



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Nebraska corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B46

ALTA Commitment for Title Insurance (7-1-21) w-VA Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I – Requirements;
 - f. Schedule B, Part II – Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I – Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
 - b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
 - g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

CHICAGO TITLE INSURANCE COMPANY
P.O. Box 45023, Jacksonville, FL 32232-5023


By: _____
Michael J. Nolan, President


By: _____
Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: MRN Title of Roanoke, LLC
Issuing Office: 3140 Chaparral Drive, Suite 103-A
Roanoke, VA 24018
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 25-43444-R
Issuing Office File Number: 25-43444-R
Property Address: 934 Commander Drive, Roanoke, VA 24012
Revision Number: 2


SCHEDULE A

1. Commitment Date: November 25, 2025 at 8:00 AM
2. Policy to be issued:
 - (a) 2021 ALTA Owner's Policy
Proposed Insured: **Woltz & Associates**
Proposed Amount of Insurance: **\$1,069,900.00**
The estate or interest to be insured: **fee simple**
3. The estate or interest in the Land at the Commitment Date is:
fee simple
4. The Title is, at the Commitment Date, vested in:
Cranwell Family Foundation Inc, a Virginia Corporation
5. The Land is described as follows:
See Exhibit A attached hereto and made a part hereof.

MRN TITLE OF ROANOKE, LLC

3140 Chaparral Drive, Suite 103-A, Roanoke, VA
24018
Telephone: (540) 520-7000

Countersigned by:



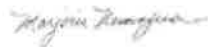
J. Allen Natt, License #1042738
MRN Title of Roanoke, LLC, License #

CHICAGO TITLE INSURANCE COMPANY

P.O. Box 45023, Jacksonville, FL 32232-5023



By: _____
Michael J. Nolan, President



By: _____
Marjorie Nemzura, Secretary

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B46

ALTA Commitment for Title Insurance (7-1-21) w-VA Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly authorized and executed Deed from Cranwell Family Foundation Inc, a Virginia Corporation, to Woltz & Associates, to be executed and recorded at closing.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Receipt of fully completed Owners' Affidavit.
7. Payment of all taxes up to and including those for the second half of 2025, plus any penalties and interest which may accrue.
8. Certification that there are no federal judgment liens docketed against Woltz & Associates
9. Receipt and satisfactory review of documents necessary to verify The Cranwell Family Foundation, Inc was legally created.
10. Receipt and satisfactory review of the operating agreement or articles of incorporation and bylaws or trust instrument and all amendments to understand the authority of the various classes of members, officers or trustees.
11. Receipt of the documentation necessary to support the authority of the party to act on behalf of the entity, such as obtaining the required consents from the other members of the entity.
12. Receipt of fully executed No Financing Affidavit from Cranwell Family Foundation Inc, a Virginia Corporation
13. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or fair market value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. A loan policy cannot be issued for less than the full principal debt secured; however, it may be issued in an amount up to but not to exceed 125% of the principal debt. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
14. Proposed Insured must be identified and if same is a corporation, partnership or limited liability company, evidence of its organization and compliance with filing requirements of its jurisdiction of origin, and the jurisdiction of the location of the property, must be furnished.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B46

ALTA Commitment for Title Insurance (7-1-21) w-VA Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Real estate taxes, other public charges (including, but not limited to, assessments by any county, municipality, Metropolitan District or Commission) and the balance of any such charges payable on an annual basis which are not yet due and payable.
3. Rights or claims of parties other than the Insured in actual possession of any or all of the property. (OWNER'S POLICY ONLY)
4. Easements, or claims of easements, not shown by the public records. (OWNER'S POLICY ONLY)
5. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land) that would have been disclosed by an accurate and complete land title survey of the Land. (OWNER'S POLICY ONLY)
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (OWNER'S POLICY ONLY)
7. Easement granted to Roanoke County Sanitation Authority dated 8/8/1963 and recorded in Deed Book 724, page 405.
8. Terms and conditions of Easement granted to William C. Cranwell dated 8/1/1988 and recorded in Deed Book 1328, page 1651.
9. INTENTIONALLY DELETED
10. Rights of others to the continued uninterrupted flow of the creek crossing insured premises.
11. Sewer Line Easement crossing insured premises as shown on plat recorded in Plat Book 16, page 158

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B46

ALTA Commitment for Title Insurance (7-1-21) w-VA Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXHIBIT "A"

The Land referred to herein below is situated in the City of Roanoke, Commonwealth of Virginia and is described as follows:

PARCEL 1:

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.

PARCEL 2:

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.

PARCEL 3:

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.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

27C170B46

ALTA Commitment for Title Insurance (7-1-21) w-VA Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



12790055



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
William C Cranwell
Stella Cranwell

University of Science &
Philosophy

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 easement 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 _____

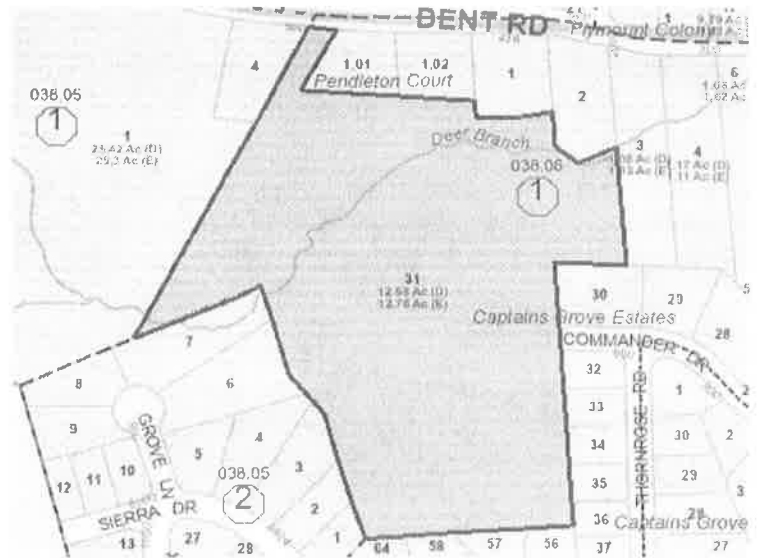
TYPE _____
FROM/BETWEEN _____
TO/BETWEEN _____
DATED _____ RECORDED _____ BK/PG/INST # _____
GRANTING _____

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

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

Sales Information Most Recent Sales

Sale Date	Sale Price	Legal Reference
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

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

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

Building Description

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

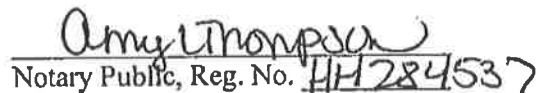
WITNESS the following signature and seal.

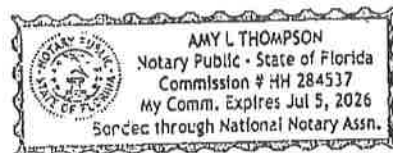
 (SEAL)
William C. Cranwell, Sr.

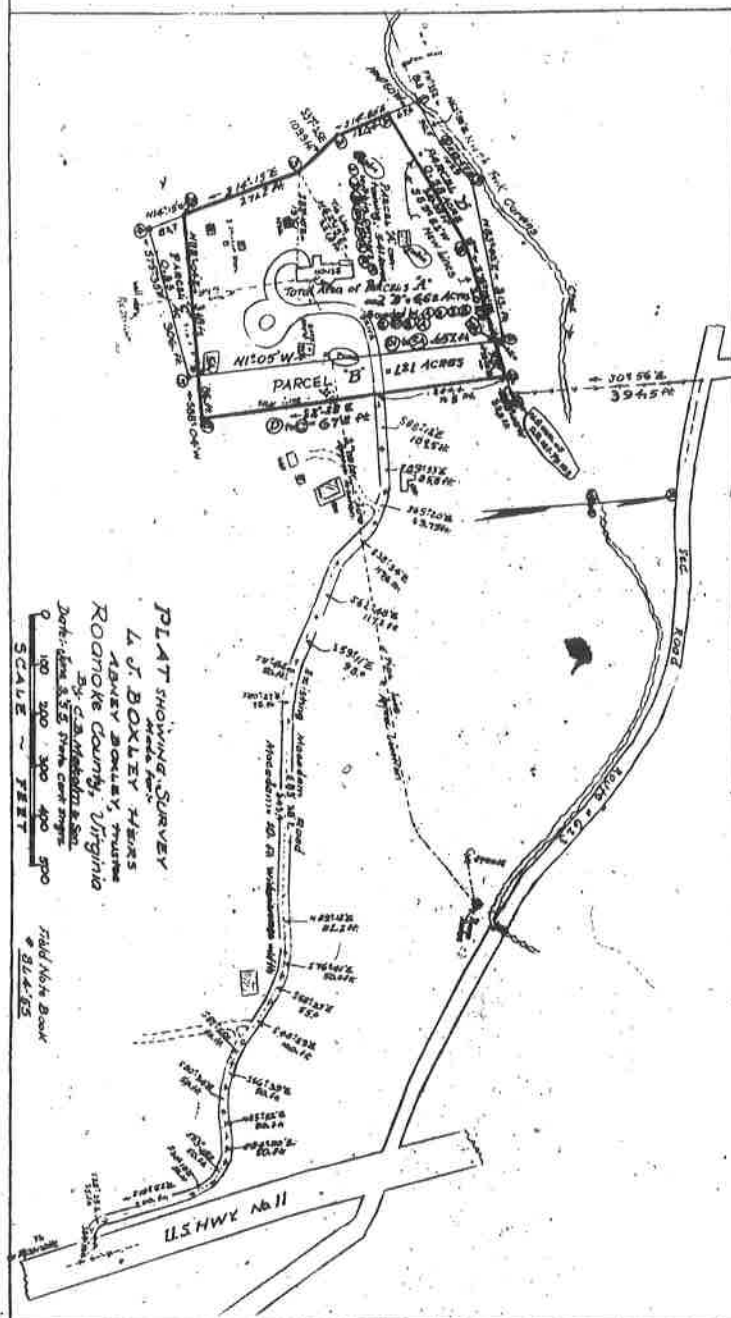
STATE OF Florida
COUNTY OF Indian River to-wit:

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





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 & LEMON

Recording Returned To: MARTIN HOPKINS & 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 17th 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 17th 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 16th 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 16th 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

DEL. CRANWELL & MOORE

GENERAL WARRANTY DEED

THIS DEED made and entered into this the 11th 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.

BK 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 P6 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 Lindem
1480 South Main St.
Blacksburg, VA 24060

BK 1451 PG 01207

DEL. CRANWELL & MOORE

QUITCLAIM DEED

This quitclaim deed, made ~~June~~ ^{July} 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 7th day of July,
1994, by Richard L. Huffman.

My commission expires June 30th 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 7th day of July,
1994, by Carolyn S. Huffman.

My commission expires June 30th 1997 DRH
1997

Dianne L. Hallahan
Notary Public

BK 1451 PG 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 P 8 01276

and Delores P. Beresford, husband and wife.

Carol B. Beresford
Notary Public

My Commission Expires:
April 21, 1986.

State Tax \$352.50
County Tax \$119.50
Transfer Fee \$100
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 Charles 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 24180

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

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 M. 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 (143)	\$ <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., 19 92, 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, Marsha 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

Marsha 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 Marsha 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

Debra S. Pyragat

Witness

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

Signed for identification

Josephine G. 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 0044PB 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. Lannen
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 of 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 annexed, 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	\$	
Doml'	\$ <u>11.67</u>	

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

WALKER, APGAR & GREGORY
ATTORNEYS AT LAW
108 BOULEVARD
SALEM, VIRGINIA
24152

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, 9 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

Thelma 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 N. 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, Raymond H. Buckle, 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: January 1, 1967

Raymond H. Buckle
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: Mary A. Henderson Clerk
Mary A. Henderson Pop. Clerk

2211

Exand-

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 16 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 786.3 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 O. 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.
9/11/39-

3327

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.

Received the original deed
12/30/70
J. R. B. Clerk
Elyse J. St. Pierre Clerk
July 15, 1968

- 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.

HAZLEBROVE,
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."

HASLEGROVE,
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 27th day of July, 1968.

Madeline F. Dillard
Notary Public

My commission expires:

Jan. 28, 1969

HAZLEHORN,
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	\$
120 & 220A	\$ 20.00
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 Thelma E. Lumbford Dep. Clerk

ROANOKE COUNTY SANITATION AUTHORITY
Sewer Line Easement.

4785

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

Notary Tax \$
County Tax \$
Notary Fee \$
Clerk's Fee \$ 3.00
Total \$ 3.00

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.

Tested: Ray B. Hoffman Clerk
By Barbara D. Hoffman Dep. Clerk

Mailed to
Roanoke Co.
Sanitation
Authority
Salem 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 ~~June 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
11th 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

Marion A. Adams
Notary Public

STATE OF VIRGINIA

County of Montgomery

The foregoing instrument was acknowledged before me this
7th 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.
Test: Charles H. Sticker, Clerk
By: Debra B. Young, Dep. Clerk

