

NAME **STANLEY GERAL**
 STANLEY MADE
 ID # 012495
 RT 2 BOX 57A
 ADDRESS COEBURN VA24230

MAP NO: 29-10
 DISTRICT GLADEVILLE
 CLASS 02 ML

DESCRIPTION LYONS FORK 21.00 AC.

MAIN BUILDING

USE	CONSTRUCTION	EXTERIOR FINISH	INTERIOR FINISH	ROOFING	GENERAL FEATURES	PLUMBING & HEATING
Dwelling	Wood Frame	Wood Siding	Plaster	Comp. Sh.	Year Built	Bathrooms
Store	Steel Frame	Brick	Wall Board	Slate	No. Rooms 10	Basement
Service Station	Tile-C. Bik	Asb-wood shing.	Ceiled	Asbestos	No. Stories 1 1/2	Fireplace
Garage	Brick	C. Block	Panel	Metal	Foundation	Stoves or Fl. Fur.
Factory	Mill	Stucco	Tile	Tar&Grav.	Floors PINE	Cent. Heat
	Reinf. Conc.				Porch	Cent. Air Cond.
			CU. FT.	UNIT FACTOR	TOTAL	Physical Depreciation Or Obsolescence
			SQ. FT.			APPRAISED VALUE

X X = 15000

OUT BUILDINGS

USE	CONSTRUCTION	CONDITION	SIZE	GEN. REMARKS
Garage				
Barn				
Tenant House				
Misc. Bldg.	FR	100y		Dickenson County
Total Appraised Value All Improvements				\$ 16000

VOIT
 not for 80-
 Dickenson County

Land

Lots

USE	No. Acres	Value Per Acre	TOTAL	Lot No.	Zoning	Size	Front Ft. Factor	Appraised Value
1. Bldg. Site	1	C	2000					
2. Tillable								
3. Pasture			2000					
4. Forest & Standing Timber	2000	100	2000					
5. Marsh-Mountain								
6. Commercial & Ind.								
7. Other								
TOTALS			4000					

Notes Total Appraised Value All Lands \$ 2100

Recapitulation	
100% Fair Market Value	
2,100 Land	\$ 4000
00 Bldgs.	\$ 16000
2,100 Total	\$ 20000

277.15
This Deed, Made this 9th day of July, in the year one thousand nine hundred and Seventy-one - - - - - between

Nell Baker (Gentry) and Delmer Gentry, each in his and her own respective right and each as the sole consort of the other - - - - -

- - - - - parties of the first part, and
Gearl Stanley and Maude Ann Stanley, as joint tenants with the right of survivorship and not as tenants in common - - - - -
- - - - - parties of the second part,

Witnesseth: That in consideration of the sum of Twelve Hundred (\$1200.00) - - - - -
- - - - - Dollars, cash in hands paid, the receipt of
which is hereby acknowledged - - - - -

the said first parties - - - - -

- - - - - do grant unto the said second parties - - - - -
- - - - - with General Warranty, all
that portion parcel or tract of land, formerly owned by Velma Davis Baker, lying
and being situated on Lyons Fork, Virginia, in Dickenson and Wise Counties, and
more particularly bounded and described as follows, to-wit:

BEGINNING at a stone in bottom, a corner to the Dorsie Baker tract (3) thence crossing a bottom N 62 30 feet E 236 feet to a sycamore on a hill above the state road; thence N 52 30 W 88 feet to a stone and dogwood; thence S 62 00 E 93 feet to a dogwood, a corner to the Kermit Baker land; thence with his line S 77 15 E and 56 feet to a stake hidory witness; thence S 77 E and 100 feet to two dogwoods under Sand lage rocks; thence S 71 00 E 108.5 feet to a stone above a large rock in a line of the Destie Davis tract two dogwood witness; thence with the lines of the former deed, N 27 40 E 364 feet to a black oak on a flat point; thence N 26 00 E and 307 feet to a road leading to M. S. Davis land; thence down said road N 20 30 E and 150 feet to a stake; thence N 64 00 E 155 feet to a stake; thence N 21 00 E 118 feet to a stake lynn witness; thence N 11 W 389 feet to a stake; thence N 30 E 68 feet to a stake; thence N 47 00 E 163 feet to a stake; thence N 48 30 E 298 feet to a stake at the bend of said road; thence S 160 00 E 221 feet to a stake, large hickory witness; thence leaving the said road N 20 55 E 204 feet to a hickory on the side of a spur near a large rock; thence due north course 595 feet to a chestnut oak on a ridge, a corner of an old survey; thence with line of same S 62 00 W 13 poles to a point a corner to the Conley Baker line; thence leaving the old line and with the said Conley Baker; line S 29 00 W 138 poles to a poplar on the upper bank of the road; thence S 60 00 W 275 feet to a stake and stone in a bottom and in

a line of the E. P. Davis land; thence S 65 00 E 222 feet to a stone; 23 ft. north of a poplar stump; thence S 53 30 E 62 feet to the BEGINNING, containing twenty-one (21) acres of land, more or less.

There is excepted and reserved from this conveyance all the coal rights as may have heretofore been sold and reserved.

And being the same property conveyed to first parties by deed dated July 2, 1949 from Conley Baker and Reva Baker, and recorded in the Clerk's Office of Wise County, Virginia, in Deed Book No. 292, page 540, etc.

The said first parties

covenant that they have the right to convey the said land to the grantee; that they have done no act to encumber the said land that the grantee shall have quiet possession of the land, free from all encumbrances, and that they the said parties of the first part will execute such further assurance of the said land as may be requisite.

WITNESS the following signatures and seals:

Delmer Gentry [SEAL]
Nell Baker Gentry [SEAL]

STATE OF VIRGINIA,

COUNTY of WISE, to-wit:

I, Joyce Y. Jones, a Notary Public

for the County aforesaid, in the State of Virginia, do certify that

Nell Baker Gentry and Delmer Gentry, whose names are signed

to the foregoing writing, bearing date on the 9th day of July, 1971.

have acknowledged the same before me in my County aforesaid.

Given under my hand, this 9th day of July, 1971

Joyce Y. Jones
NOTARY PUBLIC

My comm. exp. 3/5/75

MEMO—To be acknowledged before any officer authorized to take acknowledgments. If acknowledged before a Notary Public the certificate should contain the date of expiration of the commission of the Notary.

VIRGINIA, County of Wise To-wit:

In the Clerk's Office this instrument was presented this 14 day of July, 1971, at 11:31 O'clock, and with certificate annexed was admitted to record after payment of tax imposed by section 58-2-1 and recorded the 20 day of July, 1971 in Deed Book 435 pg. 344

Teste: ELZIE D. MULLINS, Clerk

Elzie D. Mullins D. Clerk

27216

This Deed, Made this 9th day of July

year 1971 between Gearl Stanley and Maude Ann Stanley, each in their own respective right and each as the sole consort of the other of the Wise County, Virginia

parties of the first part and Don R. Pippin, Trustee, (with power and right granted by the first parties to the holder of the hereinafter described obligation to appoint substitute trustee as provided in Section 26-49 of the Code of the State of Virginia) of Wise County party of the second part.

Witnesseth: That said parties of the first part do convey and grant, with general

warranty, unto the said party of the second part, the following property, to-wit: all that portion, parcel or tract of land, formerly owned by Velma Davis Baker, lying and being situated on Lyons Fork, Virginia, in Dickenson and Wise Counties, described as follows:

FIRST: BEGINNING at a stone in bottom, a corner to the Dorcie Baker tract (3); thence crossing a bottom N 62 30 ft. E 236 feet to a sycamore on a hill above the state road; thence N 52 30 W 88 feet to a stone and dogwood; thence S 62 00 E 93 feet to a dogwood, a corner to the Kermit Baker land; thence with his line S 77 15 E and 56 feet to a stake hickory witness; thence S 77 E and 100 feet to two dogwoods under Sand lage rocks; thence S 71 00 E 108.5 feet to a stone above a large rock in a line of the Destie Davis tract two dogwood witness; thence with the lines of the former deed, N 27 40 E 364 feet to a black oak on a flat point; thence N 26 00 E and 307 feet to a road leading to M. S. Davis land; thence down said road N 20 30 E and 150 feet to a stake; thence N 64 00 E 155 feet to a stake; thence N 21 00 E 118 feet to a stake lynn witness; thence N 11 W 389 feet to a stake; thence N 30 E 68 feet to a stake; thence N 47 00 E 163 feet to a stake; thence N 48 30 E 298 feet to a stake at the bend of said road; thence S 160 00 E 221 feet to a stake, large hickory witness; thence leaving the said road N 20 55 E 204 feet to a hickory on the side of a spur near a large rock; thence due north course 595 feet to a chestnut oak on a ridge, a corner of an old survey; thence with line of same S 62 00 W 13 poles to a point a corner to the Conley Baker line; thence leaving the old line and with the said Conley Baker line S 29 00 W 138 poles to a poplar on the upper bank of the road; thence S 60 00 W 275 feet to a stake and stone in a bottom and in a line of the E. P. Davis land; thence S 65 00 E 222 feet to a stone; 23 ft. north of a poplar stump; thence S 53 30 E 62 feet to the BEGINNING, containing twenty-one (21) acres of land, more or less. And being the same property conveyed to first parties by deed dated July 9, 1971 from Delmer Gentry and Nell Baker Gentry and to be recorded in the Clerk's Office of Wise County, Virginia.

There is excepted and reserved from this conveyance all the coal rights as may have heretofore been sold and reserved.

In Trust, to secure to the holder of the hereinafter described note the payment of the sum of One Thousand fourteen and 12/100 (\$1014.12) Dollars evidenced by a certain negotiable note in the sum of same of even date herewith signed and executed by the parties of the first part and payable to the order of The Farmers Exchange Bank of Coeburn, at Coeburn, Virginia, or at such other place as the holder may designate in writing in eighteen consecutive installments of \$56.34 each, said payments beginning August 10, 1971, and a like amount on the 10th. day of each month thereafter until the note, interest and principal, is fully paid. This deed is made under the provisions of Section 55-60 55-59 of the Code of Virginia of 1950 and amendments thereto and shall be construed to impose and confer upon the parties hereto and the beneficiary hereunder all of the duties, rights and obligations prescribed in Section 55-59 and in short form as Section 55-60 provides: Exemptions waived; subject to all upon default; renewal or extension permitted; right of anticipation reserved. 1% attorney's fee provided for if placed in the hands of an attorney for collection.

In the event that default shall be made in the payment of the note hereinbefore mentioned, or any instalment of taxes or levies on said real estate, or in any insurance premium on the improvements thereon, when and as the same, or any of them, shall become due and payable (and such taxes and levies are to be

The obligation secured by the within deed of trust having been paid in full, the same is hereby released this 19th day of July 1971.

The Farmers Exchange Bank, Coeburn, Va.

By Michael Lee Cantrell, Clerk

I hereby certify that the Notes mentioned and secured by the item of this deed were this day produced before me marked paid and cancelled.

Michael Lee Cantrell, Clerk

construed as due and payable on the day preceding that on which any penalty is by law added thereto), then the Trustees or either of them, on being required so to do by the holder of the said note, shall sell the property hereby conveyed.

And it is covenanted and agreed, between the parties aforesaid that in case of a sale, the same shall be made at public auction, in front of the Court House, Wise, Virginia - - - - -

- - - - - or at such other place as may be determined by the Trustee, after first advertising the time, place and terms of sale for a period of thirty (30) days by written or printed notices posted in three public places in Wise County, Va. and upon the following terms, to-wit: For cash as to so much of the proceeds as may be necessary to defray the expenses of executing this trust, including a Trustee's commission of five per centum, the fees for drawing and recording this deed, if then unpaid, and to discharge the amount of money then payable upon the said

note and if there be any residue of said purchase money, the same shall be made payable at such time and secured in such manner as the said parties of the first part or their executors, administrators or assigns shall prescribe or direct, or in case of their failure to give such direction, at such time and in such manner as the said Trustee shall think fit.

The said parties of the first part covenant to pay all taxes, levies, dues and charges upon the said property hereby conveyed, so long as the debt hereby secured remains unpaid, and to keep the improvements upon said property constantly insured in some good and responsible insurance company in the sum of not less than \$

that upon their failure so to do that the holder of the said note may, if he or they see fit, effect insurance upon said improvements, or any of them, in such sum, not exceeding said \$

above stated, and to deliver the said policy or policies to the said Trustee or assignee holder and agree as he or they may deem adequate for the security of the debt hereby secured; but it shall not be incumbent upon the holder of said note to effect or renew any insurance upon said improvements or to pay any taxes on said property, but that all premiums and taxes paid therefor, if any, with interest, from the time of payment, shall constitute a lien under and by virtue of this deed on the property hereby conveyed, and in event of sale shall be treated as a part of the debt secured by this deed and as a part of the cost of executing this trust; and if there be no sale under this deed, then all such premiums, taxes and levies are to be recoverable by all the remedies at law or in equity, by which the debt aforesaid may be recoverable; and the parties of the first part hereby waive the benefit of all exemptions including the homestead exemption as to the debt secured by this deed and any expenditure for taxes, levies or insurance premiums by the holders of said notes in pursuance of this deed.

If no default shall be made in the payment of the above-mentioned note or insurance premiums, then, upon the request of the parties of the first part, a good and sufficient deed of release shall be executed to them or this trust deed marked satisfied on the records of the Clerk's Office at Wise, Va. at first parties' own proper costs and charges.

Witness the following signatures and seals:

Donald L. Stanley [SEAL]
Maudie Ann Stanley [SEAL]
[SEAL]
[SEAL]

STATE OF VIRGINIA,

COUNTY

of

WISE

, to-wit:

I, Joyce Y. Jones, a Notary Public

for the

County

aforesaid, in the State of Virginia, do certify that

Genrl Stanley and Maude Ann Stanley

, whose names are

signed

to the foregoing writing, bearing date on the 9th

day of

July

, 19 71 .

have acknowledged the same before me in my

County

aforesaid.

Given under my hand, this 9th

day of

July

, 1971 .

My comm. exp. 3/5/75

MEMO—To be acknowledged before any officer authorized to take acknowledgements. If acknowledged before a notary public the certificate should contain the date of expiration of the commission of the notary.

Joyce Y. Jones
NOTARY PUBLIC

(VIRGINIA: County of Wise to-wit

In the Clerk's Office, this instrument was presented this 14

July, 1971, at 10:51 O'clock

and annexed was admitted to record after payment of tax

59-54(b) and recorded the 20th day of July 1971. ... Deed

Book 435 pg. 346

ELZIE D. MULLINS, Clerk

By *[Signature]*

, to-wit:

In the office of the Clerk of the

Court for the

of

the

day of

, 19

this deed was presented and, with the certificate

annexed admitted to record at

o'clock

M.

Teste:

Clerk.