

BN0000PG0044

E.C. Dressler, Jr. (SEAL)
E. C. DRESSLER, JR.

Nancy C. Dressler (SEAL)
NANCY C. DRESSLER

STATE OF VIRGINIA
COUNTY OF ALLEGHANY, to-wit:

The foregoing instrument was duly acknowledged before me on this 7th day of
OCTOBER, 2004, by E.C. Dressler, Jr.

My commission expires: N/A

Michael M. Stale Collins
NOTARY PUBLIC *Capitular Storer in*
Charleston

STATE OF VIRGINIA
COUNTY OF ALLEGHANY, to-wit:

The foregoing instrument was duly acknowledged before me on this 7th day of
October, 2004, by Nancy C. Dressler.

My commission expires: 1-31-08

Bonnie S. Keal
NOTARY PUBLIC

RE: 2004-256/mro

MLM COLLINS
LAW OFFICES

COVINGTON, VIRGINIA

INSTRUMENT #040006950
RECORDED IN THE CLERK'S OFFICE OF
NOTETOURN ON
OCTOBER 13, 2004 AT 11:12AM
\$65.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$32.50 LOCAL: \$32.50
TOMMY L. MOORE, CLERK

RECORDED BY: SLP

Shirley X Rumb

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TAX MAP ID NO.:10-69

0406950

THIS GENERAL WARRANTY DEED, made and entered into this 7th day of October, 2004, by and between E.C. DRESSLER, JR. and NANCY C. DRESSLER, husband and wife, hereinafter referred to as the Grantor; and JOHN M. HARNER and JOSEPH M. HARNER, whose mailing address is 1425 Summerdean Road, Middlebrook, Virginia 24459, hereinafter referred to as the Grantee;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantee, in fee simple and absolutely, as joint tenants with right of survivorship, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, the following described property, to-wit:

All of that certain tract or parcel of land containing 38.022 acres, more or less, all as shown on plat of survey made by Charles R. Murray, C.L.S., dated April 27, 1996, a copy of which is recorded in the Office of the Clerk of the Circuit Court of Botetourt County, Virginia, in Plat Book 17, at Page 80; AND BEING the same property conveyed to the Grantor herein from G. Thomas Garten, by deed dated August 14, 1996, and recorded in the aforesaid clerk's office in Deed Book 512, at Page 0007, LESS AND EXPECTING that small portion thought to contain .718 acres lying north of the center line of Route 814 30 foot right-of-way which said portion adjoins the property of Clarence E. Parr and was conveyed to him by Deed, dated May 4, 1998, and being of record in the Office of the Circuit Court of Botetourt County, Virginia, in Deed Book 552, at Page 894.

This conveyance is made subject to easements, restrictions and reservations of record.

WITNESS the following signatures and seals:

M.W. COLLINS
LAW OFFICES

COVINGTON, VIRGINIA