

080000410

Prepared by and Return to:
Dunton, Simmons & Dunton, L.L.P.
Post Office Box 5
White Stone, Virginia 22576
Return to: R. Lee Stephens Jr., Esq., Spotts Fain PC, PO Box 70, Irvington, VA 22480

Consideration: \$1.00
Tax Map Parcel: 28-26A, 28-26B, and 28-26D
The existence of title insurance is unknown to the preparer.

DEED OF BOUNDARY LINE ADJUSTMENT

THIS DEED, dated as of the 12th day of February, 2008, between **R. HENRY WHAY** and **THERESA W. RANSONE, TRUSTEES IN LIQUIDATION OF C.L. WHAY AND SON, INC.**, hereinafter "C.L. Whay" ("Grantor and Grantee"), and **R. HENRY WHAY**, hereinafter "Whay" ("Grantee and Grantor").

WITNESSETH:

WHEREAS, C.L. Whay is the owner and proprietor of that certain real property (the "C. L. Whay Property") designated as Tax Map Parcel 28-26A, 3.39 +/- acres on that certain plat of survey, dated May 31, 2007, entitled "Plat Showing Boundary Line Adjustment on the Property of R. Henry Whay, *et al.*", and prepared by J. L. Howeth, P.C., certified land surveyor (the "Plat") which Plat is attached hereto and recorded herewith; the said C. L. Whay Property being situate in Christ Church (formerly White Stone) Magisterial District, Lancaster County, Virginia, and having been acquired by deed recorded in Deed Book 135 at page 452 among the land records of Lancaster County, Virginia; and

WHEREAS, Whay is the owner and proprietor of certain real property (the "One Whay Property") designated as the western portion of Tax Map Parcel 28-26D, 5.54 acres, more or less, as shown on the aforementioned Plat; the said One Whay Property being situate in Christ

2.

Church (formerly White Stone) Magisterial District, Lancaster County, Virginia, and having been acquired by Deed Book 366 at page 551 recorded among the land records of Lancaster County, Virginia; and

WHEREAS, Whay is the owner of certain other real property (the "Other Whay Property") designated as Tax Map Parcel 28-26B, 6.84 acres, more or less, as shown on the aforementioned Plat; the said Other Whay Property being situate in Christ Church (formerly White Stone) Magisterial District, Lancaster County, Virginia, and having been acquired by Deed Book 366 at page 551 recorded among the land records of Lancaster County, Virginia; and

WHEREAS, it is the desire and intent of Grantor and Grantee to adjust various common boundary lines as shown on the Plat and as hereinafter provided; and

LOT ADJUSTMENT

NOW, THEREFORE, in consideration of the foregoing recitals, the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, C.L. Whay as owner of Tax Map Parcel 28-26A hereby grants and conveys to Whay with GENERAL WARRANTY OF TITLE, to be incorporated into and merged with the said One Whay Property, the real property located in Lancaster County, Virginia, being a portion of Tax Map Parcel 28-26A more particularly designated on the Plat as "0.81+/- acres hereby added to Parcel 26D" and containing approximately 0.81 acres; and being a portion of the said C. L. Whay Property acquired as set forth above.

The lands hereby conveyed to Whay are adjacent to and contiguous with the One Whay Property acquired by Whay as set forth above. This conveyance of the 0.81 acres is made for the purpose of adjusting the boundary lines of said presently owned lands of C.L Whay and Whay,

thus creating a single lot or parcel owned by Whay containing, after the conveyances or boundary line adjustments set forth herein, 6.35 acres, more or less, of land. The old lot line shown as "Property Line hereby vacated by this plat" is hereby vacated and extinguished.

FURTHER, in consideration of the foregoing recitals, the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, Whay as owner of Tax Map Parcel 28-26B (the aggregated parcel resulting from the Deed of Merger recorded simultaneously herewith and immediately preceding these presents) hereby grants and conveys to C.L. Whay with GENERAL WARRANTY OF TITLE, to be incorporated into and merged with the said C.L. Whay Property, the real property located in Lancaster County, Virginia, being a portion of revised Tax Map Parcel 28-26B more particularly designated on the Plat as "0.73+/- acres hereby added to Parcel 26A" and containing approximately 0.73 acres; and being a portion of the said Other Whay Property acquired as set forth above.

The lands hereby conveyed to C.L. Whay are adjacent to and contiguous with the C.L. Whay Property acquired as set forth above. This conveyance of the 0.73 acres is made for the purpose of adjusting the boundary lines of said presently owned lands of C.L. Whay and Whay, thus creating a single lot or parcel owned by C.L. Whay containing, after the conveyances or boundary line adjustments set forth herein, 3.31 acres, more or less, of land. The old lot line shown as "Property Line hereby vacated by this plat" is hereby vacated and extinguished. After the above conveyance, the Other Whay Property contains 6.11+/- acres according to said survey.

The portions of property hereby conveyed are subject to all recorded easements, conditions, restrictions, and agreements that lawfully apply to such portions or any part thereof.

TO HAVE AND TO HOLD the portions of the Property conveyed, together with all rights, privileges, and advantages thereunto belonging or appertaining to the respective individual owners, their successors or assigns, forever.

The platting of the land and adjustment of the boundary lines provided by this instrument are made with the free consent and in accordance with the desires of Grantor and Grantee and in accordance with the provisions of Virginia Code § 15.2-2264, and applicable regulations of Lancaster County, Virginia, as evidenced by the approval of said boundary line adjustment by authorized officials of Lancaster County, Virginia, as noted on the Plat.

IN WITNESS WHEREOF, the parties have executed this Deed of Boundary Line Adjustment as of the date first above written.

Theresa W. Ransone (SEAL)
THERESA W. RANSONE,
TRUSTEE IN LIQUIDATION

COMMONWEALTH OF VIRGINIA
COUNTY OF LANCASTER, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that THERESA W. RANSONE, TRUSTEE IN LIQUIDATION OF C. L. WHAY AND SON, INC., whose name is signed to the foregoing instrument on behalf of the corporation, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 19th day of February, 2008.

Patricia B. Kellum (SEAL)
Notary Public

My commission expires: 4/30/09
Notary Commission ID: 251470

PATRICIA B. KELLUM
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #251470
My Commission Expires 4/30/09

DUNTON, SIMMONS & DUNTON, L.L.P.
ATTORNEYS AT LAW
P. O. BOX 5
WHITE STONE, VIRGINIA
22578-0005

5.

C. L. WHAY AND SON, INC.

BY: R. Henry Whay (SEAL)
R. HENRY WHAY,
TRUSTEE IN LIQUIDATION

R. Henry Whay (SEAL)
R. HENRY WHAY

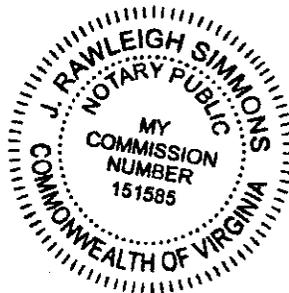
COMMONWEALTH OF VIRGINIA
COUNTY OF LANCASTER, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that R. HENRY WHAY, individually and as TRUSTEE IN LIQUIDATION OF C. L. WHAY AND SON, INC., whose name is signed to the foregoing instrument, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 18th day of February, 2008.

J. Rawleigh Simmons (SEAL)
Notary Public

My commission expires: 3/31/12
Notary Commission ID: _____



INSTRUMENT #080000410
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF LANCASTER ON
FEBRUARY 19, 2008 AT 01:19PM

DIANE H. MUMFORD, CLERK
RECORDED BY: DTS

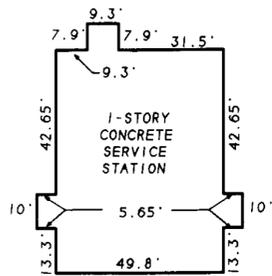
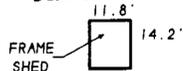
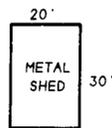
See Plat Cabinet #7 Page 169A

DUNTON, SIMMONS & DUNTON, LLP
ATTORNEYS AT LAW
P. O. BOX 5
WHITE STONE, VIRGINIA
22578-0005

GENERAL NOTES : See Instrument # 080000410

- FOR EASEMENTS AND RESTRICTIVE COVENANTS NOT SHOWN. SEE TITLE REPORT.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY SHOW ALL ENCUMBRANCES ON THE PROPERTY.
- BOUNDARY SURVEY SHOWN HEREON WAS BASED UPON A CURRENT FIELD SURVEY.
- PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN WITH THE FEMA FLOOD INSURANCE RATE MAP FOR LANCASTER COUNTY, VIRGINIA IDENTIFIED AS COMMUNITY PANEL NUMBER #510184 - 0035A EFFECTIVE MARCH 4, 1988.

Flat Cabinet #7 Page 169A



R. HENRY WHAY
TM 28 PARCEL 24
D.B. 366 PG. 551
AREA = 3.51 +/- ACRES

R. HENRY WHAY
TM 28 PARCEL 268
D.B. 366 PG. 551
D.B. 286 PG. 349

N / F
C.L. WHAY & SON, INC.
R. HENRY WHAY
THERESA W. RANSONE
(TRUSTEES IN LIQUIDATION)
TM 28 PARCEL 26A
D.B. 135 PG. 452

AREA TABULATION
AREA PARCEL 26A = 3.39 +/-
(BEFORE ADJUSTMENT) ACRES (RECORD)
AREA PARCEL 26A = 3.31 +/-
(AFTER ADJUSTMENT) ACRES

AREA TABULATION
AREA PARCEL 26D = 5.54 +/-
(BEFORE ADJUSTMENT) ACRES (RECORD)
AREA PARCEL 26D = 6.35 +/-
(AFTER ADJUSTMENT) ACRES

AREA TABULATION
AREA PARCEL 26B = 6.84 +/-
(BEFORE ADJUSTMENT) ACRES (RECORD)
AREA PARCEL 26B = 6.11 +/-
(AFTER ADJUSTMENT) ACRES

OWNER'S CONSENT AND DEDICATION

THE BOUNDARY LINE ADJUSTMENT OF REAL PROPERTY AS SHOWN ON THIS PLAT OF THE PROPERTY OF R. HENRY WHAY (OWNER), R. HENRY WHAY (TRUSTEE IN LIQUIDATION) AND THERESA W. RANSONE (TRUSTEE IN LIQUIDATION) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED PROPERTY OWNERS.

GIVEN UNDER MY HAND THIS 18th DAY OF February IN THE YEAR 2007

[Signature]
R. HENRY WHAY, OWNER

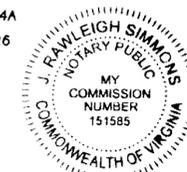
[Signature]
R. HENRY WHAY (TRUSTEE IN LIQUIDATION)

[Signature]
THERESA W. RANSONE, (TRUSTEE IN LIQUIDATION)

COMMONWEALTH OF VIRGINIA
COUNTY OF LANCASTER
I DO HEREBY CERTIFY THAT THE NAME HEREON HAS ACKNOWLEDGED THE SAME BEFORE ME.

GIVEN UNDER MY HAND THIS 18th DAY OF February IN THE YEAR 2007

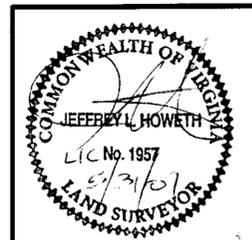
[Signature]
NOTARY PUBLIC
BY COMMISSION EXPIRES 2/3/09



PLAT SHOWING BOUNDARY LINE ADJUSTMENT ON THE PROPERTY OF R. HENRY WHAY, ET AL CHRIST CHURCH MAGISTERIAL DISTRICT LANCASTER COUNTY, VIRGINIA

MAY 31, 2007
SCALE : 1" = 200'

J. L. HOWETH, P. C.
CONSULTING ENGINEERING & LAND SURVEYING
P. O. BOX 1684
TAPPAHANNOCK, VIRGINIA 22560
TELEPHONE: 804-443-6367



INSET #2 NO SCALE

JAMES L. & VERLINE H. MOODY
TM 28 PARCEL 17
INSTRUMENT #020003297

ALBERT J. & MARY S. BRILL
TM 28 PARCEL 23
INSTRUMENT #030004522

LANCASTER COUNTY
TM 28 PARCEL 26C
D.B. 167 PG. 564

0.81 +/- ACRES HEREBY ADDED TO PARCEL 26D

0.73 +/- ACRES HEREBY ADDED TO PARCEL 26A

KENNETH H. & KATHRYN A. CLARK
TM 28 PARCEL 26E
D.B. 363 PG. 159

CONSTANCE L. DAWSON
TM 28 PARCEL 24A
D.B. 191 PG. 226

CERTIFICATE OF APPROVAL

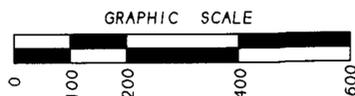
THIS BOUNDARY LINE ADJUSTMENT OF THE PROPERTY OF R. HENRY WHAY, ET AL IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING LANCASTER COUNTY ORDINANCES AND MAY BE COMMITTED TO RECORD.

2/14/07 DATE
[Signature] ZONING ADMINISTRATOR, LANCASTER COUNTY

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BRG.
C-1	2940.09'	8° 58' 04"	460.18'	230.56'	459.71'	S 51° 16' 21" W
C-2	2940.09'	5° 39' 29"	290.34'	145.29'	290.22'	S 58° 35' 09" W
C-3	2940.09'	1° 32' 38"	79.22'	39.62'	79.23'	S 62° 11' 12" W

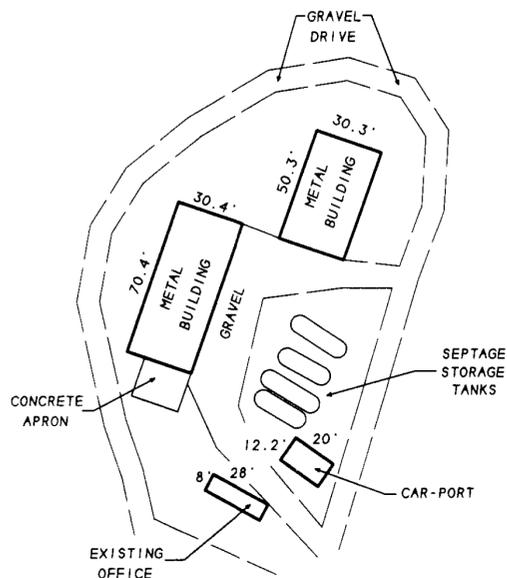
- LEGEND:**
- IRF - IRON ROD FOUND
 - IRS - IRON ROD TO BE SET
 - IPF - IRON PIPE FOUND
 - CMF - CONCRETE MONUMENT FOUND



TOTAL AREA OF PLAT = 19.28 +/- ACRES

INSTRUMENT #080000410
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF LANCASTER ON
FEBRUARY 19, 2007 AT 04:00PM

DIANE H. MUMFORD, CLERK
RECORDED BY: DTS



INSET #1 NO SCALE

