

**VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT**

Instrument Date: 12/17/2018
Instrument Type: DBS
Number of Parcels: 9 Number of Pages: 5
 City County PULASKI

TAX EXEMPT? VIRGINIA/FEDERAL LAW
 Grantor
 Grantee
Consideration: \$262,500.00
Existing Debt: \$0.00
Actual Value/Assumed: \$1,116,400.00
PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00
Fair Market Value Increase: \$0.00

Original Book Number: Original Page Number:

Prior Recording At: City County

Percentage In This Jurisdiction: 100%

BUSINESS / NAME

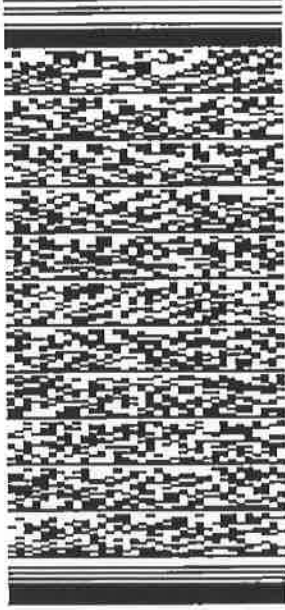
1 Grantor: STEVEN L. HIGGS, P.C., SUBSTITUTE TRUSTEE
 Grantor:
1 Grantee: SHAH DEVELOPMENT, LLC
 Grantee:

GRANTEE ADDRESS

Name: SHAH DEVELOPMENT, LLC
Address: P.O. BOX 1499 State: VA Zip Code: 24068
City: CHRISTIANSBURG Instrument Number:

Book Number: Page Number: Tax Map Number: 072-017-0121-00001
Parcel Identification Number (PIN): 2476
Short Property Description: PT LOT 1 BLOCK 121

Current Property Address: 10 VALLEY ST. State: VA Zip Code: 24301
City: PULASKI
Instrument Prepared By: JAMES R. SCHROLL, P.C. Recording Paid By: HAMRICK & HAMRICK
Recording Returned To: HAMRICK & HAMRICK
Address: 104 SOUTH FRANKLIN ST State: VA Zip Code: 24073
City: CHRISTIANSBURG



INSTRUMENT 180003953
RECORDED IN THE CLERK'S OFFICE OF
PULASKI COUNTY CIRCUIT COURT ON
DECEMBER 7, 2018 AT 03:02 PM
\$1116.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$558.25 LOCAL: \$558.25
MAETTA H CREWE, CLERK
RECORDED BY: AFE

(Area Above Reserved For Deed Stamp Only)

VIRGINIA LAND RECORD COVER SHEET

FORM C - ADDITIONAL PARCELS

Instrument Date: 12/7/2018
Instrument Type: DBS
Number of Parcels: 9 Number of Pages: 5
 City County PULASKI

PARCELS IDENTIFICATION OR TAX MAP

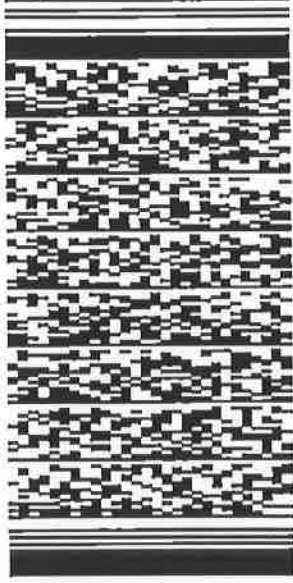
Prior Recording At: City County
Percentage In This Jurisdiction: 100%
Book Number: Page Number:
Instrument Number:
Parcel Identification Number (PIN): 2477
Tax Map Number: 072-017-0121-001A,2,3,3A

(Area Above Reserved For Deed Stamp Only)

Short Property Description: 1/2 LOT 1 ALL OF LOTS 2-8 BLOCK 121
Current Property Address: 10 VALLEY ST
City: PULASKI State: VA Zip Code: 24301

Prior Recording At: City County
Percentage In This Jurisdiction: 100%
Book Number: Page Number:
Instrument Number:
Parcel Identification Number (PIN): 2478
Tax Map Number: 072-017-0122-0017,18

Short Property Description: LOTS 17 & 18 BLOCK 122
Current Property Address: VALLEY ST
City: PULASKI State: VA Zip Code: 24301



VIRGINIA LAND RECORD COVER SHEET

FORM C - ADDITIONAL PARCELS

Instrument Date: 12/7/2018
Instrument Type: DBS
Number of Parcels: 9 Number of Pages: 5
 City County
PULASKI

PARCELS IDENTIFICATION OR TAX MAP

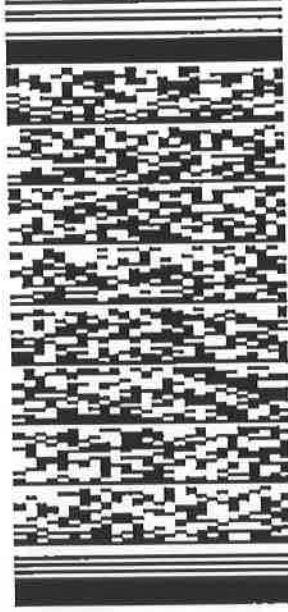
Prior Recording At: City County
Percentage In This Jurisdiction: 100%
Book Number: Page Number:
Instrument Number:
Parcel Identification Number (PIN): 2479
Tax Map Number: 072-017-0122-0019
Short Property Description: LOT 19 BLOCK 122

(Area Above Reserved For Deed Stamp Only)

Current Property Address: VALLEY ST
City: PULASKI State: VA Zip Code: 24301

Prior Recording At: City County
Percentage In This Jurisdiction: 100%
Book Number: Page Number:
Instrument Number:
Parcel Identification Number (PIN): 2480
Tax Map Number: 072-017-0122-0020,21,22
Short Property Description: LOT 20-22 & PT 23 BLOCK 122

Current Property Address: VALLEY ST
City: PULASKI State: VA Zip Code: 24301



VIRGINIA LAND RECORD COVER SHEET

FORM C - ADDITIONAL PARCELS

Instrument Date: 12/7/2018
Instrument Type: DBS
Number of Parcels: 9 Number of Pages: 5
 City County PULASKI

PARCELS IDENTIFICATION OR TAX MAP

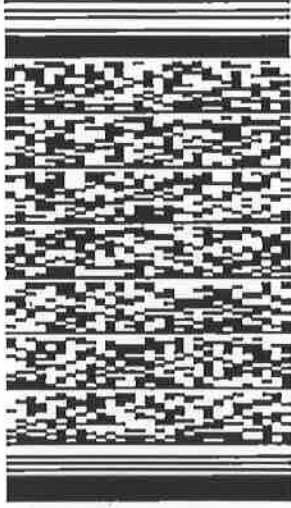
Prior Recording At: City County
Percentage In This Jurisdiction: 100%
Book Number: Page Number:
Instrument Number:
Parcel Identification Number (PIN): 2481
Tax Map Number: 072-017-0122-0024
Short Property Description: PT LOT 24 BLOCK 122

(Area Above Reserved For Deed Stamp Only)

Current Property Address: VALLEY ST
City: PULASKI State: VA Zip Code: 24301

Prior Recording At: City County
Percentage In This Jurisdiction: 100%
Book Number: Page Number:
Instrument Number:
Parcel Identification Number (PIN): 2482
Tax Map Number: 072-017-0122-0025
Short Property Description: LOT 25 BLOCK 122

Current Property Address: VALLEY ST
City: PULASKI State: VA Zip Code: 24301



VIRGINIA LAND RECORD COVER SHEET

FORM C - ADDITIONAL PARCELS

Instrument Date: 12/7/2018
Instrument Type: DBS
Number of Parcels: 9 Number of Pages: 5
 City County PULASKI

PARCELS IDENTIFICATION OR TAX MAP

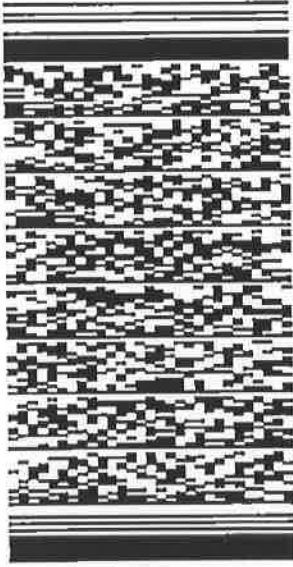
Prior Recording At: City County
Percentage In This Jurisdiction: 100%
Book Number: Page Number:
Instrument Number:
Parcel Identification Number (PIN): 2483
Tax Map Number: 072-017-0122-0026
Short Property Description: NORTH PT OF LOT 26 BLOCK 122

(Area Above Reserved For Deed Stamp Only)

Current Property Address: VALLEY ST
City: PULASKI State: VA Zip Code: 24301

Prior Recording At: City County
Percentage In This Jurisdiction: 100%
Book Number: Page Number:
Instrument Number:
Parcel Identification Number (PIN): 2484
Tax Map Number: 072-017-0122.024A.26A.27-3
Short Property Description: PT LOT 26, 26 & ALL OF LOT 27 - 35
BLOCK 122

Current Property Address: 10 VALLEY ST
City: PULASKI State: VA Zip Code: 24301



Prepared by: James R. Schroll, Bean, Kinney & Korman, P.C., 2311 Wilson Boulevard, Suite 500, Arlington,
Virginia 22201; VA Bar No. 27164
2018 Combined Assessed Value: \$1,116,400.00
Bid Amount: \$262,500.00
Grantee's Address: 2257 Roanoke Street, P.O. Box 1499, Christiansburg, Virginia 24068
Tax Map Numbers: 072-017-0121-0001, 072-017-0121-001, 2, 3, 3A, 072-017-0122-0017, 18,
072-017-0122-0019, 072-017-0122-0020, 21, 22, 072-017-0122-0024,
072-017-0122-0025, 072-017-0122-0026 and 072-017-0122-024A, 26A, 27

TRUSTEE'S DEED

THIS DEED is made this 6th day of December, 2018, by and between STEVEN L.

HIGGS, P.C., SUBSTITUTE TRUSTEE ("Substitute Trustee"), a Virginia professional corporation having an address of 9 Franklin Road, S.E., Roanoke, Virginia 24011; and SHAH DEVELOPMENT LLC, a Virginia limited liability company ("Shah Development"), having an address of 2257 Roanoke Street, P.O. Box 1499, Christiansburg, Virginia 24068.

W I T N E S S E T H:

WHEREAS, Jefferson Yarns, Inc., as successor to Jefferson Mills, Inc., by a certain Credit Line Deed of Trust and Security Agreement dated December 13, 2000, recorded on December 15, 2000, as Instrument Number 000006079 among the land records of the Circuit Court of Pulaski County, Virginia (the "Original Deed of Trust"), as modified by that certain First Modification of Credit Line Deed of Trust and Security Agreement and Deed of Removal of Trustee and Appointment of Substitute Trustees, dated April 27, 2007, recorded on April 30, 2007 as Instrument Number 070002101 among the aforesaid land records, and as further modified by that certain Second Modification of Credit Line Deed of Trust and Security Agreement and Deed of Removal of Trustee and Appointment of Substitute Trustees, dated October 1, 2009, recorded on October 8, 2009 as Instrument Number 090004015 among the aforesaid land records (said Original Deed of Trust, as so modified, hereafter referred to as the "Deed of Trust"), granted and conveyed originally unto Lawyers Title Realty Services, Inc., Trustee, all of the real property and any improvements thereon described as follows (the "Property"):

TRACT NOS. I, II, III, IV V AND VI, TOWN OF PULASKI, PULASKI COUNTY, VIRGINIA, AS MORE PARTICULARLY DESCRIBED IN THAT DEED OF ASSUMPTION DATED AUGUST 28, 2006, FROM JEFFERSON MILLS, INC., A VIRGINIA CORPORATION AND SUCCESSOR IN INTEREST TO BATREAL CORPORATION BY MERGER, TO JEFFERSON YARNS, INC., A VIRGINIA CORPORATION, RECORDED AMONG THE LAND RECORDS OF THE CIRCUIT COURT OF PULASKI COUNTY, VIRGINIA, AS INSTRUMENT NO. 060004250;

LESS AND EXCEPT THOSE PROPERTIES CONVEYED TO THE INDUSTRIAL DEVELOPMENT AUTHORITY OF PULASKI COUNTY, VIRGINIA, BY DEED DATED MARCH 15, 2013, RECORDED AMONG THE AFORESAID LAND RECORDS AS INSTRUMENT NO. 130000988, AND SHOWN ON SURVEY OF RECORD IN PLAT BOOK 135, PAGE 3, IN THE CLERK'S OFFICE, CIRCUIT COURT OF PULASKI COUNTY, VIRGINIA.

Street address of property:

10 Valley Street
Pulaski, Virginia

Tax Map Reference Nos.:

072-017-0121-0001
072-017-0121-001A, 2, 3, 3A
072-017-0122-0017, 18
072-017-0122-0019
072-017-0122-0020, 21, 22
072-017-0122-0024
072-017-0122-0025
072-017-0122-0026
072-017-0122-024A, 26A, 27

in trust to secure a certain Note (Adjustable Rate Note) USDA Guaranteed Portion, dated December 13, 2000, in the principal amount of \$4,500,000.00, as modified by that certain First Modification of Note (\$4,500,000.00) (Adjustable Rate Note) USDA Guaranteed Portion, dated April 27, 2007, and as further modified by that certain Second Modification of Note (\$4,500,000.00) (Adjustable Rate Note) USDA Guaranteed Portion, dated October 1, 2009 (collectively, the "\$4.5MM Note"), and that certain Note (Adjustable Rate Note) Non-Guaranteed Portion dated December 13, 2000, in the principal amount of \$500,000.00, as modified by that certain First Modification of Note (\$500,000.00) (Adjustable Rate Note) USDA Guaranteed Portion, dated October 1, 2009 (collectively, the "\$500K Note"), as more fully described in the Deed of Trust;

and

01259528-2

WHEREAS, the Deed of Trust provides that the holder of the Note shall have the power and authority to appoint Substitute Trustees; and

WHEREAS, by Deed of Removal of Trustee and Appointment of Substitute Trustee, dated October 3, 2018, and recorded among the aforesaid land records on October 5, 2018, as Instrument Number 180003158, Steven L. Higgs, P.C., was appointed Substitute Trustee in the place and stead of Steve H. Wallace, trustee; and

WHEREAS, the Substitute Trustee, by terms of the Deed of Trust, was empowered, upon default in the payment of the Note, and upon request of the holder of the Note to do so, to sell the previously described Property at public auction; and

WHEREAS, default was made in payment of the Note secured by the Deed of Trust and in performance of the covenants in the Deed of Trust, and the holder of the Note requested the Substitute Trustee to sell the Property pursuant to the terms of the Deed of Trust; and

WHEREAS, on October 18, 2018, the Substitute Trustee gave written notice, by certified mail, to Jefferson Yarns, Inc., that the \$4.5MM Note and \$500K Note secured by the Deed of Trust are unavailable and cannot be produced; and

WHEREAS, the Substitute Trustee did provide notice (the "Notice") by advertisement of the time, place, and terms of such sale in *The Southwest Times*, a newspaper published and having a general circulation in the County of Pulaski, Virginia, in its issues of October 16, 2018, October 23, 2018, October 30, 2018 and November 6, 2018, the date, time and place of the sale having been fixed in the Notice for November 7, 2018, at 1:00 p.m., at the Property's location at 27 Valley Street, Pulaski, Virginia; and

WHEREAS, the Substitute Trustee gave written notice of the proposed sale, on October 22, 2018, by certified mail, to Jefferson Yarns, Inc., the owner of the Property at the time of the sale, at the corporation's last known address, as the address appeared on the records of Anson Apparel, III Incorporated (the "Noteholder"), said notice having been given at least fourteen (14) days prior to the date of sale; and

WHEREAS, the Substitute Trustee at said time and place did offer the Property for sale at public auction to the highest bidder, for cash, in strict accordance with the terms of the aforesaid Deed of Trust at which sale Shah Development became the purchaser thereof for the sum of Two Hundred Sixty Two Thousand Five Hundred and No/100 Dollars (\$262,500.00), that being the highest bid therefore; and

WHEREAS, the purchase price has been paid in full; and


WHEREAS, none of the parties in interest are in the military service of the United States, and have not been for six months prior hereto, and are, therefore, not subject to the Servicemember's Civil Relief Act;

NOW, THEREFORE, in consideration of the premises and the sum of Two Hundred Sixty Two Thousand Five Hundred and No/100 Dollars (\$262,500.00), paid to the Substitute Trustee by Shah Development, at and before the sealing and delivery of this Trustee's Deed, receipt of which is hereby acknowledged, which sum is to be applied as provided in the aforesaid Deed of Trust, the Substitute Trustee does hereby grant, bargain and convey unto Shah Development LLC, with SPECIAL WARRANTY OF TITLE, all those certain parcels of land and improvements thereon located in the County of Pulaski, Virginia, more particularly described hereinabove.

This conveyance is made subject to any conditions, restrictions, declarations, easements and rights of way of record, contained in the deeds forming the chain of title to the above described Property.

IN WITNESS WHEREOF, Steven L. Higgs, P.C., Substitute Trustee, executed this Trustee's Deed as of the date and year first above written, pursuant to due authority.

STEVEN L. HIGGS, P.C., Substitute Trustee


Steven L. Higgs
President

STATE OF VIRGINIA
CITY OF ROANOKE, to-wit:

On this the day of December, 2018, before me, the undersigned officer, personally appeared Steven L. Higgs, to me known and known by me to be President of Steven L. Higgs, P.C., Substitute Trustee, and the person executing these presents in such capacity on behalf of the Substitute Trustee, and he acknowledged said instrument by him so executed to be his free act and deed in such capacity.

Signed, sealed and acknowledged before me this 6th day of December, 2018.

GINA CHRISTINE HUFFMAN
NOTARY PUBLIC
Commonwealth of Virginia
Registration No. 7703216
My Commission Expires Oct. 31, 2020

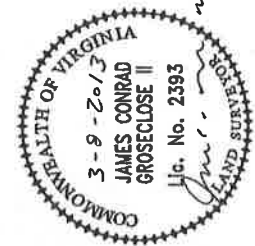
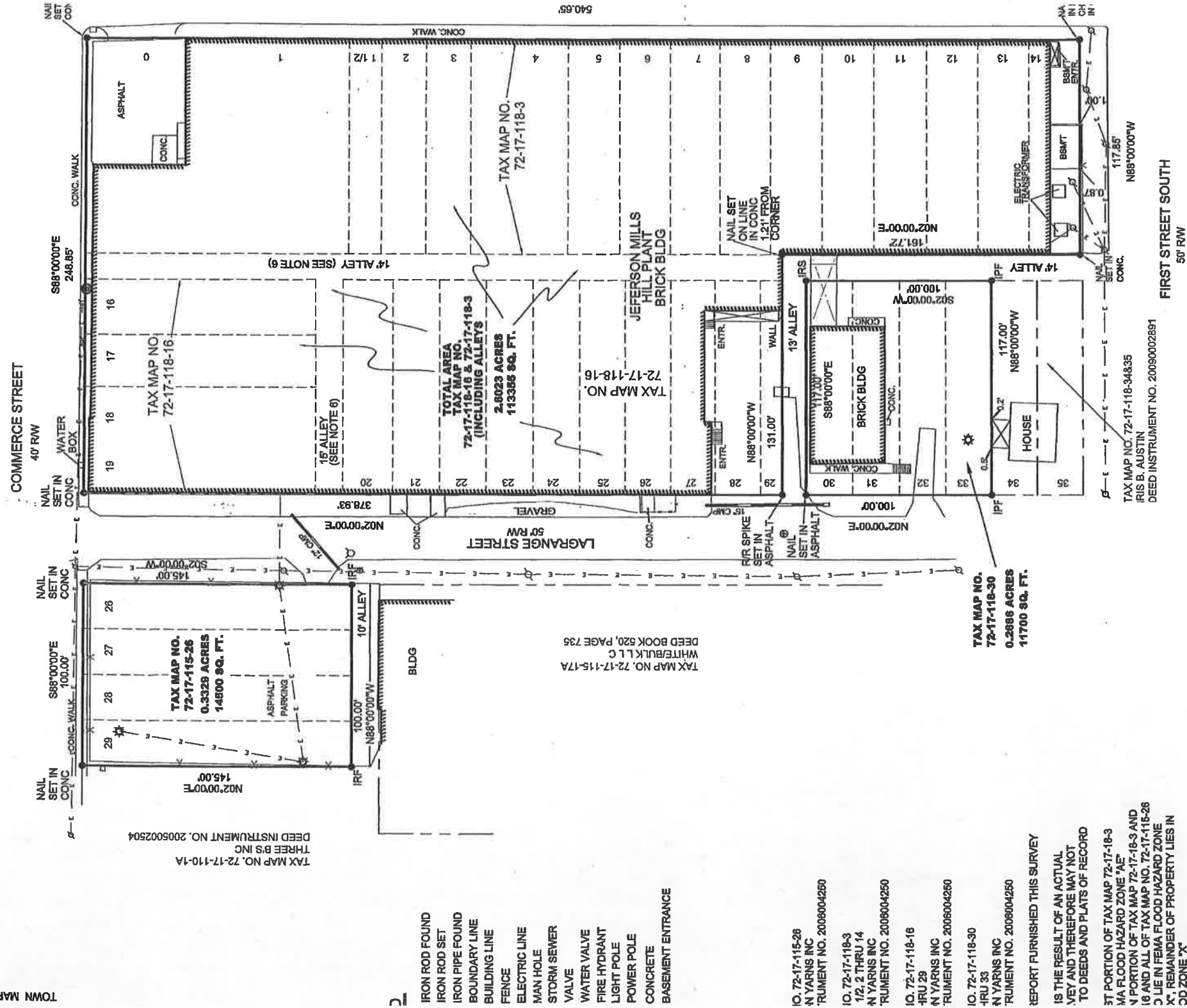

Notary Public

My Commission expires: 10-31-2020

Notary Registration No.: 7703216

IDA

TOWN MAP



TAX MAP NO. 72-17-110-1A
THREE BS INC
DEED INSTRUMENT NO. 2006002504

TAX MAP NO. 72-17-115-26
0.3328 ACRES
14800 SQ. FT.

- IRON ROD FOUND
- IRON ROD SET
- IRON PIPE FOUND
- BOUNDARY LINE
- BUILDING LINE
- FENCE
- ELECTRIC LINE
- MAN HOLE
- STORM SEWER
- VALVE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- CONCRETE
- BASEMENT ENTRANCE

- IO. 72-17-115-26
- N YARNS INC
- RUMENT NO. 2006004250
- IO. 72-17-118-3
- 1/2, 2 THRU 14
- N YARNS INC
- RUMENT NO. 2006004250
- IO. 72-17-118-16
- IRU 29
- N YARNS INC
- RUMENT NO. 2006004250
- IO. 72-17-118-30
- IRU 33
- N YARNS INC
- RUMENT NO. 2006004250

REPORT FURNISHED THIS SURVEY
IS THE RESULT OF AN ACTUAL
SUEY AND THEREFORE MAY NOT
TO DEEDS AND PLATS OF RECORD

3T PORTION OF TAX MAP 72-17-18-3
VA FLOOD HAZARD ZONE "AE"
V PORTION OF TAX MAP 72-17-18-3 AND
18 AND ALL OF TAX MAP NO. 72-17-116-26
3 LIE IN FEMA FLOOD HAZARD ZONE
X". REMAINDER OF PROPERTY LIES IN
3D ZONE "X"
1165C0141G
PTEMBER 26, 2008
ERTIFICATION WAS NOT PERFORMED
IF THIS SURVEY.

STRICT: ZONE 12
I OF PULASKI ORDINANCES FOR
IENTS

LING FULLY EMCOMPASS THESE ALLEYS, WHICH
SUMABLE BEEN VACATED OR ABANDONED.



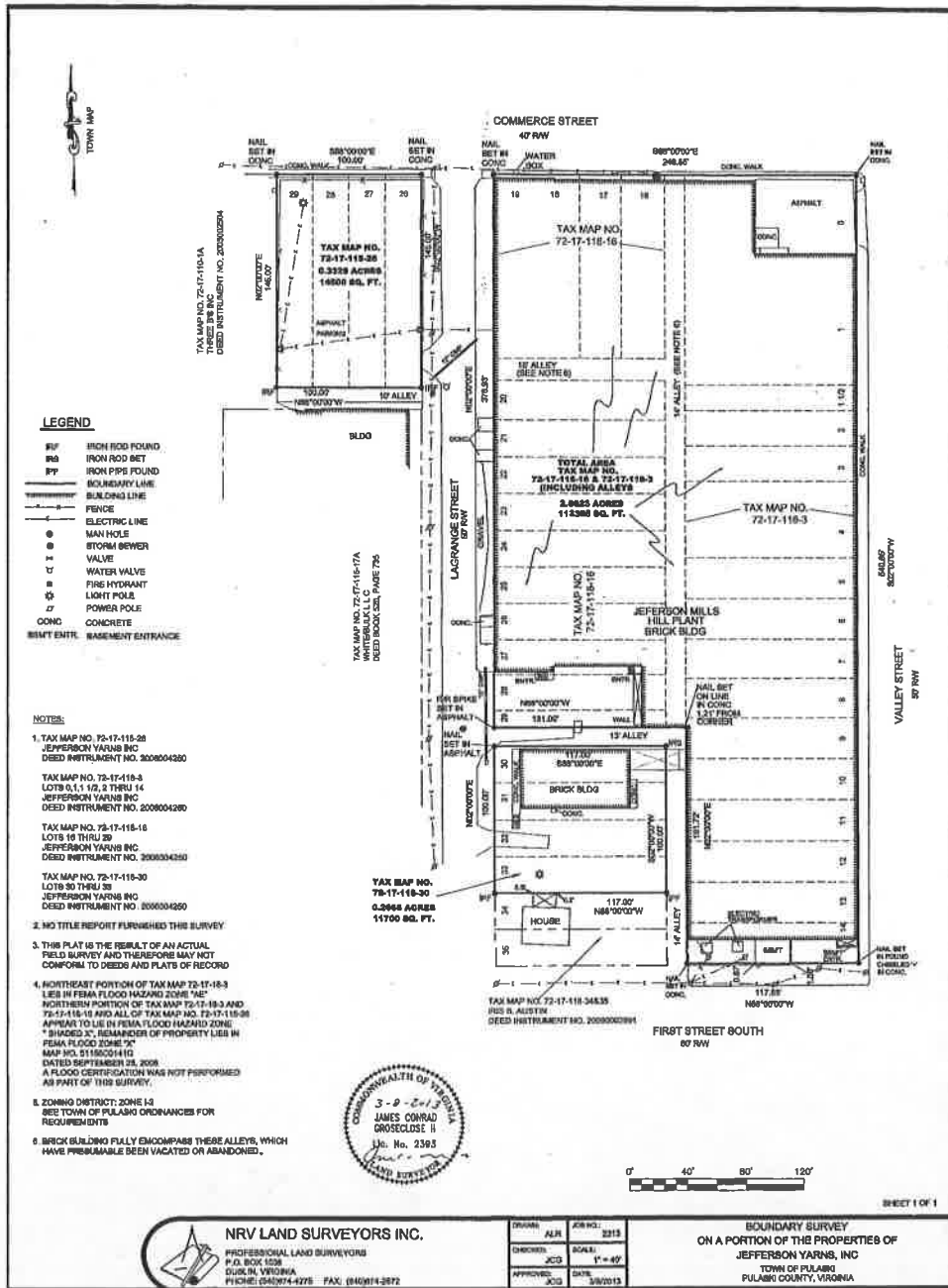
NRV LAND SURVEYORS INC.

PROFESSIONAL LAND SURVEYORS
P.O. BOX 1038
DUBLIN, VIRGINIA
PHONE: (540)874-4275 FAX: (540)874-2672

DRAWN: ALR	JOB NO.: 2313
CHECKED: JCG	SCALE: 1" = 40'
APPROVED: JCG	DATE: 3/8/2013

BOUNDARY SURVEY
ON A PORTION OF THE PROPERTIES C
JEFFERSON YARNS, INC
TOWN OF PULASKI
PULASKI COUNTY, VIRGINIA

5



NRV LAND SURVEYORS INC.
 PROFESSIONAL LAND SURVEYORS
 P.O. BOX 1028
 DUKIN, VIRGINIA
 PHONE: (540)714-4275 FAX: (540)714-2872

DRAWN	AJR	JOB NO.	2213
CHECKED	JCD	SCALE	1"=40'
APPROVED	JCD	DATE	3/8/2013

BOUNDARY SURVEY
 ON A PORTION OF THE PROPERTIES OF
 JEFFERSON YARNS, INC
 TOWN OF PULASKI
 PULASKI COUNTY, VIRGINIA