

THIS DEED made and entered into this 20th day of May, 2005, by and between KENNETH R. BELTON and W. RAY BELTON, hereinafter called GRANTORS, parties of the first part, and RANDY G. SEXTON and BEVERLY C. SEXTON, his wife, 765 Tin Top Lane, Galax, Virginia, hereinafter called GRANTEES, 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 GRANTEES to the GRANTORS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the GRANTORS do hereby bargain, sell, grant and convey, with Modern English Covenants and General Warranty of Title unto Randy G. Sexton and Beverly C. Sexton as tenants by the entireties with rights of survivorship as at common law; all of that tract or parcel of land lying and being in the OLDTOWN MAGISTERIAL DISTRICT, GRAYSON COUNTY, VIRGINIA, and being more particularly described as follows, to-wit:

Being that tract or parcel of land containing 5.614 acres, more or less, and being Lot No. 4 as shown on Survey No. 05-20 by J. L. Zeh, C.L.S., dated December 20, 2004, and recorded in the Grayson County Circuit Court Clerk's Office as Map M-1582, and being part of the same property acquired by Kenneth R. Belton, et al, from Richard Reeves, et als, by deed dated November 22, 2004, and recorded in the aforesaid Clerk's Office in Deed Book 434 at Page 4.

This conveyance is made subject to that Declaration of Restrictive Covenants and Road Maintenance Agreement dated May 3,

2005, and recorded in the aforesaid Clerk's Office in Deed Book 441 at Page 787 , and to all other duly recorded easements, conditions, restrictions and agreements as they may lawfully apply to the property hereby conveyed or any part thereof.

This deed was prepared without the benefit of a title examination.

WITNESS the following signatures and seals of the said GRANTORS the day and year first above written.

Kenneth R. Belton [SEAL]
Kenneth R. Belton

W. Ray Belton [SEAL]
W. Ray Belton

STATE OF VIRGINIA

CITY/COUNTY OF Grayson, to-wit:

The foregoing instrument was acknowledged before me this 20th day of May, 2005, by Kenneth R. Belton.

My Commission expires: May 31, 2006
Charles Edwards
Notary Public

STATE OF VIRGINIA

CITY/COUNTY OF Grayson, to-wit:

The foregoing instrument was acknowledged before me this 20th day of May, 2005, by W. Ray Belton.

My Commission expires: May 31, 2006
Charles Edwards

INSTRUMENT #050001536
RECORDED IN THE CLERK'S OFFICE OF
GRAYSON ON

MAY 24, 2005 AT 08:30AM
\$36.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$18.00 LOCAL: \$18.00
CHARLES T. STURGILL, CLERK

RECORDED BY: SMH

