</b> <u>51161C0154G</u>	<b>Effective Date:</b> 9/28/2007
	<b>Flood Zone:</b> 0.2 PCT ANNUAL CHANCE FLOOD HAZARD	<b>Floodway:</b>
	<b>FIRM Panel:</b> <u>51161C0154G</u>	<b>Effective Date:</b> 9/28/2007
	<b>Flood Zone:</b> X	<b>Floodway:</b>
	<b>FIRM Panel:</b> <u>51161C0154G</u>	<b>Effective Date:</b> 9/28/2007
	<b>Flood Zone:</b> AE	<b>Floodway:</b>

#### Building Description

<b>Building Type:</b> SINGLE FAMILY RESIDENCE	<b>Foundation Type:</b> CONTINUOUS FOOTING
<b>Year Built:</b> 1940	<b>Roof Structure:</b> GABLE
<b>Finished Area (SF):</b> 9961	<b>Roof Cover:</b> SLATE
<b>Style/Story Height:</b> 2.5 OR MORE	<b>Primary Exterior Wall:</b> FACE BRICK
<b>Bedrooms:</b> 6	<b>Secondary Exterior Wall:</b> WOOD ON SHEATHING
<b>Full Baths:</b> 8	<b>Primary Interior Walls:</b> PLASTER
<b>Half Baths:</b> 2	<b>Secondary Interior Wall:</b>
<b>Air Conditioning:</b> 100%	<b>Primary Floors:</b> CARPET
<b>Heating:</b> 100%	<b>Secondary Floors:</b> HARDWOOD
<b>Heating Type:</b> HEAT PUMP	<b>Basement Garage:</b> 2
<b>Heating Fuel:</b> ELECTRIC	<b>Fireplace:</b> 4 FIREPLACES



Real Estate

View Bill

[View bill image](#)

As of	12/1/2025
Bill Year	2025
Bill	25010246
Owner	CRANWELL FAMILY FOUNDATION INC
Parcel ID	038060131000000

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	6/5/2025	\$5,509.99	\$5,509.99	\$0.00	\$0.00	\$0.00
2	12/5/2025	\$5,509.98	\$5,509.98	\$0.00	\$0.00	\$0.00
TOTAL		\$11,019.97	\$11,019.97	\$0.00	\$0.00	\$0.00

**VIRGINIA LAND RECORD COVER SHEET**

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

**FORM A - COVER SHEET CONTENT**Instrument Date: 5/8/2025Instrument Type: DGNumber of Parcels: 1 Number of Pages: 1☐ City ☒ County ROANOKE COUNTY COURT  
CIRCUIT COURTTax Exempt? VIRGINIA/FEDERAL CODE SECTION☒ Grantor: 58.1-811 (A) (11)☒ Grantee: 58.1-811 (A) (11)

Business/Name

1 Grantor: CRANWELL, WILLIAM C. SR

Grantor:

1 ☒ Grantee: THE CRANWELL FAMILY FOUNDATION, INC.

Grantee:

Grantee Address

Name: THE CRANWELL FAMILY FOUNDATION, INC.Address: PO BOX 24103City: ROANOKE State: VA Zip Code: 24018Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: ☐ City ☐ County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 038.06-01-31.00-0000Short Property Description: 12.58 ACRES, COMMANDER DRIVECurrent Property Address: 934 COMMANDER DRIVECity: ROANOKE State: VA Zip Code: 24012-1022Instrument Prepared By: W.F. MASON, JR., ESQUIRE Recording Paid By: W.F. MASON, JR., ESQUIRERecording Returned To: THE CRANWELL GROUPAddress: PO BOX 21403City: ROANOKE State: VA Zip Code: 24018

000011

INSTRUMENT 202506546  
RECORDED IN THE CLERK'S OFFICE OF  
ROANOKE COUNTY CIRCUIT COURT ON  
AUGUST 7, 2025 AT 10:45 AM  
W MICHAEL GALLIHER, CLERK  
RECORDED BY: LYM

(Area Above Reserved For Deed Stamp Only)



000012

Prepared by: W.F. Mason, Jr. Esq.  
VSB No. 12076  
P. O. Box 21137  
Roanoke, Virginia 24018

Tax Assessed Value \$976,400.00  
Tax Map # 038.06-01-31.00-0000

**This deed is not subject to recordation tax pursuant to § 58.1-811(A)(11) of the Code of Virginia, 1950, as amended.**

**The existence of title insurance is unknown to the preparer of this instrument and at the request of the Grantors no title search was performed.**

THIS DEED OF GIFT made the 8 day of May, 2025 by and between William C. Cranwell, Sr., GRANTOR, and The Cranwell Family Foundation, Inc., a Virginia non-stock corporation, GRANTEE, whose address is 3131 Electric Road, Roanoke, Virginia 24018.

: WITNESSETH :

THAT FOR AND IN CONSIDERATION of the affection William C. Cranwell, Sr. bears for The Cranwell Family Foundation, Inc., he does hereby give, grant and convey, with General Warranty of Title and English Covenants of Title unto the Grantee all of his right, title, and interest in and to the following described property lying and being in the County of Roanoke, State of Virginia, and more particularly described as follows:

BEGINNING at a point of line of L.J. Boxley property 69.6 ft. southerly from the northwesterly corner thereof, said beginning point being shown on the hereinafter described plat as "A"; thence S. 14° 50' E. 120.4 ft. to a point No. 2; thence S. 37° 25' E. 109.9 ft. to point No. 3; thence S. 14° 15' E. 271.2 ft. to point "B"; thence N. 88° 04' E. 404 ft. to point "C"; thence N. 2° 28' W. 672 ft to point "D"; thence S. 76° 12' W. 278.8 ft. to point "E"; thence S. 59° 52' W. 310.95 ft to "A" and the place of BEGINNING, and being shown as Parcels A and B on plat made by C.B. Malcolm and Son, S.C.E.'s, dated June 9, 1955, a copy of which is recorded in Deed Book 531, at page 305, in the Clerk's Office for the County of Roanoke, Virginia.

000013

BEING the same property conveyed to William C. Cranwell, by deed dated December 17, 2020, from the University of Science and Philosophy, a Virginia non-stock corporation, of record in the Clerk's Office of the Circuit Court for Roanoke County, Virginia, as Instrument No. 202015467.

TOGETHER WITH all of the Grantors' right, title, interest and obligations in and to that certain easement appurtenant to the above-described property, as more particularly described in that certain Easement dated August 1, 1998, by and between the Roanoke Regional Airport Commission and William C. Cranwell, which is recorded in the aforesaid Clerk's Office in Deed Book 1328, page 1651 and in Deed Book 162, page 1403; TOGETHER WITH all of the Grantors' right, title, interest and obligations in and to that certain paved driveway shown as "PAVED DRIVE" on that certain plat of subdivision dated September 15, 1993, and May 19, 1994, which is recorded in the aforesaid Clerk's Office in Plat Book 15, page 159.

This Deed is subject to all recorded easements, restrictions, and conditions affecting the hereinabove described property.

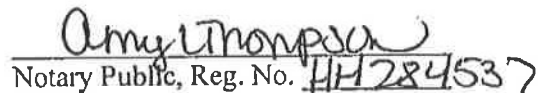
WITNESS the following signature and seal.

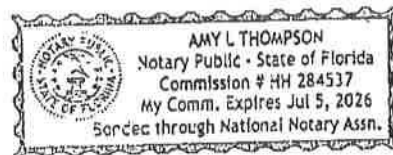
 (SEAL)  
William C. Cranwell, Sr.

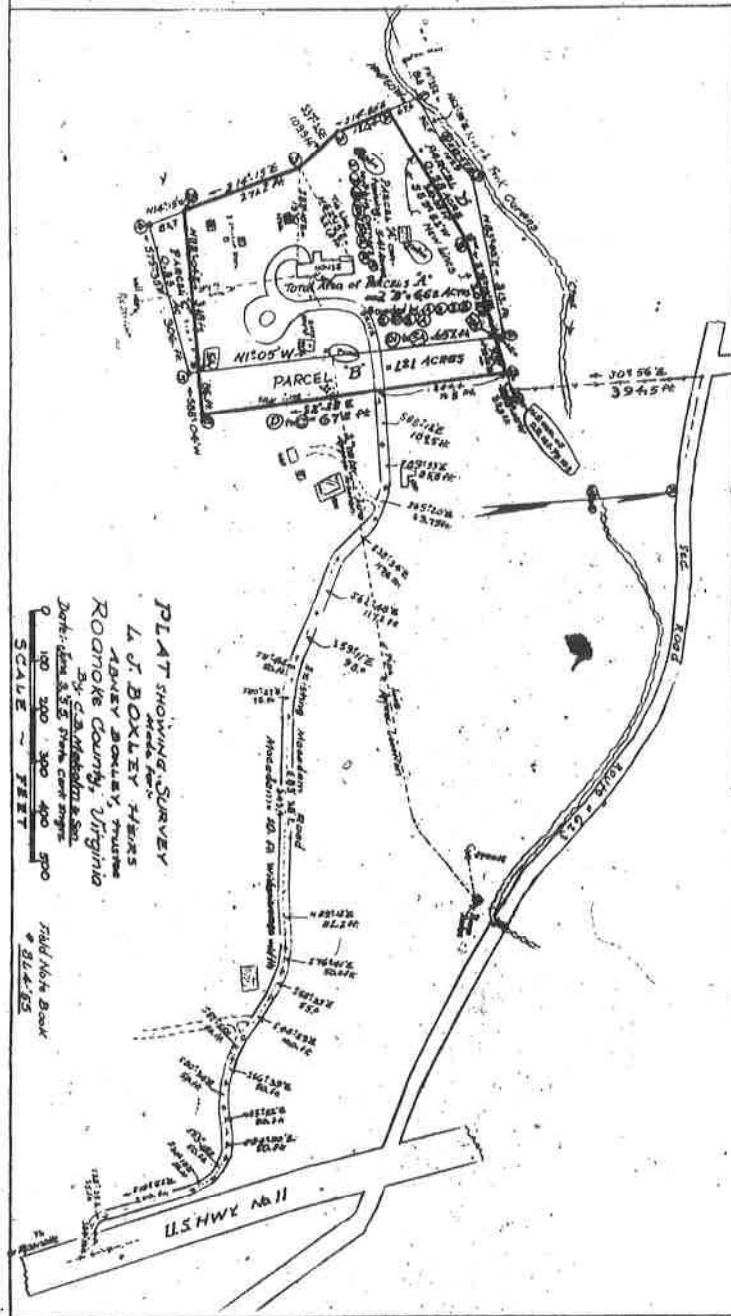
STATE OF Florida  
COUNTY OF Indian River to-wit:

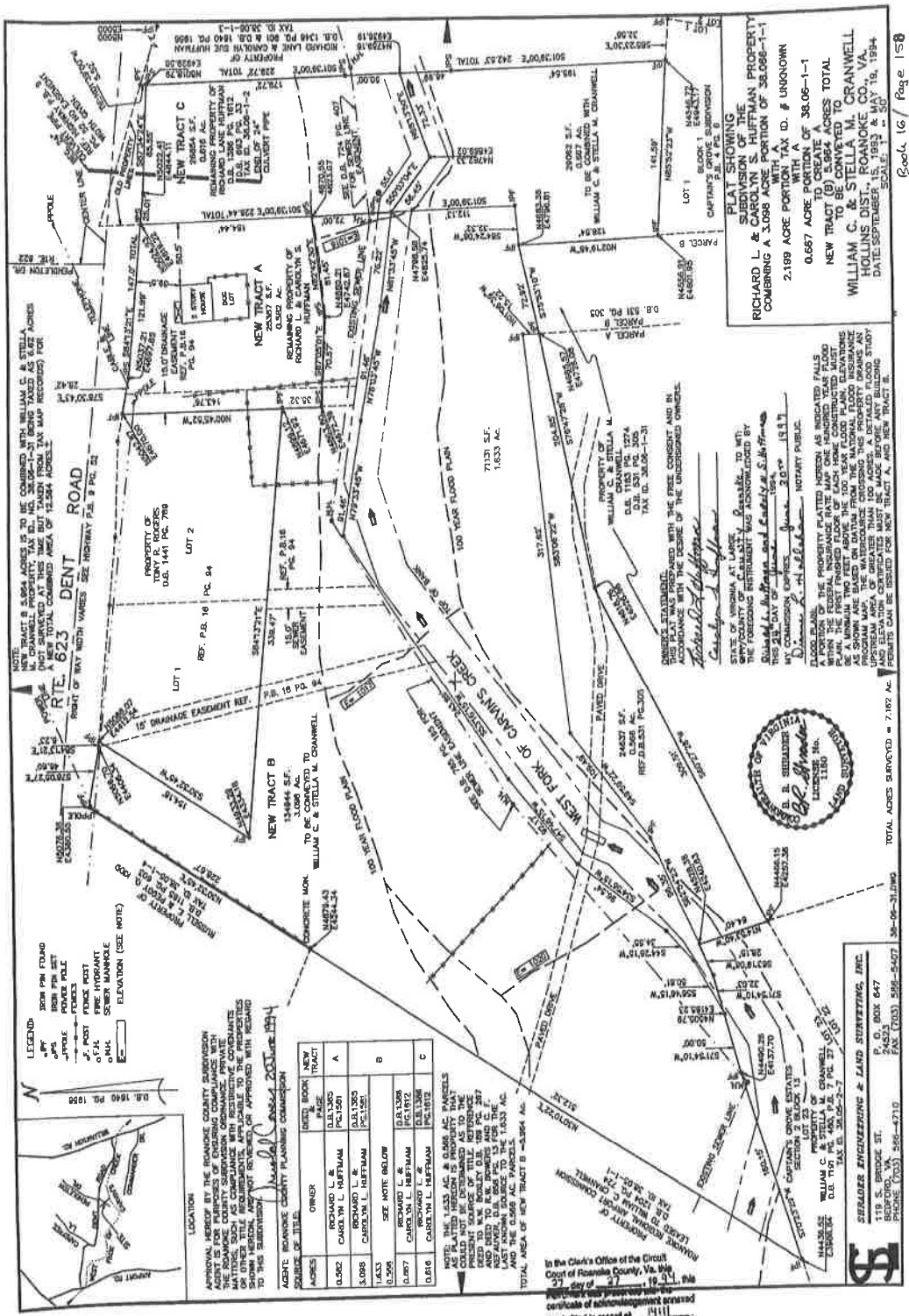
The foregoing instrument was acknowledged before me this 8 day of May, 2025 by William C. Cranwell, Sr.

My Commission Expires:  
July 5 2026

  
Notary Public, Reg. No. HH284537







Book 16 / Page 150

TOTAL ACRES SURVEYED = 7.182 AC.

38-06-31-2000

38-06-31-2000

38-06-31-2000

38-06-31-2000

SEALER ENGINEERING & LAND SURVEYING, INC.  
119 S. BRIDGE ST.  
BIRMINGHAM, VA.  
PHONE (703) 595-5427

P.O. BOX 647  
24523  
BIRMINGHAM, VA.  
FAX (703) 595-5427

38-06-31-2000

38-06-31-2000

38-06-31-2000

38-06-31-2000

38-06-31-2000

**VIRGINIA LAND RECORD COVER SHEET**

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

**FORM A - COVER SHEET CONTENT**

Instrument Date: 12/17/2020

Instrument Type: DBS

Number of Parcels: 1 Number of Pages: 3

☐ City ☒ County ROANOKE  
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

☐ Grantor:☐ Grantee:**Business/Name**

1 X Grantor: THE UNIVERSITY OF SCIENCE AND PHILOSOPHY

Grantor:

1 Grantee: CRANWELL, WILLIAM C SR

Grantee:

**Grantee Address**

Name: WILLIAM C CRANWELL SR

Address: 3131 ELECTRIC ROAD

City: ROANOKE State: VA Zip Code: 24018

Consideration: \$645,960.00 Existing Debt: \$0.00 Actual Value/Assumed: \$537,143.00

**PRIOR INSTRUMENT UNDER § 58.1-803(D):**

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: ☐ City ☒ County ROANOKE Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number: 200916948

Parcel Identification Number/Tax Map Number: 038.06-01-31.00-0000

Short Property Description: PARCELS A AND B

Current Property Address: 934 COMMANDER DRIVE

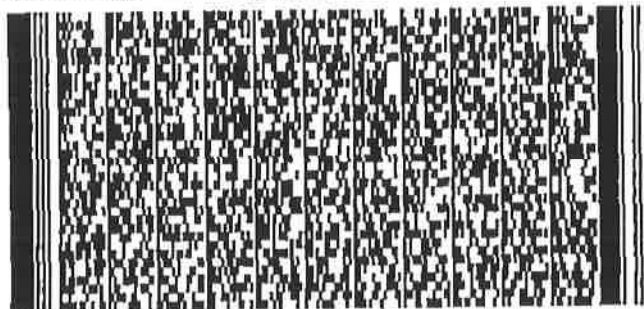
City: ROANOKE State: VA Zip Code: 24019

Instrument Prepared By: STEPHEN W LEMON Recording Paid By: MARTIN HOPKINS &amp; LEMON

Recording Returned To: MARTIN HOPKINS &amp; LEMON

Address: 10 S. JEFFERSON, SUITE 1000 FL

City: ROANOKE State: VA Zip Code: 24011



000262

INSTRUMENT 202015467  
RECORDED IN THE CLERK'S OFFICE OF  
ROANOKE COUNTY CIRCUIT COURT ON  
DECEMBER 18, 2020 AT 02:43 PM  
\$646.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$323.00 LOCAL: \$323.00  
STEVEN A. MCGRAW, CLERK  
RECORDED BY: SSJ

(Area Above Reserved For Deed Stamp Only)

000263

Prepared by: Martin, Hopkins & Lemon, P.C.  
Post Office Box 13366  
Roanoke, Virginia 24033  
Stephen W. Lemon, Esq., VSB #33900

Returned To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax Map No: 038.06-01-31.00-0000

Title Insurance Underwriter: Unknown

Assessed Value: \$537,143.00 (assessed value of remainder interest pursuant to Virginia Code Section 55.1-500)

Consideration: \$645,960.00

THIS DEED is made and entered into as of the 17<sup>th</sup> day of December, 2020  
by and between **THE UNIVERSITY OF SCIENCE AND PHILOSOPHY**, a  
Virginia non-stock corporation, Grantor, and, **WILLIAM C. CRANWELL, SR.**,  
having an address of 3131 Electric Road, Roanoke, Virginia 24018, Grantee.

: WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS  
(\$10.00) cash in hand paid by the Grantee to the Grantor, and other good and  
valuable consideration, the receipt of which is hereby acknowledged, the Grantor  
does hereby BARGAIN, SELL, GRANT and CONVEY with General Warranty  
and English Covenants of Title unto the Grantee all of that certain lot or parcel of  
land lying and being in the County of Roanoke, State of Virginia, and more  
particularly described as follows, to-wit:

BEGINNING at a point of line of L. J. Boxley property 69.6 ft. southerly from the

northwesterly corner thereof, said beginning point being shown on the hereinafter described plat as "A"; thence S. 14° 50' E. 120.4 ft. to a point No. 2; thence S. 37° 25' E. 109.9 ft. to point No. 3; thence S. 14° 15' E. 271.2 ft. to point "B"; thence N. 88° 04' E. 404.ft. to point "C"; thence N 2° 28' W. 672 ft. to point "D"; thence S. 76° 12' W. 278.8 ft. to point "E"; thence S. 59° 52' W. 310.95 ft. to "A" and the place of BEGINNING, and being shown as Parcels A and B on plat made by C. B. Malcolm and Son, S.C.E.'s, dated June 9, 1955, copy of which is recorded in Deed Book 531, at page 305, in the Clerk's Office for the County of Roanoke, Virginia.

BEING the same property conveyed to The University of Science and Philosophy, a Virginia non-stock corporation, by deed dated December 16, 2009, A.D., and recorded in said Clerk's Office as Instrument No. 200916948.

TOGETHER WITH, all of the Grantors' right, title, interest and obligations in and to that certain easement appurtenant to the above-described property, as more particularly described in that certain Easement dated August 1, 1998, by and between the Roanoke Regional Airport Commission and William C. Cranwell, which is recorded in the aforesaid Clerk's Office in Deed Book 1328, page 1651 and in Deed Book 162, page 1403; TOGETHER WITH all of the Grantors' right, title, interest and obligations in and to that certain paved driveway shown as "PAVED DRIVE" on that certain plat of subdivision dated September 15, 1993, and May 19, 1994, which is recorded in the aforesaid Clerk's Office in Plat Book 15, page 159.

Together with all rights and appurtenances thereunto appertaining.

This conveyance is subject to the easements, conditions, reservations and agreements as are of record insofar as they may lawfully apply to the said property, including, without limitation, the life estate in the hereinabove described property vested in Grantee which life estate is merged with the remainder interest conveyed herein thereby vesting fee simple absolute in Grantee. Grantee reserved the life estate along with the life estate reserved by his deceased wife Stella M. Cranwell by deed dated December 16, 2009, A.D., and recorded in said Clerk's Office as Instrument No. 200916948

TO HAVE AND TO HOLD unto Grantee, his successors and assigns

000265

forever.

The title to the property conveyed by this deed has not been examined or certified for the Grantee or the Grantor by the attorney who prepared this deed and the attorney makes no representations as to the status of said title.

WITNESS the following signatures and seals.

THE UNIVERSITY OF SCIENCE AND  
PHILOSOPHY, a Virginia non-stock corporation

By: James L. Haines (SEAL)  
James L. Haines, Vice President/Secretary

STATE OF Virginia  
County of Roanoke, to-wit:

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 2020, by James L. Haines, Vice President/Secretary of The University of Science and Philosophy, a Virginia non-stock corporation.

Pamela H. Garman  
Notary Public

My commission expires: February 28, 2023  
Registration No. 7621873





**Document Prepared By:**

**WARNER & RENICK, PLC**  
4648 Brambleton Avenue, S.W.  
P.O. Box 21584  
Roanoke, Virginia 24018

**Title Insurance Underwriter:**  
**Unknown to Preparer**

**Return To:**

WARNER & RENICK, PLC  
P.O. Box 21584  
Roanoke, Virginia 24018

**Grantee's Address:**

The University of Science and  
Philosophy  
P.O. Box 520  
Waynesboro, Virginia 22980

Tax Map No.: 038.06-01-31.00-0000

*This Deed is exempt from recordation tax pursuant to Section 58.1-811.D. of  
the Code of Virginia, 1950, as amended*

THIS DEED OF GIFT, made this 16<sup>th</sup> day of December, A.D. 2009, by and  
between WILLIAM C. CRANWELL and STELLA M. CRANWELL, husband and wife,  
Grantors, and THE UNIVERSITY OF SCIENCE AND PHILOSOPHY, a Virginia non-  
stock corporation, Grantee.

**WITNESSETH:**

THAT FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00),  
cash in hand paid by the Grantee unto the Grantors, and other good and valuable  
consideration, the receipt and adequacy of which are hereby acknowledged, the Grantors  
hereby grant and convey with General Warranty and Modern English Covenants of Title  
unto the Grantee, all that certain lot or parcel of land with the appurtenances thereunto  
belonging, lying and being in the County of Roanoke, Virginia, and more particularly

described as follows, to-wit:

BEGINNING at a point of line of L. J. Boxley property 69.6 ft. southerly from the northwesterly corner thereof, said beginning point being shown on the hereinafter described plat as "A"; thence S. 14° 50' E. 120.4 ft. to a point No. 2; thence S. 37° 25' E. 109.9 ft. to point No. 3; thence S. 14° 15' E. 271.2 ft. to point "B"; thence N. 88° 04' E. 404 ft. to point "C"; thence N. 2° 28' W. 672 ft. to point "D"; thence S. 76° 12' W. 278.8 ft. to point "E"; thence S. 59° 52' W. 310.95 ft. to "A" and the place of BEGINNING, and being shown as Parcels A and B on plat made by C. B. Malcolm and Son, S.C.E.'s, dated June 9, 1955, copy of which is recorded in Deed Book 531, at page 305, in the Clerk's Office for the County of Roanoke, Virginia.

SUBJECT TO a life estate hereby expressly reserved by the Grantors, William C. Cranwell and Stella M. Cranwell, or the survivor, in the above-described property.

BEING the same property conveyed to William C. Cranwell and Stella M. Cranwell, husband and wife, by deed dated May 22, 1982, from Michael T. Beresford and Delores P. Beresford, husband and wife, which is recorded in the aforesaid Clerk's Office in Deed Book 1183, page 1274.

Grantee acknowledges that the hereinabove described property is being conveyed subject to certain liens of deeds of trust, and the indebtedness secured by said deeds of trust remains the sole responsibility of the Grantors.

IN FURTHER CONSIDERATION of the sum of ONE DOLLAR (\$1.00), cash in hand paid by the Grantee unto the Grantors, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Grantors hereby quitclaim, release, and convey unto the Grantee all of the Grantors' right, title, interest and obligations in and to that certain easement appurtenant to the above-described property, as more particularly described in that certain Easement, dated August 1, 1998, by and between the Roanoke Regional Airport Commission and William C. Cranwell, which is

recorded in the aforesaid Clerk's Office in Deed Book 1328, page 1651 and in Deed Book 1621, page 1403 (the "Easement"); TOGETHER WITH all of the Grantors' right, title, interest and obligations in and to that certain paved driveway shown as "PAVED DRIVE" on that certain plat of subdivision dated September 15, 1993, and May 19, 1994, which is recorded in the aforesaid Clerk's Office in Plat Book 16, page 159 (the "Paved Drive"). This conveyance of the Easement and the Paved Drive is SUBJECT TO the life estate hereby expressly reserved by the Grantors, William C. Cranwell and Stella M. Cranwell, or the survivor, and is further SUBJECT TO the Grantors' reservation of the continuing right to utilize the Easement and the Paved Drive to the extent they are appurtenant to other real property in which either of the Grantors have an interest.

This Deed is subject to all easements, reservations, restrictions and conditions of record affecting the hereinabove described property.


WITNESS the following signatures and seals this the 16<sup>th</sup> day of December in the year of our Lord 2009 and in the two hundred thirty-third year of the sovereignty and independence of the United States of America:

**REMAINDER OF PAGE INTENTIONALLY BLANK**

  
(SEAL)  
WILLIAM C. CRANWELL

COMMONWEALTH OF VIRGINIA )  
County OF Roanoke ) to-wit:

The foregoing instrument was acknowledged before me this 16 day of  
December, 2009, by William C. Cranwell.

  
Notary Public

My commission expires: 12/31/2011



  
(SEAL)  
STELLA M. CRANWELL

COMMONWEALTH OF VIRGINIA )  
County OF Roanoke ) to-wit:

The foregoing instrument was acknowledged before me this 16 day of  
December, 2009, by Stella M. Cranwell.

  
Notary Public

My commission expires: 12/31/2011



PG 0006 '03 DEC 30 08:27

INSTRUMENT #200916948  
RECORDED IN THE CLERK'S OFFICE OF  
ROANOKE COUNTY ON  
DECEMBER 30, 2009 AT 08:27AM

STEVEN A. MCGRAW, CLERK  
RECORDED BY: FRS



BK 1451 PG 01210

10954'94JUL13 13:46

DEL. CRANWELL & MOORE

GENERAL WARRANTY DEED

THIS DEED made and entered into this the 11<sup>th</sup> day of July, 1994, by and between RICHARD L. HUFFMAN and CAROLYN S. HUFFMAN, husband and wife, hereinafter referred to as the Grantors, and WILLIAM C. CRANWELL, and STELLA M. CRANWELL, husband and wife, tenants by the entireties with right of survivorship as at common law, t/a Cranwell Farms, hereinafter referred to as the Grantees;

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 by the Grantees unto the Grantors, the receipt of which is hereby acknowledged, the Grantors do hereby bargain, grant, sell and convey with General Warranty and Modern English Covenants of Title unto the Grantees, all of the interest of the Grantors in and to all that certain tract or parcel of land situate in the County of Roanoke, Virginia, and being further described as follows: to-wit:

BEING two (2) parcels, containing 3.098 Acres and 0.667 Acre, as shown on the "Plat Showing Subdivision of the Richard L. & Carolyn S. Huffman Property..." prepared by B. R. Shrader, Certified Land Surveyor, dated September 15, 1993, and revised May 19, 1994, recorded in the Clerk's Office of the Circuit Court of the County of Roanoke, in Plat Book 16, page 158

BEING portions of the same property conveyed to Richard L. & Carolyn S. Huffman by deed dated April 9, 1992, of record in Deed Book 1365 Page 1581, and Deed Book 1386 page 1612, respectively, in the aforesaid Clerk's Office.

3K 1451 PG 01211

There is reserved a 15 foot sewer easement for the benefit of Lot 1 containing 0.479 acre and Lot 2 containing 0.488 acre to construct, operate, repair and maintain sewer lines leading from said Lots 1 and 2 over a 15 foot sewer easement to the existing sewer line as shown on plat showing "Subdivision of 2 Lots from the property of Richard L. & Carolyn S Huffman" prepared by B. R. Shrader, Certified Land Surveyor, dated September 15, 1993, and revised April 14, 1993 and March 4, 1994, recorded in the Clerk's Office of the Circuit Court of the County of Roanoke, Virginia in Plat Book 16, page 94.

This deed is made subject to all easements, reservations, restrictions and conditions of record affecting the hereinabove described property.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns forever in fee simple.

WITNESS the following signatures and seals:

Richard L. Huffman (SEAL)  
Richard L. Huffman  
Carolyn S. Huffman (Seal)  
Carolyn S. Huffman

STATE OF VIRGINIA AT LARGE

COUNTY/CITY Roanoke to-wit:

The foregoing was acknowledged before me this the 11TH day of July 1994 by Richard L. Huffman.

My commission expires: June 30TH 1997

Dianne L. Hollahan  
NOTARY PUBLIC



BK 1451 P6 01212

STATE OF VIRGINIA AT LARGE

COUNTY/CITY Roanoke to-wit:

The foregoing was acknowledged before me this the 11TH  
day of July 1994 by Carolyn S. Huffman.

My commission expires: June 30TH 1997

Dianne L. Hallahan  
NOTARY PUBLIC

BK 1451 PG 01213

CONSIDERATION AMOUNT \$ 8,000.00

ST. TAX 58.1-801 (039)	\$ 12.00	IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VA THIS <u>13</u> DAY OF <u>July</u> , 19 <u>94</u> , THIS
LOCAL TAX (213)	\$ 4.00	
TRANSFER FEE (212)	\$ 1.00	
CLERK'S FEE (301)	\$ 12.00	
VSLF (145)	\$ 1.00	
ST. TAX 58.1-802 (038)	\$ 4.00	INSTRUMENT WAS PRESENTED WITH
LOCAL 58.1-802 (220)	\$ 4.00	THE CERTIFICATE OF
RECORDATION TOTAL	\$ 38.00	ACKNOWLEDGEMENT ANNEXED &
MISC. COST	\$	ADMITTED TO RECORD AT <u>13:46</u>
TOTAL	\$	THE TAX IMPOSED UNDER SEC 58.1-802 HAS BEEN PAID.

TESTE: Steven A. McLean CLERK

MAILED OR DELIVERED TO:

ADDRESS

W. Cravell  
C/O ANN Lindern  
1480 South Main St.  
Blacksburg, VA 24060



BK 1451 PG 01207

DEL. CRANWELL &amp; MOORE

## QUITCLAIM DEED

This quitclaim deed, made ~~June~~ <sup>July</sup> 7, 1994, between RICHARD L. HUFFMAN and CAROLYN S. HUFFMAN, husband and wife, hereinafter referred to as Transferors, and WILLIAM C. CRANWELL and STELLA M. CRANWELL, husband and wife, as tenants by the entirety with right of survivorship as at common law, t/a Cranwell Farms, Transferees:

Transferors, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, remises, releases, and forever quitclaims to Transferees, all of the interest of Transferors, if any, in and to that real property located in the County of Roanoke, Commonwealth of Virginia, more certainly described as follows:

BEING two (2) parcels, containing 1.633 Acres and 0.566 Acre, as shown on the "Plat Showing Subdivision of the Richard L. & Carolyn S. Huffman Property..." prepared by B. R. Shrader, Certified Land Surveyor, dated September 15, 1993, and revised May 19, 1994, recorded in the Clerk's Office of the Circuit Court of the County of Roanoke, in Plat Book 16, Page 158.

To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues, and profits of such property to Transferee, and Transferee's heirs and assigns forever.

WITNESS the following signatures and seals:

Richard L. Huffman  
Richard L. Huffman

Carolyn S. Huffman  
Carolyn S. Huffman

BK 1451 PG 01208

STATE OF VIRGINIA AT LARGE

COUNTY/CITY Roanoke, to-wit:

The foregoing was acknowledged before me this the 7<sup>th</sup> day of July,  
1994, by Richard L. Huffman.

My commission expires June 30<sup>th</sup> 1997 DRH  
1997

Dianne L. Hallahan  
Notary Public

STATE OF VIRGINIA AT LARGE

COUNTY/CITY Roanoke, to-wit:

The foregoing was acknowledged before me this the 7<sup>th</sup> day of July,  
1994, by Carolyn S. Huffman.

My commission expires June 30<sup>th</sup> 1997 DRH  
1997

Dianne L. Hallahan  
Notary Public

BK 1451 P6 01209

CONSIDERATION AMOUNT \$ \_\_\_\_\_

ST. TAX 58.1-801 (039)	\$ _____	IN THE CLERK'S OFFICE OF THE
LOCAL TAX (213)	\$ _____	CIRCUIT COURT OF ROANOKE
TRANSFER FEE (212)	\$ <u>1.00</u>	COUNTY, VA THIS <u>13</u> DAY OF
CLERK'S FEE (301)	\$ <u>12.00</u>	<u>July</u> , 19 <u>94</u> , THIS
VSLF (145)	\$ <u>1.00</u>	INSTRUMENT WAS PRESENTED WITH
ST. TAX 58.1-802 (038)	\$ _____	THE CERTIFICATE OF
LOCAL 58.1-802 (220)	\$ _____	ACKNOWLEDGEMENT ANNEXED &
RECORDATION TOTAL	\$ <u>14.00</u>	ADMITTED TO RECORD AT <u>13:43</u>
MISC. COST _____	\$ _____	THE TAX IMPOSED UNDER SEC 58.1-
TOTAL	\$ _____	802 HAS BEEN PAID.
TESTE: <u>W. Cramwell</u>		CLERK

MAILED OR DELIVERED TO: \_\_\_\_\_

ADDRESS \_\_\_\_\_

W. Cramwell  
C/O H&M Ann Linden  
2965 1480 South Main St.  
Blacksburg VA 24060

K 1183 P 8 01274

2350

THIS DEED, made and entered into this the 22nd day of May, 1982, by and between MICHAEL T. BERESFORD and DELORES P. BERESFORD, husband and wife, parties of the first part; and WILLIAM C. CRANWELL and STELLA M. CRANWELL, husband and wife, or the survivor, parties of the second part.

: 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 by the parties of the second part unto the parties of the first part, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the further consideration of the parties of the second part assuming and agreeing to pay when due the unpaid balance of a certain note dated July 11, 1973, from Malcolm M. Rosenberg and Diane M. Rosenberg, husband and wife, to Paul S. Barbery and John G. Rocovich, Jr., Trustees, in trust to secure Bank of Virginia - Roanoke Valley, the sum of \$70,000.00, of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Deed Book 977, page 3; and the further consideration of the parties of the second part assuming and agreeing to pay when due the unpaid balance of a certain note dated June 15, 1979, from Michael T. Beresford and Delores P. Beresford, husband and wife, to William R. Rakes and R. David Barbe, Trustees, in trust to secure Colonial American Mortgage Corporation, the sum of \$51,000.00, of record in the aforesaid Clerk's Office in Deed Book 1122, page 326; the parties of the first part do hereby transfer and assign their escrow accounts in connection therewith; the parties of the first part do hereby bargain, sell, grant and convey with General Warranty and English Covenants of Title unto WILLIAM C. CRANWELL and STELLA M. CRANWELL, husband and wife, as tenants by the entireties

LAW OFFICES  
GARDNER, CRANWELL &  
ROCOVICH, P. C.  
ROANOKE, VA.

BK 1183 P 01275

with the right of survivorship as at common law, all that certain lot or parcel of land, lying and being in the County of Roanoke, Virginia, and more particularly described as follows, to-wit:

BEGINNING at a point of line of L.J. Boxley property 69.6 ft. southerly from the north-westerly corner thereof, said beginning point being shown on the hereinafter described plat as "A"; thence S. 14 deg. 50' E. 120.4 ft. to a point No. 2; thence S. 37 deg. 25' E. 109.9 ft. to point No. 3; thence S. 14 deg. 15' E. 271.2 ft. to point "B"; thence N. 88 deg. 04' E. 404 ft. to point "C"; thence N. 2 deg. 28' W. 672 ft. to point "D"; thence S. 76 deg. 12' W. 278.8 ft. to point "E"; thence S. 59 degs. 52' W. 310.95 ft. to "A" and the place of BEGINNING, and being shown as Parcels A and B on plat made by C. B. Malcolm and Son, S.C.E.'s. dated June 9, 1955, copy of which is recorded in Deed Book 531, at page 305, in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia; and

BEING the same property conveyed to Michael T. Beresford and Delores P. Beresford, husband and wife, by deed dated May 13, 1979, of record in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Deed Book 1122, page 324.

This deed is made subject to all easements, reservations, restrictions and conditions of record affecting the hereinabove described property.

The parties of the second part by their acceptance and recordation of this Deed do hereby covenant and agree to pay the aforesaid obligation hereby assumed.

WITNESS the following signatures and seals.

Michael T. Beresford (SEAL)  
Michael T. Beresford

Delores P. Beresford (SEAL)  
Delores P. Beresford

STATE OF VIRGINIA

City of Roanoke, to-wit:

The foregoing instrument was acknowledged before me this the 25 day of May, 1982, by Michael T. Beresford



DK 1183 PB 01276

and Delores P. Beresford, husband and wife.

Care B. Dora  
Notary Public

My Commission Expires:  
April 21, 1986

State Tax \$352.50  
County Tax \$119.50  
Transfer Fee \$1.00  
Clerk's Fee \$10.00  
Plate \$  
20 & 220A \$132.50  
Total \$619.50

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va. this  
4 day of June 1984 this instrument was presented, and  
with the Certificate of acknowledgment thereto annexed, admitted to record at  
9:40 o'clock A.M. The taxes imposed by par. 58-54 and 58-54.1  
of the code have been paid.

Teste: Elizabeth H. Stiles Clerk  
By Clarence W. Hatcher Dep. Clerk

BK 1365 P8 01581

DEL. LAUTENSCHLAGER LAW FIRM

005585

THIS DEED, made and entered into this 9th day of April, 1992, by and between RICHARD L. HUFFMAN and CAROLYN S. HUFFMAN, husband and wife and ROY W. DENT, JR. AND ELIZABETH K. DENT, husband and wife, parties of the first part and, hereinafter referred to as the Grantors; and RICHARD L. HUFFMAN and CAROLYN S. HUFFMAN, husband and wife, as tenants by the entirety, with right of survivorship, as at common law and as provided in Section 55-21 of the Code of Virginia of 1950, as amended to date, parties of the second part and hereinafter referred to as the "Grantees":

: 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 by the Grantees unto the Grantors and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby BARGAIN, SELL, GRANT and CONVEY, unto the Grantees, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, the following described property, lying and being the County of Roanoke, State of Virginia, and more particularly described as follows, to-wit:

BEGINNING at a point in the center of Dent Road, corner to the property of W. W. Boxley, said BEGINNING POINT being the identical BEGINNING POINT as described in that certain conveyance from W. T. Manning and wife to D. N. Thompson, of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 149, page 76; thence along the center of said Dent Road, N. 86 degs. 50' W. 272 feet to a point; thence N. 80 degs. 28' W. 166.8 feet to a point (this point is S. 30 degs. 12' W. 16.2 feet from a 16 inch sycamore tree near the northerly side of said road); thence leaving said road and with a new division line through the property of D. N. Thompson, S. 30 degs. 12' W. passing 16½ feet easterly from an 18 inch double apple tree at 201 feet, and passing 17½ feet easterly from the center of a 15 inch walnut at 706 feet, and crossing the center line of the west fork of Carvins creek at 732 feet, in all a total distance of 786.3 feet to a point on the present southerly outside boundary

EDWARD W. LAUTENSCHLAGER  
ATTORNEY AT LAW  
SALESA, VIRGINIA 24130

BK 1365 P 8 01582

line of the property of D. N. Thompson; thence with the northerly line of that certain 6.38 acre tract previously conveyed to W. W. Boxley by D. N. Thompson, N. 70 degs. 12' E. crossing the center of Carvins Creek at about 90 feet, in all a total distance of 166 feet to a planted concrete monument at the northeast corner of the aforesaid 6.38 acre tract; thence continuing with the northerly line of the property of W. W. Boxley, purchased from J. D. Bower, N. 71 degs. 15' E. following the existing boundary line fence, 50 feet to a point; thence leaving the tract purchased by said Boxley from Bowers and following the existing boundary line fence with the northerly lines of that certain tract of land previously conveyed by D. N. Thompson to W. W. Boxley, N. 57 degs. 00' E. 50 feet to a marked fence post; thence N. 44 degs. 40' E. 34 feet to a marked fence post; thence N. 35 degs. 10' E. 95 feet; thence N. 48 degs. 00' E. 90.7 feet; thence N. 53 degs. 30' E. 240 feet to a marked fence post; thence S. 79 degs. 20' E. 90 feet; thence S. 77 degs. 50' E. 90 feet; thence S. 81 degs. 20' E. 75 feet to a fence corner post; thence with the westerly line of the property of W. W. Boxley, N. 1 deg. 00' W. passing through a planted concrete monument on the southerly side of Dent Road at 263 feet, in all a total distance of 278 feet to the place of BEGINNING, and BEING an easterly portion of that certain 29.01 acre tract conveyed to D. N. Thompson by W. T. Manning and wife, of record in the Clerk's Office of the Circuit Court of Roanoke County, Virginia, in Deed Book 149, page 76, as shown on plat of survey made by C. B. Malcolm, State Certified Engineer, dated July 24, 1939; and,

BEING the same property conveyed unto Roy W. Dent and Josephine G. Dent, his wife, by Deed dated July 29, 1939 from D. N. Thompson, et ux, of record in Deed Book 266, page 82, in the Office of the Clerk of the Circuit Court for the City of Roanoke, Virginia; and the said Roy W. Dent having died testate on April 10, 1974, and by the terms of his Last Will and Testament of record in the said Clerk's Office in Will Book 299, page 644, devised the hereinabove described property to his wife, Josephine G. Dent; and, the said Josephine G. Dent, having died testate on January 15, 1991, and by the terms of her Last Will and Testament of record in the aforesaid Clerk's Office in Will Book 44, page 1654, devised the hereinabove described, in equal shares, to her son Roy W. Dent, Jr. (one of the Grantors named herein) and her daughter Barbara D. Ballard. The said Barbara D. Ballard, divorced and unmarried, having died intestate on October 8, 1989, having as her sole heir at law her son, Richard L. Huffman (one of the Grantees named herein).

Without reimposing any of the reservations, restrictions, easements and conditions of record affecting the hereinabove described

EDWARD W. LAUTENBACHLAGER  
ATTORNEY AT LAW  
SALEM, VIRGINIA 24133

BK 1365 P 0 01583

property, this conveyance is made subject to all of them.

WITNESS the following signature and seal:

Richard L. Huffman  
Richard L. Huffman

Carolyn S. Huffman  
Carolyn S. Huffman

Roy M. Dent, Jr.  
Roy M. Dent, Jr.

Elizabeth K. Dent  
Elizabeth K. Dent

STATE OF VIRGINIA

City OF Salem

The foregoing instrument was acknowledged before me this the  
day of April, 1992 by Richard L. Huffman and  
Carolyn S. Huffman, husband and wife.

My commission expires:

6/30/94

W. Aubrey O. O'Leary  
NOTARY PUBLIC

STATE OF Virginia

City OF Richmond, to-wit:

The foregoing instrument was acknowledged before me this the  
24 day of April, 1992 by Roy W. Dent, Jr. and Elizabeth K.  
Dent, husband and wife.

W. Aubrey O. O'Leary  
Notary Public

My commission expires: 6-15-93

EDWARD W. LAUTENSCHLAGER  
ATTORNEY AT LAW  
SALEM, VIRGINIA 24163

BK 1365 P8 01584

St. Tax 58.1-801 (030)	\$ <u>36.00</u>
Local Tax (213)	\$ <u>12.00</u>
Transfer Fee (212)	\$ <u>1.00</u>
Clerk's Fee (301)	\$ <u>12.00</u>
VALF (142)	\$ <u>1.00</u>
St. Tax 58.1-802 (030)	\$ <u>12.00</u>
Local 58.1-802 (230)	\$ <u>12.00</u>
Total	\$ <u>86.00</u>

In the Clerk's Office of the Circuit  
Court of Roanoke County, Va. this  
29 day of Apr., 1992, this  
instrument was presented with the  
certificate of acknowledgement annexed  
& admitted to record at 16.11.  
The tax imposed under Sec. 58.1-802  
has been paid.

Tests: Alton A. Moore, Clerk

## FORM L-1

The following is a list of names, ages, relationship and addresses, ascertained after diligent inquiry has been made, of the heirs of BARBARA BELL BALLARD, who died on 10-8-89 and for whose estate we have been appointed Administrator by Clerk of the Circuit Court of the County of Roanoke, Va.

NAME	Age Years	RELATIONSHIP	ADDRESS
Richard Lane Huffman	adult	son	416 Dent Rd. N.W. Roanoke, VA. 24019

Given under my hand this 31st day of October, 1989

Richard L. Huffman

Administrator  
of said decedent.

Address: 416 Dent Rd. N.W., Roanoke, VA. 24019

STATE OF VIRGINIA  
COUNTY OF ROANOKE

I, Margha B. Conner Deputy Clerk of the aforesaid Court do certify that  
Richard Lane Huffman, Administrator

of above named decedent, this day personally appeared before me, in my said office, and made oath that he has made diligent inquiry as to the names, ages and addresses of heirs of the decedent, and that the above list is true and correct,

Given under my hand this 31st day of October, 1989

Margha B. Conner

Deputy Clerk

In the Clerk's office of the aforesaid Court on 31st day of October, 1989 at 2:00 PM

The foregoing list of names, ages, relationship and addresses of the heirs of the aforesaid decedent, was this day filed in said office, and upon the annexed affidavit, admitted to record.

Teste: Elizabeth W. Stokes

Clerk

By Margha B. Conner Deputy Clerk

I, JOSEPHINE G. DENT, of Roanoke County, Virginia, do hereby make, publish and declare this as and for my LAST WILL AND TESTAMENT, hereby expressly revoking all other wills heretofore made by me at any time.

ITEM I. I direct my Executrix, hereinafter designated, to pay all my debts and funeral expenses, including any estate or inheritance taxes which might be assessed or charged against my estate, as soon as practicable after my death.

ITEM II. I devise unto my daughter, BARBARA D. BALLARD, that certain tract of land lying between my residence and that of my daughter's, which my husband and I acquired from Central Park Corporation in 1961 (see Deed Book 661, page 164).

ITEM III. All the rest and residue of my property, real, personal or mixed, wherever situate and of whatever the same may consist, I devise and bequeath unto my daughter, BARBARA D. BALLARD, and my son, ROY W. DENT, JR., equally, share and share alike.

ITEM IV. I hereby nominate and appoint my daughter, BARBARA D. BALLARD, as Executrix of this, my Last Will and Testament, and expressly request that she be permitted to qualify as such without being required to furnish any surety on her bond. I also request that any appraisal of my estate be waived.

WITNESS my signature and seal to this, my LAST WILL AND TESTAMENT, dated this 28 day of March, 1975.

Josephine G. Dent (SEAL)  
Testatrix

Signed, sealed, published and declared by JOSEPHINE G. DENT, the Testatrix, as and for her Last Will and Testament, in

the presence of us, who, in her presence, and at her request, and in the presence of each other, all being present at the same time, have hereunto subscribed our names as attesting witnesses.

G.O. Clemens

Witness

Dois. S. Pyragat

Witness

KIMS, JOLLY,  
CLEMENS & CANTERBURY  
ATTORNEYS AT LAW  
SALEM, VA.

Signed for identification Josephine S. Dent



BK 0044PB 1656

VIRGINIA: IN THE CLERK'S OFFICE, CIRCUIT COURT FOR THE  
COUNTY OF ROANOKE, FEBRUARY 8, 1991

A paper writing purporting to be the Last Will and Testament of JOSEPHINE VINCENT GRAY DENT, deceased, aged eighty-seven years, late of the County of Roanoke, who departed this life January 15, 1991, said paper dated the 28th day of March, 1975, was this day produced before me in the Clerk's Office of said Court and proved according to law by the oath of G. O. Clemens, one of the subscribing witnesses thereto, the other subscribing witness thereto not being available; and the said G. O. Clemens testifying under oath that the testatrix, JOSEPHINE VINCENT GRAY DENT, signed said paper in his presence and in the presence of the other subscribing witness, all three being present at the same time. On the motion, in person, of Richard L. Huffman, grandson, said paper is admitted to probate and ordered to be recorded as and for the true Last Will and Testament of the said JOSEPHINE VINCENT GRAY DENT, deceased.

Whereupon, it being shown unto the Clerk that Barbara D. Ballard, the Executrix named in said will departed this life October 8, 1989.

Thereupon, on the motion, in writing, of Roy William Dent, Jr., son, and the motion, in person, of Richard L. Huffman, grandson, Richard L. Huffman is permitted to qualify as the Administrator c.t.a. of said estate. Whereupon, the said Richard L. Huffman, who made oath thereto, having entered into and acknowledged a bond in the penalty of Seventy-Five Thousand Dollars (75,000.00), conditioned according to law, but without surety

BK 0044 PB 1657

as provided in said will, certificate is granted him for  
obtaining a probate of said will in due form.

(Appraisers waived by Administrator, c.t.a.)

TESTE: ELIZABETH W. STOKES, CLERK

By: Maria S. Cannon  
Deputy Clerk

## FORM L-1

The following is a list of names, ages, relationship and addresses, ascertained after diligent inquiry has been made, of the heirs of JOSEPHINE VINCENT GRAY DENT, who died on 1-15-91 and for whose estate we have been appointed Administrator, c.t.a. by Clerk of the Circuit Court of the County of Roanoke, Va.

NAMES	Ages Years	RELATIONSHIP	ADDRESSES
Roy William Dent, Jr.	adult	son	45 Old Mill Rd. Richmond, Va. 23226
<u>CHILD OF BARBARA DENT BALLARD, deceased daughter</u>			
Richard L. Huffman	adult	grandson	348 Dent Rd. N.W. Roanoke, VA. 24019

Given under my hand this 8th day of February 1991

Richard L. Huffman

Administrator, c.t.a.  
of said decedent.

Address: 348 Dent Rd. N.W., Roanoke, Va 24019

STATE OF VIRGINIA  
COUNTY OF ROANOKE

I, Marsha B. Conner Deputy Clerk of the aforesaid Court do certify that  
Richard L. Huffman, Administrator, c.t.a.

of above named decedent, this day personally appeared before me, in my said office, and made oath that he has made diligent inquiry as to the names, ages and addresses of heirs of the decedent, and that the above list is true and correct,

Given under my hand this 8th day February 1991

Marsha B. Conner

Deputy Clerk

In the Clerk's office of the aforesaid Court on 8th day of February, 1991 at 9:00 AM

The foregoing list of names, ages, relationship and addresses of the heirs of the aforesaid decedent, was this day filed in said office, and upon the annexed affidavit, admitted to record.

Teste: Elizabeth W. Stokes

Clerk

By Marsha B. Conner

Deputy Clerk

5931

THIS DEED, made and entered into this 10th day of December, 1982, by and between CARSON H. BALLARD and BARBARA BELL DENT HUFFMAN BALLARD, formerly Barbara Dent Huffman, husband and wife, parties of the first part; and BARBARA BELL DENT HUFFMAN BALLARD, party of the second part.

## : 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, the receipt and sufficiency of which is hereby acknowledged, the parties of the first part do hereby GRANT AND CONVEY with covenants of GENERAL WARRANTY of title, unto the said BARBARA BELL DENT HUFFMAN BALLARD, feme sole, as and for her sole and separate equitable estate as if she were an unmarried woman, all that certain lot or parcel of land and all improvements thereon, lying and being in the County of Roanoke, State of Virginia, and more particularly described as follows, to-wit:

BEGINNING at a point on the southerly side of Virginia State Secondary Route No. 623 at the northeasterly corner of the 1.33 acre Tract "A" heretofore conveyed to Roy Dent by Central Park Corporation; thence with Virginia State Secondary Route No. 623, S. 72° 21' E. 74.65 feet to an angle point in same; thence still with Route 623, S. 87° 14' E. 29.64 feet to an iron pin corner to Tracts "B" and "C"; thence with the division line between said Tracts "B" and "C", S. 1° 39' E. 464.48 feet to an iron on the northerly line of Lot 2, Block 1, according to the Map of Captain's Grove; thence N. 86° 3' W. 100.48 feet to an iron, corner to Tracts "A" and "B"; thence N. 1° 39' W. 481.63 feet to the place of BEGINNING; and containing 1.08 acres and being Tract "B", according to a survey made for Central Park Corporation, showing Tracts "A", "B", and "C", made by T. P. Parker, S.C.E., January 24, 1961; and

BEING the same property conveyed to the parties of the first part by deed dated February 19, 1964, from Barbara Dent Huffman Ballard, formerly Barbara Dent Huffman, and recorded in the Clerk's Office of the Circuit Court of the County of Roanoke, Virginia, in Deed Book 735, page 363.

THIS CONVEYANCE is made expressly subject to all recorded conditions, reservations, easements and restrictions affecting title to the property herein conveyed.

BK1188P6 01357

WITNESS the following signatures and seals:

Carson H. Ballard (SEAL)  
CARSON H. BALLARD

Barbara Bell Dent Huffman Ballard (SEAL)  
BARBARA BELL DENT HUFFMAN BALLARD

STATE OF VIRGINIA

City of Salem, to-wit:

The foregoing deed was acknowledged before me this the  
10th day of December, 1982, by Carson H. Ballard.

My commission expires: Oct. 1, 1984

Sherry J. Powers  
Notary Public

STATE OF VIRGINIA

City of Salem, to-wit:

The foregoing deed was acknowledged before me this the  
10th day of December, 1982, by Barbara Bell Dent Huffman  
Ballard.

My commission expires: April 25, 1986

Mary M. Peters  
Notary Public

State Tax	\$ <u>50</u>	In the Clerk's Office of the Circuit Court for the County of Roanoke, Va. this
County Tax	\$ <u>17</u>	<u>22</u> day of <u>Dec</u> , 19 <u>82</u> this instrument was presented, and
Transfer Fee	\$ <u>1.00</u>	with the Certificate of acknowledgment thereto approved, admitted to record at
Clerk's Fee	\$ <u>10.00</u>	<u>11 07</u> o'clock <u>A</u> .M. The taxes imposed by par. 58-54 and 58-54.1
Plats	\$	of the code have been paid.
120 & 220A	\$	
Comm'	\$ <u>11.67</u>	

Teste: Elizabeth H. Stupfel Clerk  
By: Sherry J. Powers Dep. Clerk

WALKER, APGAR & GREGORY  
ATTORNEYS AT LAW  
108 BOULEVARD  
SALEM, VIRGINIA  
24132

I, Roy W. Dent, do hereby make, publish and declare this as and for my last will and testament, hereby expressly revoking all other wills heretofore made by me at anytime.

ITEM I. I direct my Executrix, hereinafter designated, to pay all of my debts and funeral expenses, including any estate or inheritance taxes which might be assessed or charged against my estate, as soon as practicable after my death.

ITEM II. I devise and bequeath all of my property, real, personal or mixed, wherever situate and of whatever the same may consist, unto my wife, Josephine G. Dent.

ITEM III. I hereby nominate and appoint my wife, Josephine G. Dent, as Executrix of this, my last will and testament, and expressly request that she be permitted to qualify as such without being required to furnish any surety on her bond. My said wife, acting in her capacity as Executrix, shall have the sole, absolute and complete power over the administration and disposition of my estate, and it shall not be necessary or incumbent upon anyone to look to the proper application of any moneys, property or other thing of value derived from the disposition of all, or any part of, my estate.

WITNESS my signature and seal to this, my last will and testament, dated this 22<sup>nd</sup> day of July, 1968.

Roy W. Dent (SEAL)  
Testator

Signed, sealed, published and declared by Roy W. Dent, the Testator, as and for his last will and testament, in the presence of us, who, in his presence, and in the presence of each other, and at his request, all being present at the same time, have hereunto affixed our names as subscribing witnesses.

Quanta F. Brandt  
Witness

Theresa M. Fralin  
Witness

VIRGINIA: IN THE CLERK'S OFFICE, CIRCUIT COURT FOR THE COUNTY OF  
ROANOKE, FEBRUARY 12, 1975

A paper writing purporting to be the last will and testament of ROY W. DENT, deceased, aged sixty-five years, late of the County of Roanoke, who departed this life on April 10, 1974, said paper dated this 23rd day of July, 1968, was this day produced before me in the Clerk's Office of said Court and proved according to law by the oath of Hazel M. Fralin, one of the subscribing witnesses thereto, Juanita F. Brandt, the other subscribing witness thereto, not being available; and the said Hazel M. Fralin, testifying under oath that the testator, ROY W. DENT, signed said paper in her presence and in the presence of Juanita F. Brandt, all three being present at the same time; and on the motion of Josephine G. Dent, said paper is admitted to probate and ordered to be recorded as and for the true last will and testament of the said ROY W. DENT, deceased.

Thereupon, the said Josephine G. Dent, the Executrix named in the will of said decedent, having declined in person to qualify as such at this time, the right to do so is reserved until another day.

Teste:

Elizabeth W. Stokes, Clerk

By Thelma L. Leonard  
Deputy Clerk

M&W PRINTERS  
FORM L-1

The following is a list of names, ages, relationship and addresses, ascertained after diligent inquiry has been made, of the heirs of Roy W. Dent, who died on April 10, 1974 declined to be and for whose estate we have been appointed Executrix by Clerk of the Circuit Court of the County of Roanoke, Va.

NAMES	Ages Years	RELATIONSHIP	ADDRESSES
Josephine G. Dent	71	Wife	Roanoke, Virginia
Barbara D. Ballard	45	Daughter	Roanoke, Virginia
Roy William Dent, Jr.	43	Son	Richmond, Virginia

Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_

Josephine G. Dent

Widow  
of said decedent.

Address: 416 Dent Rd., N.W. Roanoke, Va. 24019

STATE OF VIRGINIA  
COUNTY OF ROANOKE

I, Verlon L. Leonard Deputy Clerk of the aforesaid Court do certify that

Josephine G. Dent

Widow

of above named decedent, this day personally appeared before me, in my said office, and made oath that he has made diligent inquiry as to the names, ages and addresses of heirs of the decedent, and that the above list is true and correct,

Given under my hand this 12th day February, 1975

Verlon L. Leonard

Deputy Clerk

In the Clerk's office of the aforesaid Court on 12th day of February, 1975 at 9:45 a.m.

The foregoing list of names, ages, relationship and addresses of the heirs of the aforesaid decedent, was this day filed in said office, and upon the annexed affidavit, admitted to record.

Teste: Elizabeth W. Stokes

Clerk

By Verlon L. Leonard Deputy Clerk



THIS DEED, made and entered into this 19th day of February, 1964, by and between BARBARA DENT HUFFMAN BALLARD, formerly Barbara Dent Huffman, and CARSON H. BALLARD, her husband, parties of the first part, and CARSON H. BALLARD and BARBARA D. BALLARD, husband and wife, parties of the second part:

W I T N E S S E T H:

THAT FOR and in consideration of the sum of FIVE DOLLARS (\$5.00), cash in hand paid, love and affection, receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant and convey, with covenants of GENERAL WARRANTY of title, unto the said Carson H. Ballard and Barbara D. Ballard, husband and wife, parties of the second part, as tenants by the entirety, with the right of survivorship as at common law, and as recognized in section 55-21 of the Code of Virginia of 1950, all that certain lot or parcel of land, lying and being in the County of Roanoke, State of Virginia, more particularly described as follows, to-wit:

BEGINNING at a point on the southerly side of Virginia State Secondary Route No. 623 at the northeasterly corner of the 1.33 acre Tract "A" heretofore conveyed to Roy Dent by Central Park Corporation; thence with Virginia State Secondary Route No. 623, S. 72 degs. 21' E. 74.65 feet to an angle point in same; thence still with Route 623, S. 87 degs. 14' E. 29.64 feet to an iron pin corner to Tracts "B" and "C"; thence with the division line between said Tracts "B" and "C", S. 1 deg. 39' E. 464.48 feet to an iron on the northerly line of Lot 2, Block 1, according to the Map of Captain's Grove; thence 4.86 degs. 3' W. 100.48 feet to an iron corner to Tracts "A" and "B"; thence N. 1 deg. 39' W. 481.63 feet to the place of BEGINNING; and containing 1.08 acres and being Tract "B", according to a survey made for Central Park Corporation, showing Tracts "A", "B", and "C", made by T. P. Parker, S.C.E., January 24, 1961; and

BEING the same property conveyed to Barbara Dent Huffman by deed dated the 11th day of May, 1961, from Central Park Corporation, recorded in the Clerk's Office of the Circuit Court of the County of Roanoke, Virginia, in Deed Book 665, page 168.

TO HAVE AND TO HOLD unto the said Carson H. Ballard and Barbara D. Ballard, husband and wife, parties of the second part, as tenants by the entirety, with the survivor taking the fee simple title, and his or her heirs and assigns forever.

This conveyance is made expressly subject to all recorded conditions, reservations, easements and restrictions affecting title to the property herein conveyed.

The parties of the first part covenant that they have the right to convey said land to grantees; that grantees shall have quiet and peaceable possession of said land, free from all encumbrances; that they have done no act to encumber the same; and that they will execute such further assurances of title to said land as may be requisite.

WITNESS the following signatures and seals:

Barbara Dent Huffman Ballard (SEAL)  
BARBARA DENT HUFFMAN BALLARD

Carson H. Ballard (SEAL)  
CARSON H. BALLARD

STATE OF VIRGINIA,

CITY OF ROANOKE, to-wit:

I, Carson H. Ballard, a Notary Public in and for the City and State aforesaid, do certify that Barbara Dent Huffman Ballard and Carson H. Ballard, her husband, whose names are signed to the foregoing writing bearing date the 19th day of February, 1964, have this day personally appeared before me, in my City and State aforesaid, and acknowledged the same.

GIVEN under my hand this 21st day of February, 1964.

My Commission Expires: March 1, 1967

Carson H. Ballard  
NOTARY PUBLIC

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this 21st day of February, 1964 this deed was presented, and with the Certificate of Acknowledgment thereto annexed, admitted to record at 11:35 o'clock A.M.

Teste: D. G. Rogers Clerk  
By Mary A. Henderson Dep. Clerk

De Tax \$ 2.75  
City Tax \$ 1.35  
Defer Fee \$ 1.00  
Clerk Fee \$ 3.00  
Total \$ 8.10

Exempl-

THIS DEED, Made this 29th day of July, 1939, by and between D. N. Thompson and Roxie E. Thompson, his wife, of Roanoke County, Virginia, parties of the first part, and Roy W. Dent, of Roanoke, Virginia, party of the second part.

WITNESSETH: That for and in the consideration of the sum of Twenty Five Hundred Fifty Dollars (\$2550); One Thousand Dollars (\$1000) cash paid by the party of the second part to the parties of the first part, receipt of which is hereby acknowledged, and the balance evidenced by one negotiable interest-bearing note of even date herewith executed by the party of the second part, for the amount of Fifteen Hundred Fifty Dollars (\$1550) payable to Bearer or order at the Liberty Trust Company offices in monthly installments of Twenty Dollars (\$20) per month on the 29th day of each month, with interest at the rate of six per cent (6%) per annum and secured by a deed of trust of even date herewith; the parties of the first part do hereby grant, bargain, sell and convey unto the party of the second part, with General Warranty of Title, all that certain tract or parcel of land lying and being in the Big Lick Magisterial District of Roanoke County, Virginia, described as follows:

BEGINNING at a point in the center of Dent Road, corner to the property of W. W. Boxley, said Beginning Point being the identical Beginning Point as described in that certain conveyance from W. T. Manning and wife to D. N. Thompson, of record in the Clerk's Office of the Circuit Court of Roanoke County, Va., in Deed Book 149, Page 76; thence along the center of said Dent Road, N. 86 degs.-50' W. 272 feet to a point; thence N. 80 degs. 28' W. 166.8 feet to a point (this point is S. 30 degs.-12' W. 16.2 feet from a 16" sycamore tree near the northerly side of said Road); thence leaving said Road and with a new division line through the property of D. N. Thompson, S. 30 degs.-12' W. passing 18 1/2 feet easterly from an 18" double apple tree at 201 feet, and passing 17 1/2 feet easterly from the center of a 15" walnut at 706 feet, and crossing the center line of the west fork of Carvins Creek at 732 feet, in all a total distance of 788.3 feet to a point on the present southerly outside boundary line of the property of D. N. Thompson; thence with the northerly line of that certain 6.38 acre tract previously conveyed to W. W. Boxley by D. N. Thompson, N. 70 degs.-12' E. crossing the center of Carvins Creek at about 90 feet, in all a total distance of 166 feet to a planted concrete monument at the northeast corner of the aforesaid 6.38 acre tract; thence continuing with the northerly line of the property of W. W. Boxley, purchased from J. D. Bower, N. 71 degs.-15' E. following the existing boundary line fence, 50 feet to a point; thence leaving the tract purchased by said Boxley from Bowers and following the existing boundary line fence and with the northerly lines of that certain tract of land previously conveyed by J. N. Thompson to W. W. Boxley, N. 57 degs. 00' E. 50 feet to a marked fence post; N. 44 degs.-40' E. 34 feet to a marked fence post; N. 35 degs.-10' E. 95 feet; N. 48 degs.-00' E. 90.7 feet; N. 53 degs.-30' E. 240 feet to a marked fence post; S. 79 degs.-20' E. 90 feet; S. 77 degs.-50' E. 90 feet; S. 81 degs.-20' E. 75 feet to a fence corner post; thence with the westerly line of the property of W. W. Boxley N. 1 deg. 00' W. passing through a planted concrete monument on the southerly side of Dent Road at 263 feet, in all a total distance of 278 feet to the place of beginning and being an easterly portion of that

certain 29.01 acre tract conveyed to D. N. Thompson by W. T. Manning and wife, of record in the Clerk's Office of the Circuit Court of Roanoke County, Va., in Deed Book 149, Page 76, as shown by plat of survey made by C. B. Malcolm, State Certified Engineer, dated July 24, 1939.

The parties of the first part covenant that they have the right to convey the said land to the grantee; that they have done no act to encumber the same; that the grantee shall have quiet and peaceful possession of the same free from all encumbrances; and that they, the said parties of the first part, will execute such other and further assurances of title to the said land as may be requisite.

Witness the following signature and seal the day and year above first written.

D. N. Thompson (SEAL)

Roxie E. Thompson (SEAL)

State of Virginia,  
County of Roanoke, to wit:

I, Mary D. Guy, a Notary Public in and for the County and State aforesaid, do hereby certify that D. N. Thompson and Roxie E. Thompson, whose names are signed to the foregoing deed bearing date of the 29th day of July, 1939, have personally appeared before me and acknowledged the same in my County and State aforesaid.

Given under my hand this 31st day of July, 1939.

My commission expires Sept. 10th, 1939.

Mary D. Guy, Notary Public.

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this 8 day of Aug., 1939, this deed was presented, and with the Certificate of acknowledgment thereto annexed, admitted to record at 3:50 o'clock P. M., having affixed thereto duly cancelled United States Internal Revenue Stamp of the value of \$3.00.

Tax	\$3.12
Fee	1.75
Transfer	1.00
	<u>\$5.87</u>

Tests:

Roy K. Brown, Clerk.

#2212

THIS DEED, Made this 29th day of July, 1939, by and between Roy W. Dent and Josephine G. Dent, his wife, of Roanoke, Virginia, parties of the first part and Harvey T. Hall, Jr., Trustee, of Roanoke County, Virginia, party of the second part.

WITNESSETH: That for and in the consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged the parties of the first part do hereby grant and convey, with General Warranty of Title, unto the party of the second part all that certain tract of parcel of land lying and being in the Big Lick Magisterial District, of Roanoke County, Virginia, described as follows:

BEGINNING at a point in the center of Dent Road, corner to the property of W. W. Boxley, said Beginning Point being the identical BEGINNING Point

Exam'd.  
Mailed to  
Liberty  
Trust Co.  
Roanoke, Va.  
7/11/39-

3327

Received the original deed  
 12/30/79  
 J. V. D. O'Leary  
 Clerk  
 Registered of the County Clerk  
 July 15, 1980

THIS DEED made and entered into this first day of July, 1968, by and between Abney Boxley, Surviving Trustee under the will of W. W. Boxley, deceased, hereinafter called "Grantor," and R. W. Bowers and C. F. Kofauver as equal tenants in common, hereinafter called "Grantees";

- W I T N E S S E T H -

THAT, WHEREAS, W. W. Boxley died testate on January 12, 1940, seised and possessed of certain lands, including the hereinafter described land, and by his will, of record in the Clerk's Office of the Hustings Court of the City of Roanoke, Virginia, in Will Book 7, page 316, and of record in the Clerk's Office of the Circuit Court of Roanoke County in Will Book 7, page 42, W. W. Boxley devised, inter alia, the said land hereinafter described to his sons, L. J. Boxley and Abney Boxley, as Trustees, with the rights and powers with respect thereto as are more fully set out in said will, which specifically includes the power of sale; and

WHEREAS, L. J. Boxley, one of the Trustees, died intestate on February 12, 1955, and Abney Boxley is the sole Surviving Trustee with all of the rights, powers, authority and duties granted to and vested in said Trustees under said will;

NOW, THEREFORE, IN CONSIDERATION of the premises and the sum of TWENTY THOUSAND DOLLARS (\$20,000.00), cash in hand paid by the Grantees to the Grantor, receipt whereof is hereby acknowledged, the Grantor does hereby bargain, sell, grant and convey with covenants of special warranty of title equally unto the Grantees as tenants in common that certain tract or parcel of land situated in Roanoke County, Virginia, containing by estimate 11.05 acres, be the same more or less,

HAZLEGROVE,  
 GARR, DICKINSON,  
 SMITH & REA  
 ATTORNEYS AT LAW  
 ROANOKE, VA.

- 2 -

said tract being more particularly bounded and described as follows:

BEGINNING at a point on the line of the lands heretofore conveyed by the Grantor to Captains Grove Corporation dated September 4, 1958, and the northern boundary line of the W. W. Boxley Farm lands, which point of beginning is S. 83° 02' W. 32.8 foot from point No. 28 as shown on a plat or map made of the Boxley Farm by C. B. Malcolm & Sons, State Certified Engineers, dated October 24, 1955; thence with the original Boxley Farm land as shown on said map, S. 83° 02' W. 420 foot to a point marked No. 29 on said map; thence S. 53° 55' W. 107.9 foot to a point marked No. 30 on said map; thence S. 62° 58' W. 114.8 foot to a point marked No. 31 on said map crossing the West Fork of Carvins Creek at 85 foot; thence S. 71° 33' W. 81.8 foot to a concrete monument marked No. 32 on said map; thence S. 70° 0' W. 412.3 foot to a corner marked No. 33 on said map crossing the said West Fork of Carvins Creek at 82 foot; thence continuing with the outside boundary line of the Boxley Farm, S. 12° 57' E. 993.47 foot to the line of the tract of land conveyed by the Grantor to Bowers and Finney Construction Corporation dated March 1, 1967, and shown on the thereto attached plat made by T. P. Parker, State Certified Engineer, dated February 25, 1967; thence leaving the outside boundary line of the Boxley Farm and with the line of the parcel conveyed to Bowers and Finney Construction Corporation, N. 78° 01' 30" E. 471.53 foot to a point on the line of the property conveyed by the Grantor to Raymond A. Ellis by deed dated September 1, 1967, with the thereto attached map made by T. P. Parker, State Certified Engineer, dated July 17, 1967; thence with the Raymond A. Ellis land, N. 11° 58' 30" W. 526.73 foot to a point; thence continuing with the Ellis line, N. 88° 02' 30" E. 95.55 foot, more or less, to the south line of the property of Dr. M. E. Henderson; thence with the line of the Henderson property, the following five courses and distances: N. 14° 15' W. 271.2 foot to a point; N. 37° 25' W. 109.9 foot to a point; N. 14° 50' W. 120.4 foot to a point; N. 59° 52' E. 310.95 foot to a point; N. 76° 12' E. 278.8 foot to the line of the Captains Grove property; thence with said line in a northerly direction 20 foot, more or less, to the place of BEGINNING.

The parcel or tract of land hereinabove described and hereby conveyed is estimated to contain 11.05 acres, but this sale and conveyance is made in bulk and not by the acre, be the actual acreage by an accurate survey, more or less, than the estimate.

HAZLE GROVE,  
GARR, DICKINSON,  
SMITH & REA  
ATTORNEYS AT LAW  
ROANOKE, VA.

- 3 -

It is hereby intended by the Grantor to convey to the Grantees all of the lands remaining unsold from the W. W. Boxley Farm, but no liability or responsibility is assumed by the Grantor for any errors in courses or distances and any omissions or overlaps.

This sale and conveyance of the tract or parcel of land hereinabove described is made expressly subject to a drainage easement set forth in detail in the aforesaid deed from the Grantor to Bowers and Finney Construction Corporation dated March 1, 1967, to which reference is hereby expressly made, the said drainage easement as set forth in said deed being as follows:

"AND FURTHER, for the consideration above recited, the Grantor does hereby grant unto the Grantee a drainage easement 20 feet in width extending in a northerly direction over, across and upon the remaining lands held by the Grantor herein, as Trustee, and which lie to the north of the parcel hereby conveyed. Said drainage easement, as initially located, begins on the north boundary of the property hereby conveyed at a point which is 400 feet west of the boundary line of the Captain's Groves Subdivision and runs on an initial bearing of N. 11° 58' 30" W. to a point on a certain creek or stream popularly referred to as the "West Fork of Carvin's Creek" and which is approximately 1020 feet distant from the point of beginning. The exact location of the drainage easement hereby conveyed shall be agreed upon by the parties hereto, their successors or assigns; but, it shall generally follow a natural drainage depression over and across the lands of the Grantor to the north; shall be such as to promote adequate and efficient drainage of all lands contiguous thereto and shall be such as to meet with the approval of the Virginia State Department of Highways. It is specifically provided that the drainage easement hereby granted is not in anywise a conveyance of the fee, nor shall it be construed as an exclusive easement for the benefit of the property hereby conveyed, but may serve as drainage for the remaining property of the Grantor. The initial cost of improving or constructing said drainage easement shall be solely that of the Grantee, but the said drainage easement may be relocated or reconstructed at any time at the option of the Grantor provided, however, that it shall be equally efficient as the initial easement and the relocation whereof shall be at the sole cost of the Grantor, his successors or assigns."

HASLEBROVE,  
CARR, DICKINSON,  
SMITH & REA  
ATTORNEYS AT LAW  
ROANOKE, VA.

- 4 -

This conveyance is made subject to all conditions, easement, restrictions and other property rights of record affecting the above-described tract or parcel of land.

TO HAVE AND TO HOLD unto the Grantees, as equal tenants in common, their heirs and assigns, forever, in fee simple.

IN WITNESS WHEREOF, the Grantor has herunto set his signature and affixed his seal the day and year first hereinabove written.

Abney Boxley (SEAL)  
Surviving Trustee under the  
will of W. W. Boxley, deceased

STATE OF VIRGINIA }  
CITY OF ROANOKE } to wit:

I, Madeline F. Dillard, a Notary Public in and for the City of Roanoke, in the State of Virginia, do hereby certify that Abney Boxley, Surviving Trustee under the will of W. W. Boxley, whose name is signed to the foregoing writing bearing date the first day of July, 1968, has personally appeared before me and acknowledged the same in my City and State aforesaid.

GIVEN under my hand this 29th day of July, 1968.

Madeline F. Dillard  
Notary Public

My commission expires:

Jan. 28, 1969

HALESGROVE,  
BARR, DICKINSON,  
SMITH & REA  
ATTORNEYS AT LAW  
ROANOKE, VA.

State Tax	\$ 30.00
County Tax	\$ 10.00
Transfer Fee	\$ 1.00
Clerk's Fee	\$ 6.00
Plats	\$ 20.00
120 & 220A	\$ 67.00
Total	\$ 67.00

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this 30 day of July, 1968, this instrument was presented, and with the Certificate of acknowledgment thereto annexed, admitted to record at 4:30 o'clock P. M. The taxes imposed by § 50-54 (a) and (b) of the code have been paid.

Tester: E. Elizabeth H. Stokes Clerk  
By: Richard E. Lumbford Dep. Clerk





## MAP OF SECTION NO. 2

# CAPTAIN'S GROVE ESTATES

PROPERTY OF  
R. W. BOWERS & C. F. KEFAUVER  
ROANOKE COUNTY, VIRGINIA

00

BY: T. P. PARKER

STATE CURE LUMBER.

## RESTRICTIONS

OH

[illegible]

12740

DR. M. E. HEYDENSON  
O. B. 53, PG.

1

100

1999

[illegible]

---

[illegible][illegible]

1  
 2  
 3  
 4  
 5  
 6  
 7  
 8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25  
 26  
 27  
 28  
 29  
 30  
 31  
 32  
 33  
 34  
 35  
 36  
 37  
 38  
 39  
 40  
 41  
 42  
 43  
 44  
 45  
 46  
 47  
 48  
 49  
 50  
 51  
 52  
 53  
 54  
 55  
 56  
 57  
 58  
 59  
 60  
 61  
 62  
 63  
 64  
 65  
 66  
 67  
 68  
 69  
 70  
 71  
 72  
 73  
 74  
 75  
 76  
 77  
 78  
 79  
 80  
 81  
 82  
 83  
 84  
 85  
 86  
 87  
 88  
 89  
 90  
 91  
 92  
 93  
 94  
 95  
 96  
 97  
 98  
 99  
 100  
 101  
 102  
 103  
 104  
 105  
 106  
 107  
 108  
 109  
 110  
 111  
 112  
 113  
 114  
 115  
 116  
 117  
 118  
 119  
 120  
 121  
 122  
 123  
 124  
 125  
 126  
 127  
 128  
 129  
 130  
 131  
 132  
 133  
 134  
 135  
 136  
 137  
 138  
 139  
 140  
 141  
 142  
 143  
 144  
 145  
 146  
 147  
 148  
 149  
 150  
 151  
 152  
 153  
 154  
 155  
 156  
 157  
 158  
 159  
 160  
 161  
 162  
 163  
 164  
 165  
 166  
 167  
 168  
 169  
 170  
 171  
 172  
 173  
 174  
 175  
 176  
 177  
 178  
 179  
 180  
 181  
 182  
 183  
 184  
 185  
 186  
 187  
 188  
 189  
 190  
 191  
 192  
 193  
 194  
 195  
 196  
 197  
 198  
 199  
 200  
 201  
 202  
 203  
 204  
 205  
 206  
 207  
 208  
 209  
 210  
 211  
 212  
 213  
 214  
 215  
 216  
 217  
 218  
 219  
 220  
 221  
 222  
 223  
 224  
 225  
 226  
 227  
 228  
 229  
 230  
 231  
 232  
 233  
 234  
 235  
 236  
 237  
 238  
 239  
 240  
 241  
 242  
 243  
 244  
 245  
 246  
 247  
 248  
 249  
 250  
 251  
 252  
 253  
 254  
 255  
 256  
 257  
 258  
 259  
 260  
 261  
 262  
 263  
 264  
 265  
 266  
 267  
 268  
 269  
 270  
 271  
 272  
 273  
 274  
 275  
 276  
 277  
 278  
 279  
 280  
 281  
 282  
 283  
 284  
 285  
 286  
 287  
 288  
 289  
 290  
 291  
 292  
 293  
 294  
 295  
 296  
 297  
 298  
 299  
 300  
 301  
 302  
 303  
 304  
 305  
 306  
 307  
 308  
 309  
 310  
 311  
 312  
 313  
 314  
 315  
 316  
 317  
 318  
 319  
 320  
 321  
 322  
 323  
 324  
 325  
 326  
 327  
 328  
 329  
 330  
 331  
 332  
 333  
 334  
 335  
 336  
 337  
 338  
 339  
 340  
 341  
 342  
 343  
 344  
 345  
 346  
 347  
 348  
 349  
 350  
 351  
 352  
 353  
 354  
 355  
 356  
 357  
 358  
 359  
 360  
 361  
 362  
 363  
 364  
 365  
 366  
 367  
 368  
 369  
 370  
 371  
 372  
 373  
 374  
 375  
 376  
 377  
 378  
 379  
 380  
 381  
 382  
 383  
 384  
 385  
 386  
 387  
 388  
 389  
 390  
 391  
 392  
 393  
 394  
 395  
 396  
 397  
 398  
 399  
 400  
 401  
 402  
 403  
 404  
 405  
 406  
 407  
 408  
 409  
 410  
 411  
 412  
 413  
 414  
 415  
 416  
 417  
 418  
 419  
 420  
 421  
 422  
 423  
 424  
 425  
 426  
 427  
 428  
 429  
 430  
 431  
 432  
 433  
 434  
 435  
 436  
 437  
 438  
 439  
 440  
 441  
 442  
 443  
 444  
 445  
 446  
 447  
 448  
 449  
 450  
 451  
 452  
 453  
 454  
 455  
 456  
 457  
 458  
 459  
 460  
 461  
 462  
 463  
 464  
 465  
 466  
 467  
 468  
 469  
 470  
 471  
 472  
 473  
 474  
 475  
 476  
 477  
 478  
 479  
 480  
 481  
 482  
 483  
 484  
 485  
 486  
 487  
 488  
 489  
 490  
 491  
 492  
 493  
 494  
 495  
 496  
 497  
 498  
 499  
 500  
 501  
 502  
 503  
 504  
 505  
 506  
 507  
 508  
 509  
 510  
 511  
 512  
 513  
 514  
 515  
 516  
 517  
 518  
 519  
 520  
 521  
 522  
 523  
 524  
 525

[illegible]

KNOW ALL THAT ALL  
OF LANDS  
SOLIDIFIED  
THE SAID  
INTO LOTS  
AS REQUIRED  
VIRGINIA  
THE S  
REARAGE  
DET AFTER  
THE S  
PLAY BALL  
SHOWING  
ON A BE  
SPECIFI  
HIGH WA  
OWNERS  
THE COVE  
GRADE L  
LANDS  
THE FU  
FILLING  
GRADE  
VIRGIN  
RETAIN  
RECEI

Age Group	Percentage of Respondents
18-29	65%
30-49	75%
50-69	80%
70+	85%

\_\_\_\_\_

\_\_\_\_\_

PLAT BOOK 1, PAGE 6

--	--

---

---

---

1

—

100

1

ROANOKE COUNTY SANITATION AUTHORITY  
Sewer Line Easement.

4705

In consideration of benefits to accrue unto the grantor herein (all parties signatory hereof being considered as "Grantor"), by reason of the location, construction, reconstruction, enlargement, inspection, repair, and maintenance of a sanitary sewer system, designated as "West Fork of Carvins Creek," being undertaken by the Roanoke County Sanitation Authority, the Grantor hereby grants and conveys unto the said Roanoke County Sanitation Authority, its successors and assigns, with General Warranty of title; a perpetual easement 15 feet in width through the land of the Grantor, together with the right of ingress to and egress from the same, for the location, construction, reconstruction, enlargement, inspection, repair and maintenance of a sanitary sewer line or lines if any additional lines be installed within said 15 foot easement, the easement being 7 1/2 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 Clerk of the Circuit Court of Roanoke County, Virginia, and also in the office of the Roanoke County Sanitation Authority, designated as "West Fork of Carvins Creek."

- Roanoke County Sanitation Authority," together with the right to install laterals from the interceptor line or lines if any additional line or lines be installed within said 15 foot easement and manholes at any point within said 15 foot easement. The land affected by this easement is identified as follows, to wit:

Tract B, Central Park Corp. Map (1.08 Acres), as recorded in Deed Book 665, Page 168, in the Clerk's Office for the Circuit Court of Roanoke County, in the name of Barbara Dent Hoffman.

WITNESS the following signatures and seals, this 8th day of August, 1963.

Barbara Dent Hoffman Ballard (SEAL)  
Barbara Dent Hoffman Ballard

Carson H. Ballard (SEAL)  
C. H. Ballard

(SEAL)

(SEAL)

STATE OF VIRGINIA

To wit:

County of ROANOKE,  
I, Thomas E. Whitman, Jr. a Notary Public in and for the State and County aforesaid, do hereby certify that Barbara Dent Hoffman Ballard & Carson H. Ballard whose names are signed to the foregoing writing bearing date of August 8, 1963, have each this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Witness my hand and seal this 8th day of August, 1963.

My Commission expires January 19, 1964.



Thomas E. Whitman, Jr.  
Notary Public

Tax \$  
Fees \$  
Notary Fee \$  
Clerk's Fee \$  
Total \$

In the Clerk's Office of the Circuit Court for the County of Roanoke, Va., this 8th day of Sept, 1963 this deed was presented, and with the Certificate of acknowledgment thereto annexed, admitted to record at 3:00 o'clock P.M.  
Tempt: Ray B. Harrison Clerk  
By Barbara D. Hoffman Dep. Clerk

Mailed to  
Roanoke Co.  
Sanitation  
Authority  
Bellevue Va  
10-9-63

DEL. CRANWELL LAW FIRM

BK 1328'P8 01651 10252  
7810

BK1621P6 01403

THIS EASEMENT, made and entered into this 1st day of August, 1988, by and between the ROANOKE REGIONAL AIRPORT COMMISSION, a body corporate organized and existing under the laws of the Commonwealth of Virginia, hereinafter referred to as the Grantor; and WILLIAM C. CRANWELL, and individual, hereinafter referred to as the Grantee,

W I T N E S S E T H:

WHEREAS, the Grantor and Grantee entered into a certain lease dated September 1, 1983, wherein the Grantor let and demised unto the Grantee for a term of five years a certain parcel of land containing 5.43 acres of land, more or less, situated at 712 Dent Road, N.W., in the City of Roanoke, Virginia, such property being known as the Ayers Property and being more particularly described and shown on a map attached to said Lease; and

WHEREAS, the terms of said Lease provide such land could be used for livestock grazing, hay cutting, stabling of livestock and other matters relating thereto; and

WHEREAS, the Grantee covenanted in said Lease not to use the land so as to interfere, conflict or otherwise adversely affect the Airport operations or plans; and

WHEREAS, it is the desire of the Grantee to construct a road for ingress and egress to his domicile over said tract; and

WHEREAS, it is the desire of the Grantor to grant said easement for ingress and egress.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the provisions contained herein, the parties agree and covenant as follows:

BK 1328 P8 01652

BK1621P6 01404

1. The Grantor hereby lets and demises unto the Grantee for a period of five (5) years, a forty (40) foot right-of-way to be used as a means of ingress and egress to his dwelling house. Said right-of-way to be used strictly for residential and domestic purposes. Center line of right-of-way being more particularly described as follows, to-wit:

BEGINNING at a point on the southerly side of Dent Road also known as Virginia Highway Route 623; said point being S. 7° 46' E., 150.05 feet to a point, said point being designated as Point No. 1 on a survey showing property of the City of Roanoke leased to William C. Cranwell, dated June 10, 1983, made by Guffey, Hubble and McGhee, P.C., State Certified Land Surveyors, a copy of which is attached hereto and made a part hereof, to the actual Place of BEGINNING, said point being the center line of a forty (40) foot right-of-way extending twenty (20) feet on each side of the hereinafter described center line; thence S. 30° 20' 50" W. 34.25 feet to a point; thence S. 46° 03' 50" W., 81.26 feet to a point; thence S. 61° 46' 50" W. 42.14 feet to a point; thence S. 41° 18' 20" W. 52.47 feet to a point; thence S. 20° 49' 50" W., 68.74 feet to a point; thence S. 4° 9' 10" E., 115.18 feet to a point; thence, S. 37° 20' 40" E., 65.69 feet to a point; thence S. 70° 32' 10" E., 45.22 feet to a point; thence S. 39° 52' 40" E., 61.19 feet to a point; thence S. 9° 13' 10" E., 70.39 feet to a point on the division line between the property of the City of Roanoke and now or formerly Roy W. Dent and Josephine Dent; more particularly shown on survey showing the property of the City of Roanoke leased to William C. Cranwell, dated June 10, 1983, made by Guffey, Hubble and McGhee, P.C., State Certified Land Surveyors, a copy of which is attached hereto and made a part hereof.

2. The term of said easement shall commence ~~January 1, 1986~~ ~~January 1, 1988~~ unless the same shall be renewed, extended or sooner terminated by the parties as hereinafter provided.

3. The annual rent for said easement shall be FOURTEEN HUNDRED AND SIX AND 48/100 DOLLARS (\$1,406.48) and the Grantee

- 2 -

CLERK'S MEMO: THIS DOCUMENT IS UNSUITABLE FOR  
MICROPHOTOGRAPHIC REPRODUCTION.

BK 1328 P6 01653

BK 1621 P6 01405

shall make payments monthly in advance at the rate of One Hundred Seventeen and 20/100 Dollars [REDACTED] per month to the Roanoke Regional Airport Commission, c/o Airport Manager's Office.

4. The easement herein granted shall be used for residential and domestic purposes only.

5. The Grantee shall be solely responsible for the maintenance and upkeep of the said roadway during the term of this easement. The Grantor reserves the right to terminate this easement upon ninety (90) days written notice if it is determined that the use of roadway will conflict with the Airport operations and/or plans or in the event the Roanoke Regional Airport Commission shall decide to develop or permit the development of the property for commercial or industrial purposes. In such event the Grantee will have the option to relocate his forty (40) foot right-of-way, if possible, so as not to conflict with the use of said property.

6. Grantee agrees to install, at his expense, appropriate cattle guards at the points the roadway enters and leaves the Grantor's property when (and if) required by the Grantor and so notified in writing.

7. Any notice provided for herein or required under this Agreement should be provided unto the Grantor, c/o Airport Manager, Roanoke Regional Airport, Woodrum Field, Roanoke Virginia 24012; and to the Grantee at P. O. Box 459, Vinton, Virginia 24179.

8. The Grantee agrees to indemnify and hold harmless the Grantor from any liability the Grantor may incur in connection with the Grantee's use of the easement herein granted.

- 3 -

CLERK'S MEMO: THIS DOCUMENT IS UNSUITABLE FOR  
MICROPHOTOGRAPHIC REPRODUCTION.



BK 1328 P6 01654

BK1621P6 01406

WITNESS the following signatures and seals.

ROANOKE REGIONAL AIRPORT COMMISSION

ATTEST:

Cathy S. Pendleton  
Cathy S. Pendleton  
Secretary

By

W. Robert Herbert  
W. Robert Herbert, Chairman

William C. Cranwell  
William C. Cranwell

Approved as to Form  
A. General Council

STATE OF VIRGINIA

City of Roanoke

The foregoing instrument was acknowledged before me this  
11<sup>th</sup> day of November, 1988, by W. Robert Herbert, Chairman,  
Roanoke Regional Airport Commission, for and on behalf of said  
Commission.

My Commission expires: July 28, 1990

William C. Cranwell  
Notary Public

STATE OF VIRGINIA

County of Montgomery

The foregoing instrument was acknowledged before me this  
7<sup>th</sup> day of November, 1988, by William C. Cranwell.

My Commission expires: August 5, 1990

Debra B. Young  
Notary Public

Deed of Trust

State Tax (039)	\$	<u>1.15</u>
County Tax (213)	\$	<u>1.25</u>
Clerk's Fee (301)	\$	<u>12.00</u>
VSLF (145)	\$	<u>1.00</u>
Total	\$	<u>15.20</u>

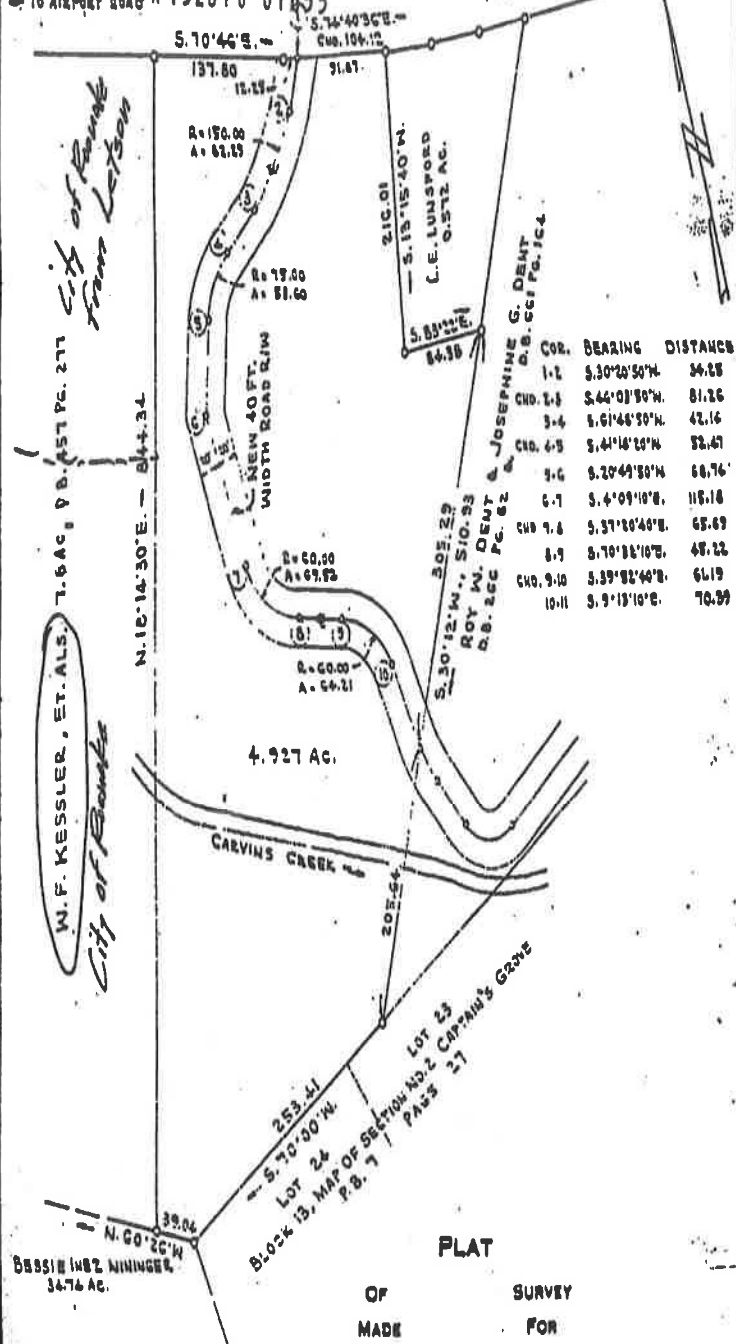
In the Clerk's Office of the Circuit Court for the  
County of Roanoke, Va., this 16 day of  
Aug, 1990 this instrument was  
presented, and with the certificate of acknowledgement  
thereto annexed, admitted to record at 13:37  
o'clock PM.  
Tested: Charles H. Stiles, Clerk  
By: Debra B. Young, Dep. Clerk

Job # 33070

DENT ROAD, VA. HWY. RT. NO. 623

TO AIRPORT ROAD K 1328 P 8 01655

TO WILLIAMSON ROAD



PLAT

OF  
MADE SURVEY  
FOR

C. RICHARD CRANNELL, ATTORNEY

SHOWING PROPERTY OF

CITY OF ROANOKE LEASED TO WILLIAM C. CRANNELL  
SHOWING A NEW 40 FT. WIDTH ROAD RIGHT OF WAY THRU A  
4.927 ACRE TRACT, SITUATE ON DENT ROAD - VA. HWY. RT. 623

ROANOKE COUNTY,

VIRGINIA

GUPFREY, WURDELL, Mc GHEE, P.C.

STATE CERTIFIED LAND SURVEYORS

DATE: JUNE 13, 1955

SCALE: 1" = 100'

THIS DOCUMENT IS UNSUITABLE FOR  
MICROPHOTOGRAPHIC REPRODUCTION.

CLERK'S MEMO: