

Tax Map - Portion of # 68---1CC

THIS DEED, made and entered into this ____ day of April, 2005, by and between DARELL L. SPROUSE, Grantor, and BILLY A. CHAMBERS, of Route 1, Box 57-A, Millboro, Virginia 24460, Grantee.

- WITNESSETH -

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 which is hereby expressly acknowledged by the Grantor, the Grantor hereby GRANTS, BARGAINS, SELLS, and CONVEYS unto the Grantee in FEE SIMPLE with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, all that certain tract or parcel of land situate in Williamsville Magisterial District, Bath County, Virginia, containing 4.63 acres, more or less, as shown on that plat of survey dated January 27, 2005, by Gregory L. Vess, L.S., recorded contemporaneously herewith, and being part of that property that was conveyed to Darell L. Sprouse by deed dated December 3, 2001, from Rhonda R. Sprouse, of record in the Clerk's Office of the Circuit Court of Bath County, Virginia, in Deed Book 181 at Page 55.

Reference is here made to the grant and reservation of that perpetual non-exclusive easement over and across a ten foot (10') walking trail from the forty foot (40') easement and right of way to the George Washington National Forest, contained in deed dated August 14, 1989, recorded in Deed Book 124 at Page 368. This easement and right of way is for walking purposes only.

Further, this conveyance is subject to the restriction that there shall be no single or double wide mobile homes permitted on the property herein conveyed.

This conveyance is made expressly subject to the easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed which have not expired by the limitation of time contained therein or otherwise become ineffective.

Witness the following signatures and seals.

Darell L. Sprouse
Darell L. Sprouse

STATE OF VIRGINIA, AT LARGE, to-wit:

The foregoing Deed was duly acknowledged before me in the City/County of ROCKBRIDGE, Virginia, this 11th day of April, 2005, by Darell L. Sprouse.

My commission expires: 11-30-2008

[Signature]
Notary Public