

Dwelling	Comp. Sh.	Wood Siding	Yr. Built	Remod.	Bsmt. [] 2nd []	Plaster	BATH(S) Full 1/2 Bath(s)
	Slate	Brick	No. Stories		1st [] 3rd []	Sheet rock	Modern Bath [] Modern Kitchen []
	Asbestos	Asb. Wood Shg.	S. Level [] S. Foyer []		Total No. Bedrooms	Ceciled	Cent. Heat [] A/C []
	Metal	Cin. Block [] Stone []				Panel	Fir. or Wall Furnace [] Stove(s) []
Wood Frame	Tar & Grav.	Stucco [] Con. Block []	Crawl [] Conc. []	HW [] Pine [] Carp. [] Tile []		Unfinished	
Cin. Block	Tile	Aluminum [] Masonite []	Riers [] Cin. Blk. []				Number
Steel Frame	Shakes	Storm Doors [] Storm Win. []	Slab [] Brick []	Disappearing Stairs		Gd. [] Fair [] Poor [] VP []	Number Chimneys
			Basement Size	Attic Floor & Stairs			Brick [] C. Block []
		Gd. [] Fair [] Poor [] VP []	Basmt. Finish	1/4 [] 1/2 [] 3/4 [] Full []		Attic [] Walls [] Fl. []	Stone [] Metal []
						YR. <u>86</u>	YR.

Porch							
Porch							
Carport							
Garage							
Cent. A/C							
Basement							
Bsmt. Finish							
Attic							
Fireplace(s)							
Heating							
Bath(s)							
Total							
Factor							
Replacement							

2-Bldgs - concession booth
Announcer's stand

} FV 600

M & L	M & L	MOBILE HOME INFORMATION	Market Value All Improvements	<u>600</u>
DATE	DATE	Owner	Market Value All Land	<u>6500 7000</u>
APRP	APRP.	Make	Year	<u>7100 7600</u>
DATE	DATE	Size	Cond.	
		Not Home []	Time	
		AM [] PM []		
CLASSIFICATION	ZONING	INFORMATION BY	USE VALUE APPRAISAL RECAP	Property and income information
			Agric.	Land Cost
			Hort.	\$
			Forest	Bldg. Cost
			Open Space	\$
			Totals	Sale Price
				\$
				Rent
				\$
				Expenses
				\$
				Net Rent
				\$

PROPERTY FACTORS		CLASSIFICATION	ACRES	RATE	ADJ.	CLASSIFICATION	ACRES	RATE	ADJ.
Public Water	Paved	Home Site	<u>4.45</u>	<u>1500</u>		Home Site			
Public Sewer	Gravel		<u>1.21</u>	<u>400</u>					
Well	Dirt								
Spring	No Road								
Septic System	Curb & Gutter	Wasteland	<u>5.665</u>			Wasteland			
U. G. Utilities	Sidewalk		<u>4.86</u>						

General Remarks: S. Ac. Accorded to CCC. Map Topo Good
DIXIE SUTHERLAND TR.

BOARD REVIEW NOTES

BOOK 229 PAGE 583
BOOK 310 PAGE 807

THIS DEED OF EXCHANGE, made and entered into this the 25th day of April, 1985, by and between WILLIAM B. BOYD and NELL BOYD, his wife, parties of the first part, and CLINCHFIELD COAL COMPANY, a Virginia corporation, its successors and assigns, party of the second part;

W I T N E S S E I H:

That for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, cash in hand, paid by the party of the second part, unto the parties of the first part, and in further consideration of the conveyance of the hereinafter described tract of land by the party of the second part to the parties of the first part, the receipt and sufficiency of all of which are hereby acknowledged, the said William B. Boyd and Nell Boyd, his wife, parties of the first part, do hereby grant, sell, bargain and convey WITH COVENANTS OF GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, unto the said Clinchfield Coal Company, a Virginia corporation, its successors and assigns, all that certain lot or parcel of land with the improvements thereupon situate and appurtenances thereunto belonging, situate on Greenbrier Creek of Russell Prater Creek in Buchanan County, Virginia, containing 8 acres, more or less, and originally contained within the following described boundary:

BEGINNING at a stake in Greenbrier Creek, and running a north course to a sycamore tree, thence west with a fence to a stake, thence north up a point with the fence to a flat on a spur, thence a northeast course up same point to knob on point, thence a north course up the same point to the top of the spur to Charlie Deel's line (1965), thence a south course down a spur and with said Charlie Deel's line (1965) to Robert Deel's lines (1965) with Robert Deel's line (1965) to a white oak on top of a cliff, thence around a hill right hand to the corner of a fence, thence with the fence to a poplar tree about 20 ft. from the fence, thence with the drain and with Robert Deel's line (1965) to the creek, thence down the creek to the BEGINNING containing 11 acres.

AND BEING the same and identical real estate conveyed to the parties of the first part, herein, by deed from W. M. Boyd, et al, dated November 16, 1965, and of record in the Clerk's Office of the Circuit Court of Buchanan County, Virginia, in Deed Book 175, page 29.

There is hereby excepted and reserved from the operation of this conveyance and from the above-described tract of land, containing 11 acres, all that tract or parcel of land conveyed by William B. Boyd and

COMPARED:

Book 229 page 583
9-4-1985
Deel's line
Dep. Clerk
Boyd
Deel's line

Book 254, page 799. The property hereby excepted and reserved is more particularly described as follows:

BEGINNING at a stake in Greenbrier Creek and running a straight line to a sycamore tree, thence with the fence to a stake, thence north up the point with a fence to a cliff, thence south 400 feet to a cliff, thence east back down the hill to a drain pipe in Greenbrier Creek, thence following the creek to the BEGINNING, containing 3 acres, more or less.

Reference is hereby made to that deed conveying that tract of land containing 11 acres, more or less, and to that deed conveying that tract of land containing 3 acres, more or less, for a more particular description of the property, containing 8 acres, more or less, herein conveyed.

There is specifically excepted and reserved from the operation of this conveyance and from the property herein conveyed, containing 8 acres, more or less, all that lot or parcel of land used as a cemetery. Said lot, herein excepted and reserved, is presently fenced and contains the approximate dimensions of 75 feet by 150 feet.

And, for and in consideration of the sum of One (\$1.00) Dollar, cash in hand, paid by the parties of the first part, unto the party of the second part, and for the further consideration of the conveyance of the above-mentioned tract of land, containing 8 acres, more or less, from the parties of the first part unto the party of the second part, the receipt and sufficiency of all of which are hereby acknowledged, the said Clinchfield Coal Company, a Virginia corporation, its successors and assigns, does hereby grant, sell, bargain and convey WITH COVENANTS OF GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, unto the said William B. Boyd and Nell Boyd, his wife, as tenants by the entirety with the right of survivorship as at common law, all that certain lot or parcel of surface real estate only, identified as a 6.21 acre surface tract located on the west side of Virginia State Route 80 between said Route 80 and the Russell Fork River at the mouth of Matilda Anderson Branch approximately 1/2 mile south of the Birchleaf Post Office, commonly known as the "Band Mill site," situate in Dickenson County, Virginia, and being more particularly described as follows:

WITNESS the following signatures and seals.

William B. Boyd (SEAL)
William B. Boyd

Nell Boyd (SEAL)
Nell Boyd

CLINCHFIELD COAL COMPANY

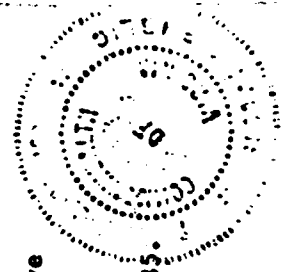
By: C. Max Bailes
Its President

STATE OF VIRGINIA, COUNTY OF RUSSELL, to-wit:

I, Stanley G. Banner, a Notary Public, in and for the County of Russell in the State of Virginia, do hereby certify that William B. Boyd and Nell Boyd, his wife, whose names are signed to the foregoing and hereto annexed Deed of Exchange, dated the 25th day of April, 1985, have acknowledged the same before me in my County aforesaid.

Given under my hand this 25 day of April, 1985.

My commission expires December 17, 1985.



Stanley G. Banner
Notary Public

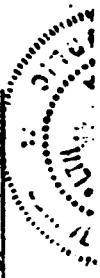
STATE OF VIRGINIA, COUNTY OF RUSSELL, to-wit:

I, Stanley G. Banner, a Notary Public, in and for the County of Russell in the State of Virginia, do hereby certify that C. Max Bailes, whose name is signed to the foregoing and hereto annexed Deed of Exchange, dated the 25th day of April, 1985, as President of Clinchfield Coal Company, a Virginia corporation, has acknowledged the same before me in my County aforesaid, for and on behalf of said Corporation and as its act and deed.

Given under my hand this 25th day of April, 1985.

My commission expires December 17, 1985.

Stanley G. Banner
Notary Public



VIRGINIA: In the Clerk's Office of the Circuit Court of Buchanan County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment approved, admitted to record this 25 day of April, 1985, 2:10 P. M.
The tax imposed by §58.1-802 of the Code has been paid in the amount of \$ 23.25.
Deed Book No. 310 and Page No. 807.

TESTE: Russell C. Furry Clerk

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BEGINNING on a hub on the southwest right-of-way line of Virginia State Route 80, thence with said right-of-way line of Route 80 south 17° 27' east 22.41 feet to a point on said highway right-of-way line, thence south 17° 27' east 233.10 feet to an orange stake on said highway right-of-way line, thence south 25° 35' east 108.97 feet to a 10-inch bolt on said highway right-of-way line, thence south 60° 05' east 52.56 feet to a stake on said highway right-of-way line, 4 feet northeast of toe road bank (sycamore witness), thence north 58° 56' east 9.97 feet to a point on said highway right-of-way line, thence continuing with said right-of-way line of State Highway Route 80, south 30° 19' east 437.70 feet to an orange stake, 3 feet southwest top slope road bank (sycamore witness), thence south 32° 18' east 113.80 feet, to an orange stake (power pole No. 366-52 witness), thence south 38° 15' east 170.57 feet to a railroad spike at an intersection of two roads to horse rink (telephone pole witness), thence south 40° 53' east 228.79 feet to an orange stake on said right-of-way of State Highway Route 80, thence leaving said highway right-of-way, south 37° 54' west 4.81 feet to an orange stake on road bank, thence north 77° 26' west 28.71 feet to an orange stake in a yard, 10 feet southwest toe slope of road bank (power pole No. 336-53 witness), thence south 50° 02' west 40.37 feet to an orange stake in a yard 75 feet north of Roy Addington's house (chestnut witness), thence south 45° 12' west 117.14 feet to an orange stake on top slope of bank of Russell Fork River, thence north 49° 27' west 71.50 feet to a 32-inch sycamore in old B. W. fence, 2 feet east of edge of river at toe of steep spoil bank, thence north 42° 57' west 223.26 feet to an orange stake on steep spoil bank 20 feet east + edge of river (sycamore witness), thence north 35° 59' west 223.20 feet to an orange stake on top slope of riverbank + 15 feet northeast edge river (buckeye, lightpole witnesses), thence north 30° 13' west 159.66 feet to an orange stake on top slope of river bank, + 20 feet northeast edge river (buckeye witness), thence north 35° 07' west 168.23 feet to an orange stake 4 feet east edge river (sycamore witness), thence north 24° 05' west 289.80 feet to an orange stake, + 15 feet northeast edge river (double sycamore witness), thence north 162.71 feet to an orange stake, + 15 feet northeast old fence line (paw-paw witness), thence north 23° 41' west 114.15 feet to a point at the mouth of Tilda Anderson Branch, thence north 40° 44' east 122.52 feet to T/root 24-inch buckeye thence south 88° 06' east 75.46 feet to an orange stake 15 feet north centerline of Tilda Anderson Branch (buckeye witness), corner block building witnesses), thence south 80° 00' east 46.42 feet to the place of BEGINNING, containing 6.21 acres +.

It is specifically understood by the parties of the first part and the party of the second part that all the coal, oils, gases and other minerals in, under or upon the said 6.21-acre tract of land, together with all mining rights and privileges necessary for removal of the same, have been conveyed away by predecessors in title to the party of the second part, and the same are, accordingly, excepted and reserved from the operation of this conveyance and the 6.21+ tract.

There is further excepted and reserved from the operation of this conveyance anything and everything that may have been heretofore conveyed