

060000708

Tax Map Reference Number: 70-A-10A

**THIS DEED**, made and entered into on this 10<sup>th</sup> day of August, 2006, by and between **ARNOLD EUGENE McFARLAND and JOYCE GAYE McFARLAND, husband and wife,** Grantors, and **RICHARD R. STROCK, married,** Grantee, whose address is \_\_\_\_\_  
12478 East Blue Grass Trail, Bland, VA 24315

WITNESSETH

That for and in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantors do hereby grant and convey, with COVENANTS OF GENERAL WARRANTY OF TITLE, unto Grantee, all of that certain tract or parcel of real estate, containing 2.21 acres, more or less, together with the improvements thereon and appurtenances thereunto belonging, situated in the Mechanicsburg Magisterial District, Bland County, Virginia, and being more particularly bounded and described as follows, to-wit:

TRACT NO. 10:

"BEGINNING at a point on the southeastern boundary line of State Route No. 42, which point is common corner with Lot No. 11; thence running with the southeastern boundary line of State Route No. 42, N. 59° 35' E. 331.8 feet to a cement marker, which marker is also common corner with Lot No. 9; thence running with Lot No. 9, S. 32° E. 948.1 feet, passing Pole No. 64, to a point; thence leaving Lot No. 9 and running with property now or formerly owned by Leighton Newberry, the following two directions and distances: S 58° 18' W. 49.8 feet to a white oak; thence, S. 66° 03' W. 300.9 feet to a point, which point is common corner with Lot No. 11; thence running with Lot No. 11, N. 31° W. 915 feet, passing pole No. 63, to the point of BEGINNING, and containing 7.2 acres, more or less, being Lot No. 10 as shown on that plat prepared by N. Keith Niday, Land Surveyor, and bearing the following legend, to-wit:

PLAT  
showing division of property of  
Paul Umberger  
Mechanicsburg Magisterial District  
Bland County, Virginia  
Scale 1" = 200'      December 24, 1989"

LESS AND EXCEPT:

Tract 500-09, Appalachian National Scenic Trail

"All that certain tract or parcel of land lying and being situated in Mechanicsburg Magisterial District, Bland County, Commonwealth of Virginia, and being a portion of Lot 10 as shown on a plat of survey by N. Keith Niday,

L.S., of Bland, Virginia cited below and being more particularly described as follows:

COMMENCING at a concrete highway monument situate on the southern right-of-way line of State Route No. 42, said monument marking a corner common to lands, now or formerly, of Retta H. Burton (Lot 9) and subject owner; thence, leaving said right-of-way and with the property of said Burton (Lot 9), South 32° 00' East, 300.00 feet, passing pole No. 64 on line, to the point of beginning; thence, continuing with the property of said Burton (Lot 9), South 32° 00' East, 648.10 feet to a corner common to said Burton and subject owner; thence, leaving lands of said Burton and running with the property, now or formerly, of Leighton Newberry, the following two bearings and distances:

South 58° 18' West, 49.8 feet to a white oak; and,

South 66° 03' West, 300.90 feet to a corner common to lands, now or formerly, of Bruce W. Belk, et ux., (Lot 11) and subject owner; thence, leaving lands of said Newberry and running with the property of said Belk (Lot 11), North 31° 00' West, 615.00 feet to a point on the property line of said Belk (Lot 11); thence, severing the lands of subject owner, North 59° 34' East, 327 feet, more or less, to the point of beginning.

Containing 4.99 acres, more or less."

And being the same property acquired by the United States of America from Arnold Eugene McFarland and Joyce Gaye McFarland, by warranty deed dated May 31, 1995, of record in the Office of the Clerk of the Circuit Court of Bland County, Virginia in Deed Book 140, at page 221.

And being a portion of the same property acquired by Arnold Eugene McFarland and Joyce Gaye McFarland from Okal Paul Umbarger and Mary S. Umbarger, by deed dated July 5, 1994, of record in the Office of the Clerk of the Circuit Court of Bland County, Virginia in Deed Book 131, at page 119.

This conveyance is made expressly subject to the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein.

The Grantors herein declare that the total consideration paid for the property hereby conveyed is \$60,000.00.

WITNESS the following signatures and seals:

Arnold E Mc Farland (SEAL)  
Arnold Eugene McFarland  
Joyce Gaye McFarland (SEAL)  
Joyce Gaye McFarland

STATE OF VIRGINIA,

COUNTY OF Wythe, TO-WIT:

The foregoing instrument was acknowledged before me by Arnold Eugene McFarland on  
this 10<sup>th</sup> day of August, 2006.

My commission expires 8-31-10.



  
Notary Public


STATE OF VIRGINIA,

COUNTY OF Wythe, TO-WIT:

The foregoing instrument was acknowledged before me by Joyce Gaye McFarland, on  
this 10<sup>th</sup> day of August, 2006.

My commission expires 8-31-10.



  
Notary Public

This instrument prepared by:  
Galumbeck, Dennis & Kegley  
CSK/dbi  
Wytheville, VA 24382  
Sirock/#060349

INSTRUMENT #060000708  
RECORDED IN THE CLERK'S OFFICE OF  
BLAND ON  
AUGUST 10, 2006 AT 04:35PM  
\$60.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$30.00 LOCAL: \$30.00  
REBECCA I. JOHNSON, CLERK

RECORDED BY: LAH

