

~~EDWARDS HOLLY R & HANSE~~
~~BOX 144~~
~~BIRCHLEAF VA~~

24220

DATE
RECORDED 7-70

DEED OR
WILL BOOK 146-217

CONSID-
ERATION

CLASS

4

ZONING

DISTRICT

09

LEGAL DESCRIPTION

RUSSELL FORK
 EAG-3.40 AC
 SANDLICK DIST

DATE
RECORDED 12-01-97

DEED OR
WILL BOOK 26-211

CONSID-
ERATION will

DATE
RECORDED 9-13-99

DEED OR
WILL BOOK 348,763

CONSID-
ERATION 45,344

1992

1993

1994

1995

1996

1997

1998

1999

2000

2001

2002

2003

6,000

39,600

46,400

6,000

39,600

46,400

~~La CARROL Edwards~~

~~Rt 1 Box 590~~

~~Clinchco VA 24226~~

Rose, Bulah Etals

Rt. 1 Box 606

Clinchco, VA 24226

DATE
RECORDED

DEED OR
WILL BOOK

CONSID-
ERATION

DATE
RECORDED

DEED OR
WILL BOOK

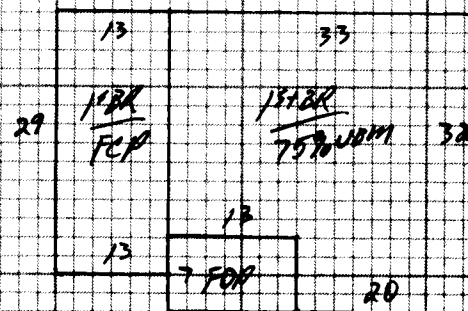
CONSID-
ERATION

NOTES:

VALUE OF MINERALS

800* Nina Kay

Edwards was an heir to this property. She passed away
 and her will was recorded in WB 127 PG 681 in
 June 1999. Her children Allen Edwards and Penny Deel
 will get their mother's part in this property when
 it is divided per Allen Edwards 8-5-99. New
 survey. Deleted cord # 6960 because AC was
 included in the new survey that was performed. Recorded in DB 311 PG 114 (see Att 1)



Dwelling	Comp. Sh.	Wood Siding	Yr. Built 1960	Remod.	Basmt. [] 2nd []	Plaster	BATHS 1 Full 1/2 Baths
	State	Brick	No. Stories	1st 5 3rd []	Sheet rock	Modern Bath [] Modern Kitchen []	
	Asbestos	Asb. Wood Shg.	S. Level [] S. Foyer []	Total No. Bedrooms	Ceiled	Cent. Heat Cool AC No	
	Metal	Cin. Block [] Stone []			Panel	Fir. or Wall Furnace [] Stove []	
Wood Frame	Tar & Grav.	Stucco [] Con. Block []	Crawl [] Conc. []	HW [] Pine [] Carp. [] Tile []	Unfinished		
Cin. Block	Tile	Aluminum [] Masonite []	Riers [] Cin. Blk. []			Number 70	
Steel Frame	Shakes	Storm Doors [] Storm Win. []	Slab [] Brick []	Disappearing Stairs	Gd. [] Fair [] Poor [] VP []	Number Chimneys	
			Basement Size 75%	Attic Floor & Stairs		Brick [] C. Block []	
		Gd. [] Fair [] Poor [] VP []	Basmt. Finish	1/4 [] 1/2 [] 3/4 [] Full []	Attic [] Walls [] Fl. []	Stone [] Metal []	
2 35.5	47641				YR. 94	YR.	

[illegible]

						Totals		
							\$	
							\$ Price	
							\$	
							Rent	
							\$	
							Expenses	
							\$	
							Net Rent	
							\$	
BOARD REVIEW NOTES								

This Deed, made and entered into this 7th day of September, 1999, by and between SAM EDWARDS and CARROLL EDWARDS, as Co-Executors of the estate of HOLLY RAY EDWARDS, GRANTORS, and BULAH E. ROSE and KEITH EVAN EDWARDS, GRANTEES, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS AT COMMON LAW, whose address is Route 1, Box 606, Clinchco, Virginia 24226.

WITNESSETH:

WHEREAS, by deed dated July 27, 1970, and of record in Deed Book 146, page 217, in the Circuit Court Clerk's Office of Dickenson County, Virginia, Sidney Burns Childress and Pauline Childress, his wife, conveyed a tract or parcel of land containing five (5) acres, more or less, to Holly Ray Edwards and Maxie Edwards, his wife; and

WHEREAS, by deed dated April 5, 1972, and of record in Deed Book 155, page 186, in the Circuit Court Clerk's Office of Dickenson County, Virginia, Corbett W. Anderson and Audrey H. Anderson, his wife, conveyed a tract or parcel of land containing 1.2 acres, more or less, to Holly R. Edwards and Maxie Edwards, his wife; and

WHEREAS, Maxie Edwards died intestate May 3, 1985, leaving her husband, Holly Ray Edwards as her sole heir-at-law; and

WHEREAS, Holly Ray Edwards died testate November 23, 1997, his Last Will and Testament being of record in Will Book 26, page 212, in the Circuit Court Clerk's Office of Dickenson County, Virginia, which last Last Will and Testament directs that Sam Edwards and Carroll Edwards sell the real estate of Holly Ray Edwards as set forth in Article I of said Last Will and Testament.

NOW, THEREFORE, that for and in consideration of the sum of ONE HUNDRED (\$100.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged; the GRANTORS do hereby grant, bargain, sell and convey unto the GRANTEES, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS AT COMMON LAW, with COVENANTS OF GENERAL WARRANTY OF TITLE, and ENGLISH COVENANTS OF TITLE, all that certain real estate, situate on the waters of Russell's Fork River in the Sandlick Magisterial District of Dickenson County, Virginia and being more particularly bounded and described as follows, to-wit:

BEGINNING at an iron pin found, a corner to Kenny M. and Janis B. Anderson; thence with the Anderson line S 35 37 00 E 71.83 feet to an iron pin found; thence N 60 43 50 E 40.94 feet to an iron pin found; thence S 43 28 50 E 269.57 feet to an iron pin set, a corner to Kenny M. Anderson and Janis B. Anderson and Charlie J. Edwards; thence leaving

the Anderson line and with the Edwards line N 73 04 01 E 63.45 feet to an iron pipe, a corner to Charlie J. Edwards and Tom Gary and Cathy Gary; thence leaving the Edwards line and with the Gary line N 8 12 50 W 444.00 feet to an iron pin set; thence S 57 43 25 E 80.70 feet to a large beech; thence S 42 01 40 E 166.86 feet to an 18" buckeye; thence S 33 19 20 E 66.53 feet to a double buckeye; thence S 23 28 00 E 160.92 feet; thence leaving the Gary line and with the Edwards line S 38 39 20 E 160.65 feet to an iron pin set, a corner to Clinchfield Coal Company; thence N 52 27 20 E 100.65 feet to a point; thence N 51 32 30 W 128.06 feet to a point; thence N 28 55 00 W 127.91 feet to a point; thence N 23 38 10 W 127.48 feet to a point; thence N 49 33 20 W 277.43 feet to a point; thence S 68 35 20 W 405.69 feet to an iron pin found; thence S 43 17 40 E 152.20 feet to an iron pin found; thence S 50 44 40 W 30.12 feet to the **BEGINNING**, containing 3.40 acres, more or less, and being a portion of the same property conveyed to Holly Ray Edwards and Maxie Edwards, his wife, by deed dated July 27, 1970, and of record in Deed Book 146, page 217, and conveyed to Holly R. Edwards and Maxie Edwards, his wife, by deed dated April 5, 1972, and of record in Deed Book 155, page 186, in the Circuit Court Clerk's Office of Dickenson County, Virginia.

There is excepted and reserved from this conveyance a 12' right of way, for the purposes of ingress and egress, with the following description:

BEGINNING twelve (12') feet from an iron pin found, a corner to Kenny M. Anderson and Janis B. Anderson; thence N 50 44 40 E 42.12 feet; thence N 43 17 40 W 152.20 feet to a point twelve (12') feet from an iron pin found.

This deed is made subject to all lawful exceptions, reservations, easements, restrictions, covenants and conditions contained in all properly executed deeds heretofore recorded.

WITNESS the following signatures and seals.

 (SEAL)
SAM EDWARDS

 (SEAL)
CARROLL EDWARDS

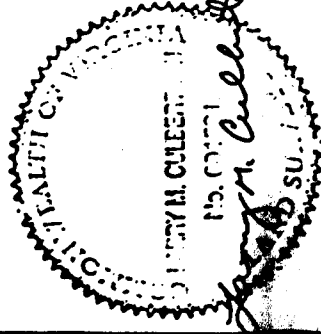
BK 348PG 765

STATE OF VIRGINIA,
COUNTY OF DICKENSON, To-wit:

The foregoing deed was acknowledged before me, the undersigned authority,
this 13 day of September, 1999, by Sam Edwards and Carroll Edwards.

My commission expires: Nov. 30, 2000

Lina B. Wood
NOTARY PUBLIC



SCALE: 1" = 50'	APPROVED BY:	DRAWN BY: S.A.W.
DATE: 7-12-89	REVISED:	

IPF = IRON-PIN FOUND