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This Document Prepared by: Reva June Linkous Estate
Post Office Box 1179
Wytheville, Virginia 24382

FIPS CODE 197

TAX MAP NO.: 073-006-0000-0015

THIS DEED OF TRUST, made and entered into this 16th day of August, 2009, by and between DAVID M. ANDERS and SONDR A W. ANDERS, his wife, GRANTORS, and Thomas G. Hodges, of Wythe County, Virginia, whose address is 340 West Monroe Street, Wytheville, Virginia 24382, and C. Paul Stanley, III, of Wythe County, Virginia, whose address is 390 West Spring Street, Wytheville, Virginia 24382, hereinafter designated as TRUSTEES, of which either may act, and THE ESTATE OF REVA JUNE LINKOUS, or order, Legal Holder of the hereinafter described bond designated as BENEFICICARY,

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 of all of which is hereby acknowledged, the GRANTOR does grant and convey unto the TRUSTEES, with covenants of GENERAL WARRANTY OF TITLE, the following described real estate, with improvements thereon and privileges and appurtenances thereto belonging, situated in the Lead Mines Magisterial District, Wythe County, Virginia, and being described as follows, to-wit:

SEE ATTACHED SCHEDULE "A"

Being the same real estate conveyed from Gwyn O. Hayes, et ux, to David Michael Anders and Sondra W. Anders, his wife, as tenants by the entireties with rights of survivorship as at common law, by deed dated June 18, 1985 and which said deed is of record in the Wythe County Clerk's Office in Deed Book 317, Page 495.

IN TRUST, NEVERTHELESS, to secure to the payments of a certain negotiable promissory bond bearing even date for the principal sum of ONE HUNDRED FOUR THOUSAND AND NO/100 DOLLARS (\$104,000.00), with David M. Anders and Sondra W. Anders, as makers payable to the order of the Estate of Reva June Linkous, or order, whose address is Post Office Box 1179, Wytheville, Wythe County, Virginia 24382.

Examined 8-18, 2009
Sondra W. Anders
Teste: E. Anders . Dep. Clerk

NOTICE – THE DEBT SECURED HEREBY IS SUBJECT TO CALL IN FULL OR THE TERMS THEREOF BEING MODIFIED IN THE EVENT OF SALE OR CONVEYANCE OF THE PROPERTY SECURED HEREBY.

All of the provision of Sections 55-59 and 55-60, Code of Virginia, 1950, as amended, to date, are hereby incorporated into and made a part of this deed of trust in the respective short forms as authorized, and especially:

- (a) Identified by Trustee's signature.
- (b) Deferred purchase money.
- (c) Exemptions waived.
- (d) Subject to all upon default.
- (e) Renewal or extension permitted.
- (f) Reinstatement permitted.
- (g) Right of anticipation reserved.
- (h) Priority in direct order of maturity.
- (i) Insurance required for full value of the improvements.
- (j) Substitution of trustee permitted.
- (k) Any Trustee may act.
- (l) Advertisement required. Publication at least four times in a newspaper published or having general circulation in the County wherein the property is located, and, in the discretion of the Trustee acting, by printed posters being posted in at least three public places in said County, one of which shall be at the Courthouse door of the County.
- (m) Trustee's commission of 5 percent of gross proceeds of sale shall further be construed in accordance with the provisions of section 55-66.3, et.seq., Code of

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Virginia, 1950, as amended, as to release of lien, and Title 1 of the Code of Virginia as to definitions.

WITNESS the following signatures and seals:

David M Anders (SEAL)
DAVID M. ANDERS

Sondra W Anders (SEAL)
SONDRA W. ANDERS

Address: 917 Austinville Road
Wytheville, Virginia 24382

COMMONWEALTH OF VIRGINIA AT LARGE
COUNTY OF WYTHE, to-wit:

I, Patricia P. Tuck, a Notary Public in and for the Commonwealth of Virginia At Large in the County aforesaid, do hereby certify that DAVID M. ANDERS and SONDR W. ANDERS, his wife, whose name are signed to the foregoing deed of trust, have personally appeared before me in my County aforesaid, provided proper, authentic identification, and acknowledged the same.

Given under my hand this 16th day of August, 2009.

My commission expires: June 30, 2011
Notary Registration Number: 111234

Patricia P. Tuck
Notary Public

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SCHEDULE "A"

TAX MAP NO.: 073-006-0000-0015

DAVID M. ANDERS and SONDR A W. ANDERS, his wife

Property situated in the Lead Mines Magisterial District, Wythe County, Virginia, and being more particularly bounded and described as follows, to-wit"

"BEGINNING at a point situated 5' from the centerline of a 50' right of way at the intersection of said right of way with the west right of way line of Route 619, thence with the west right of way line of Route 619, N 37° 25' W 170.00 feet to an iron pin, common corner with Lot No. 16; thence with the division line of Lot No. 16, S 52° 35' W 310.00 feet to an iron pin situated in the division line of Tract No. 14; thence with the division line of Tract No. 14, S 37° 25' E 150.00 feet to an iron pin; thence continuing with the division line of Tract No. 14, N 55° 31' E 210.39 feet to a point 5' from the centerline of a 50' right of way; thence N 57° 14' E 100.29 feet to the point of beginning, and being LOT NO. 15 OF MAP NO. 2 of Gwyn O. Hayes Property, however more or less, but this is a sale in gross by the boundary and not by the footage.

HOWEVER, that portion of the foregoing real estate which lies within the right of way line of the 50' right of way is quit-claimed only and conveyed without warranty.

There is also an additional 5' dedicated along the front of this lot for future widening, etc. of Route 619."

Being the same real estate conveyed from Gwyn O. Hayes, et ux, to David Michael Anders and Sondra W. Anders, his wife, as tenants by the entireties with rights of survivorship as at common law, by deed dated June 18, 1985 and which said deed is of record in the Wythe County Clerk's Office in Deed Book 317, Page 495."

INSTRUMENT #090002515
RECORDED IN THE CLERK'S OFFICE OF
WYTHE ON
AUGUST 18, 2009 AT 01:12PM
Francis A. Horney
HAYDEN H. HORNEY, CLERK
RECORDED BY: FCA