

2812 EMERYWOOD PARKWAY
SUITE 200
RICHMOND, VA 23294
CASE NO. AB000000502

Prepared By: T. Andrew Lingle
9211 Forest Hill Avenue, Suite 201
Richmond, Virginia 23235

PIN/MAP Parcel #: 0410000A00000390

Consideration: \$93,500.00

THIS DEED OF BARGAIN AND SALE, made this 26th day of June, 2006, by
and between **Brian L. Townsend, O.D.**, the Grantor, and **Laura L. Mueller and
Debra K. Allan**, collectively referred to as the Grantee.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and
valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the
said Grantor does hereby grant, sell, bargain and convey with General Warranty and
English Covenants of Title unto the said Grantee as joint tenants with the right of
survivorship as at common law the following described real property, to-wit:

SEE ATTACHED SCHEDULE "A"

Plural shall be substituted for singular and the singular for the plural wherever the
context hereof so requires.

This conveyance is further made subject, however, to the conditions, restrictions,
reservations and easements of record to the extent that they may lawfully affect the property
hereby conveyed.

SCHEDULE "A"

ALL that certain lot or parcel of land, with improvements thereon and all rights of way and privileges thereunto appertaining, situate on State Route 56, 2.5 miles East of the Village of Vesuvius in the South River Magisterial District of Rockbridge County, Virginia, and being more fully described by a plat of survey made and prepared by James D. Dorsey, Land Surveyor, dated June 11, 2003, entitled "Plat showing boundary survey of 4.62 Acres comprised of 2.89 Acres owned by Tye River Gap, Inc., in DB 519-146, 2 acres in DB 549-21 and 0.25 acre and 0.29 Acre Tracts to Star Mountain Properties, Inc., in DB 515-703", said plat being attached to a Deed dated July 2, 2003, of record in the Clerk's Office, Circuit Court, Rockbridge County, Virginia, as Instrument No 030004083.

Together with a perpetual, non-exclusive right of way for ingress and egress to and from State Route 56 for the property herein conveyed. Said right of way being more particularly described in a Right of Way Deed dated February 6, 1990, of record in the aforesaid Clerk's Office in Deed Book 463, at Page 240, and in Deed of Easement dated March 22, 1990, of record in the aforesaid Clerk's Office in Deed Book 464, at Page 351.

BEING the same real estate conveyed to Brian L. Townsend, O.D., by Deed from Star Mountain Properties, Inc., a Virginia corporation, dated July 2, 2003, recorded July 3, 2003 in the Clerk's Office of the Circuit Court of Rockbridge County, Virginia, as Instrument Number 030004083.

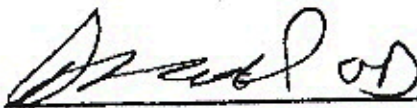
Grantee's address: 5121 Sylvan Rd
Richmond VA 23225

INSTRUMENT #0600003155
 RECORDED IN THE CLERK'S OFFICE OF
 ROCKBRIDGE COUNTY ON
 JULY 6, 2006 AT 03:29PM
 \$93.50 GRANTOR TAX WAS PAID AS
 REQUIRED BY SEC 58.1-802 OF THE VA. CODE
 STATE: \$46.75 LOCAL: \$46.75
 BRUCE PATTERSON, CLERK

RECORDED BY: JVT

Julie V. J.


WITNESS the following signatures:

 (SEAL)
Brian L. Townsend, O.D.

STATE OF VIRGINIA,
CITY/COUNTY OF Hanover, to-wit:

The foregoing instrument was acknowledged before me this 28 day of June, 2006, by **Brian L. Townsend, O.D.**

My commission expires: May 31, 2008


Notary Public