

90.9 NON 211090

NO TITLE EXAMINATION PERFORMED BY
SCOT S. FARTHING, ATTORNEY AT LAW, PC

060004734

THIS DEED, made and entered into this the 3rd day of November, 2006, by and between
EUGENE J. METZGER and DONNA F. METZGER, husband and wife, as Grantors, and J & M
WYTHE, LLC, A Virginia limited liability company, as Grantee;

WITNESSETH

THAT FOR and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and
other good and lawful consideration, the receipt of which is hereby acknowledged by Grantors, the
Grantors do hereby grant, bargain, sell and convey, with covenants of general warranty of title, to
the Grantee, in fee simple, all of that certain parcel or tract of land, together with the improvements
thereon and appurtenances thereto belonging, situated in the Town of Wytheville, Wythe County,
Virginia (Tax Map No. 41A-1-1-1 and 41A-1-1-2), and more particularly bounded and described as
follows, to-wit:

BEGINNING at a rod found on the northeastern R/W of North Fourth Street,
U.S. Highway 21/52, a common corner with Dijan, Inc.; thence, N. 54° 08' 36" E.
203.26 feet to a rod found; thence S. 41° 20' 02" E. 124.63 feet to a 1" pipe found;
thence, S. 41° 13' 48" E. 120.05 feet to a post found; thence, S. 42° 11' 21" E. 181.82
feet to a corner post found; thence, S. 53° 31' 56" W. 30.97 feet to a 1" pipe found;
thence, S. 38° 17' 32" E. 31.70 feet to a 1" pipe found; thence, S. 54° 40' 58" W.
198.20 feet to a 1" pipe found on the R/W on North Fourth Street; thence along a
curve following North Fourth Street, Delta 0° 20' 09", Radius 7673.40', Length
44.99', Tangent 22.49', Chord 44.99', Chord Bearing N. 41° 52' 20" W. to a rod set;
thence, N 41° 08' 17" W. 1.00 feet to a rod set; thence, N 48° 51' 43" E. 4.00 feet to a
rod set; thence N 41° 08' 17" W. 4.00 feet to a rod set; thence, S 48° 51' 43" W. 4.00
feet to a rod set; thence, N 41° 08' 17" W. 81.93 feet to a rod set; thence N. 15° 40'
20" E. 20.22 feet to a rod set; thence, N 41° 07' 10" W. 152.80 feet to a rod set;
thence following a curve, Delta 4° 55' 40", Radius 1844.33', Length 158.62',
Tangent 79.36', Chord 158.57', Chord Bearing N 38° 39' 20" W. to the point of
BEGINNING, containing 2.234 Acres, more or less, as shown on that map or plat of
survey bearing the following legend, to-wit:

This Instrument
Prepared by.

Scot S. Farthing
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

[NCT]

Examined 11-7, 2006
J. M. Wythe
167 West Landing Williamsburg, VA
Teste: Sharon A. [Signature] . Dep. Clerk

20118 NOV 8 '06

"PLAT OF SURVEY OF
TAX MAP NO. 41A-1-1-1 AND
TAX MAP NO. 41A-1-1-2
PROPERTY OF
EUGENE J. METZGER AND
DONNA F. METZGER
LOCATED IN
TOWN OF WYTHEVILLE
WYTHE COUNTY, VIRGINIA
SURVEYED BY
RANDAL C. WRIGHT, CLS #2545
PILLAR ENGINEERING & SURVEYING, P.C.
P.O. BOX 609, WYTHEVILLE, VA 24382
PHONE: 276-223-0500
DATE: NOVEMBER 3, 2006"

BEING a portion of the property conveyed from John William Harkrader and Margaret K. Harkrader, husband and wife, to Eugene J. Metzger and Donna J. Metzger, husband and wife, by Deed dated June 1, 1983, of record in the Wythe County Clerk's Office in Deed Book 301, page 229. Also being a portion of the property conveyed from Ralph C. Parks, Sr. and Catherine A. Parks, husband and wife, to Eugene J. Metzger and Donna J. Metzger, husband and wife, by Deed of Correction and Exchange dated May 8, 2000, of record in the Wythe County Clerk's Office as Instrument Number 000001619; and the third source being the same property to Eugene J. Metzger and Donna J. Metzger from Robert G. Crowgey, Jr. and Virginia H. Crowgey, husband and wife, dated April 8, 1983 recorded in Deed Book 300, page 254.

This conveyance is made subject to all such conditions, restrictions and easements of record to the extent that they may lawfully apply to the property hereby conveyed.

Real estate taxes for the year 2006 on the property herein conveyed will be prorated between Grantors and Grantee as of the date of delivery of this deed.

Possession of the premises shall be delivered by the Grantors to the Grantee with the delivery of this deed.

This Instrument
Prepared by:

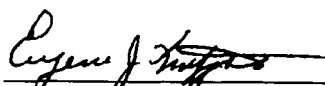
Scot S. Farthing
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

[SCT]

090119 NOV 8 06

Grantors covenant that they will warrant generally the title to the property conveyed; that they have the right to convey the same in fee simple; that they have done no act to encumber the same; that they will execute such further assurances of title as may be requisite, and that the Grantee shall have the quiet possession thereof.

WITNESS the following signatures and seals.

 (SEAL)
EUGENE J. METZGER

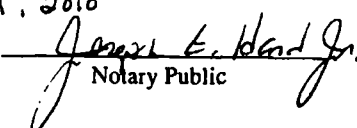
 (SEAL)
DONNA F. METZGER

STATE OF VIRGINIA
COUNTY OF WYTHE, To Wit:

I, Joseph E. Hand JR, a Notary Public in and for the State and County aforesaid, do hereby certify that Eugene J. Metzger has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 3 day of November, 2006.

My commission expires: June 1, 2010


Notary Public

This Instrument Prepared by:
Scot S. Farthing
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382
[NCT]

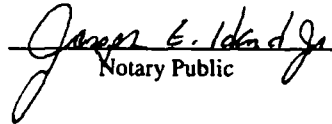
060120 NOV 8:38

STATE OF VIRGINIA
COUNTY OF WYTHE, To Wit:

I, Joseph E. Hand Jr., a Notary Public in and for the State and County aforesaid,
do hereby certify that **Donna F. Metzger** has personally appeared before me in my State and County
aforesaid and acknowledged the same.

Given under my hand this 3 day of November, 2006.

My commission expires: June 1, 2010


Notary Public

This Instrument
Prepared by:

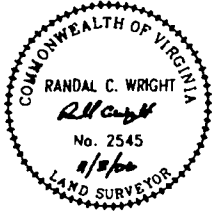
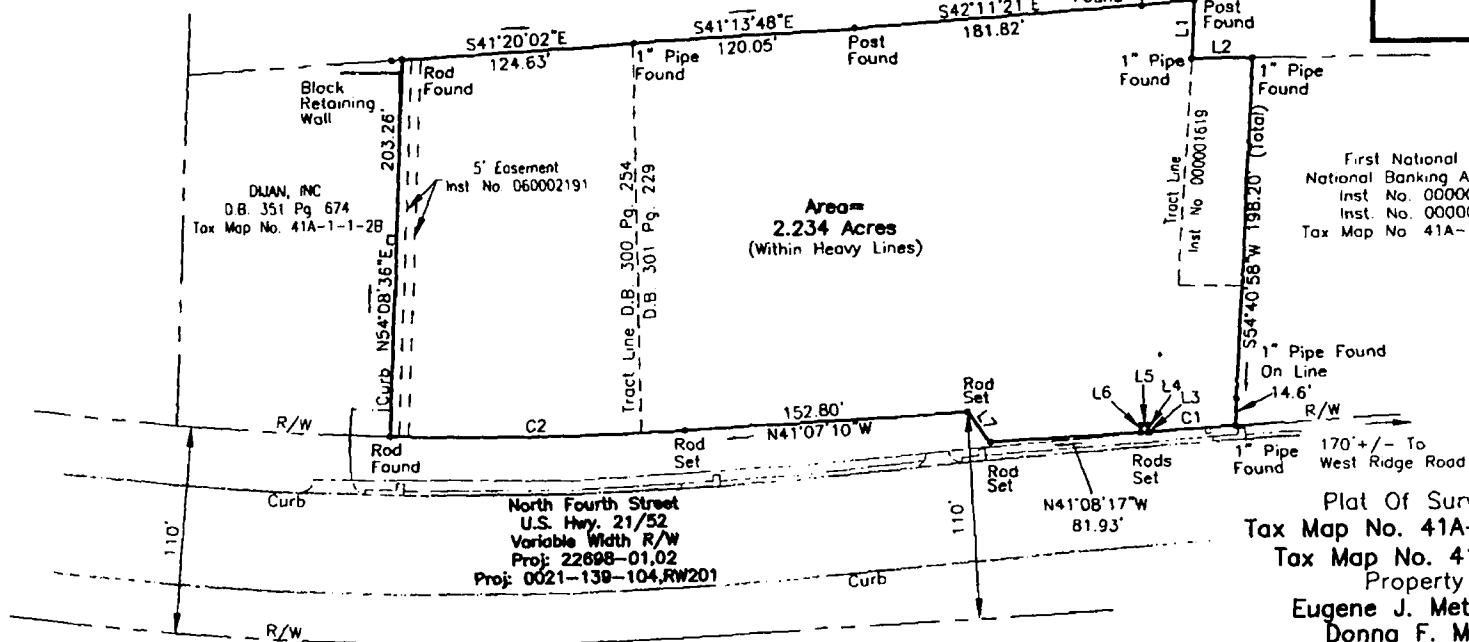
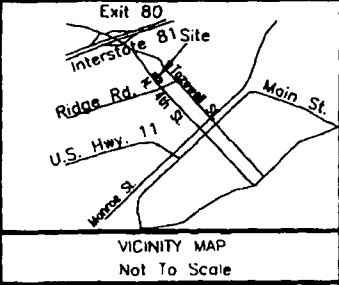
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Wytheville, VA
24382

[NCT]

LINE TABLE		
Line	Bearing	Length
L1	S53°31'56"W	30.97'
L2	S38°17'32"E	31.70'
L3	N41°08'17"W	1.00'
L4	N48°51'43"E	4.00'
L5	N41°08'17"W	4.00'
L6	S48°51'43"W	4.00'
L7	N15°40'20"E	20.22'

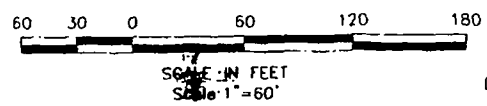
Curve Table						
Curve	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	0°20'09"	7673.40'	44.99'	22.49'	44.99'	N41°52'20"W
C2	4°55'40"	1844.33'	158.62'	79.36'	158.57'	N38°39'20"W

THE TOWN OF WYTHEVILLE, VIRGINIA
 Deed Instrument No. 050004805
 Tax Map No. 41A-1-1-13



Plat Of Survey Of
 Tax Map No. 41A-1-1-1 And
 Tax Map No. 41A-1-1-2
 Property Of
 Eugene J. Metzger And
 Donna F. Metzger
 Located In
 Town Of Wytheville
 Wythe County, Virginia

- Notes:**
1. This Plot Is Based On A Current Field Survey.
 2. This Plot Was Prepared Without The Benefit Of A Title Report
 3. Reference Deed Book 300 Pg. 254; D.B. 301 Pg. 229;
Deed Instrument 000001619; Tax Map No. 41A-1-1-1; 41A-1-1-2.
Hwy. Plat Book 1 Pg. 30; Hwy Plat Book 7 Pg. 220,221.
 4. This Property Does Not Lie Within A H.U.D. 100 Year Flood
Hazard Zone. Reference Community Panel No. 510181 0003 C
Effective Date August 22, 1980.
 5. 5/8" Rebar Set Unless Shown Otherwise.
 6. Property Is Zoned B-2 Business.
 7. Property Is Currently Vacant.
 8. Property Has Public Water And Sewer Available.



Date Nov. 03, 2006

PILLAR ENGINEERING & SURVEYING, P.C.
 P.O. Box 609, WYTHEVILLE, VA 24382
 276 223 0500 276.223.0300 fax www.pillarsns.com

ARM121 NOV 8 06

060122 NOV 8 06

INSTRUMENT #060004734
RECORDED IN THE CLERK'S OFFICE OF
WYTHE ON
NOVEMBER 7, 2006 AT 03:04PM
\$340.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$170.00 LOCAL: \$170.00
HAYDEN H. HORNET, CLERK
Hayden H. Hornet
RECORDED BY: SAO