

BOOK 406 PAGE 413

THIS DEED, made this the 9TH day of AUGUST, 1990, by and between JOSEPH D. ROBINSON and DOROTHY P. ROBINSON, husband and wife, Grantors, and STEPHEN R. BROOKS and JANET M. BROOKS, husband and wife, Grantees;

: W I T N E S S E T H :

THAT FOR and in consideration of the sum of TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$2,500.00), cash in hand paid, the receipt of which is hereby acknowledged, the said Grantors do hereby BARGAIN, SELL, GRANT and CONVEY with covenants of general warranty of title and the English Covenants unto the Grantees, as tenants by the entirety with the right of survivorship as at common law, that certain tract or parcel of land lying and being in the St. Clair District, Smyth County, Virginia, and being designated as Tract Number 21 as shown on a plat of the South Fork Country Estates located near Thomas Bridge, said plat being recorded in the Circuit Court Clerk's Office of Smyth County, Virginia, in Plat Book 8, Pages 117, 118, 119, 120 and 121. Reference is hereby made to said plat for a more particular description of the property herein conveyed.

RESTRICTION: This property shall not be used for a junkyard, and this property is subject to easements of record.

Being the same property conveyed by Bonham Brothers, Incorporated, a Virginia corporation to Joseph D. Robinson et ux, by deed dated June 24, 1976, and recorded in the aforesaid Clerk's Office in Deed Book 277, Page 380.

This conveyance is made subject to all conditions, restrictions, easements and reservations of record, if any, affecting the aforesaid property and constituting constructive notice.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

LAW OFFICES
FREEMAN AND EVANS
121 N. CHURCH STREET
MARION, VIRGINIA
24354

Joseph D. Robinson (SEAL)
JOSEPH D. ROBINSON
Dorothy P. Robinson (SEAL)
DOROTHY P. ROBINSON

STATE OF VIRGINIA:

COUNTY OF SMYTH:

I, ISAAC STELAIN FREEMAN, a Notary Public in and for the State of Virginia, at large, do hereby certify that JOSEPH D. ROBINSON and DOROTHY P. ROBINSON, husband and wife, whose names are signed to the foregoing writing bearing date of August 9, 1990, this day personally appeared before me and acknowledged the same.

Given under my hand this 17 day of August, 1990.

My Commission expires: May 14, 1991.


NOTARY PUBLIC

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SMYTH COUNTY, Aug 20, 1990

This deed was this day presented in said office and with certificate thereto annexed admitted to record at 11:28 o'clock A.M. after payment of tax imposed by §58-54.1. \$2.50

TESTE: Jimmy L. Warren, Clerk

Deed No. 2251 BY: J R Gehl D.C.