

McFALL L. VICTOR
P. O. BOX 768 769
CLINTWOOD VA

24228

DATE
RECORDED 7-91

DEED OR
WILL BOOK DB 0274
0046

CONSID-
ERATION 2-TRACTS
1200

DATE
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CLASS

2

LEGAL DESCRIPTION

GEORGES FORK

ZONING

1/2 INT IN 3.98 AC= 2.33
1/2 INT IN 8.10 AC= 4.70

DISTRICT

09 01

1992

1993

1994

1995

1996

1997

1998

1999

2000

2001

2002

2003

500

6,700

500

6,700

MIN

2100

7200

9300

Sum of
1998

NOTES:

VALUE OF MINERALS

6,200

+ B.B. Part 1000
7200

INF ON ATTACHED deeds

BILLY L. BUCHANAN SELL HIS 1/2 UND INT. TO
L. VICTOR MCFALL 326-269

TRACT TWO: BEGINNING at an oak on a point N 9 1/4 W 366 feet; N 72 W 352 feet to a black oak; N 50 1/2 W 552 feet to a chestnut; S 15 1/2 W 252 feet to a hickory; S 11 1/2 E 495 feet to a chestnut; S 15 1/2 W 280 1/2 feet to a gum; S 29 1/4 W 202 feet to a sourwood; N 37 1/2 E 271 feet to a poplar; N 28 E 68 feet to a stake, N 28 E 60 feet to a chestnut; N 20 1/2 E 115 feet to a stake; N 20 1/2 E 65 feet to a hickory; S 82 1/4 E 50 feet S 82 1/4 E 52 feet to a mulberry; S 65 1/4 E 278 feet to an oak, the point of BEGINNING, containing 8.1 acres; more or less by survey and known as the H. H. Mullins; orchard tract, and being the ten acre tract of land contained in paragraph 4 of the will made by H. H. Mullins and of record in Will Book No. 3 at page 202. It also being the same land deeded to Mary E. Meade by the heirs of H. H. Mullins, on the 22nd day of April, 1946, recorded in Deed Book 87, page 15, and being the same land conveyed to Stella E. Buchanan and Tona Emaline Ratliff by Mary E. Meade by deed dated Jan. 11, 1961, recorded in Deed Book 119, page 460; and devised by Tona Ratliff to Luther A. Ratliff and John Bill Ratliff by will dated Feb. 5, 1965, recorded in Will Book 16, page 56, all in the Clerk's Office of the Circuit Court of Dickenson County, Virginia.

That portion of said land conveyed by Luther Ratliff,

et al, to the Commonwealth of Virginia by deed dated April 21, 1971, recorded in Deed Book 149, page 559, in said Clerk's Office is excepted from this conveyance, EX 1 A C

Deed 41944000
It is expressly agreed and understood that all of the minerals and nonmineral estate has been removed from this land hereby conveyed.

WITNESS the following signatures and seals:

Luther A. Ratliff (SEAL)
LUTHER A. RATLIFF
John Bill Ratliff
JOHN BILL RATLIFF
Virginia Ratliff
VIRGINIA RATLIFF

STATE OF VIRGINIA

COUNTY OF DICKENSON, to-wit:

I, *Luther A. Ratliff*, a Notary Public in and for the State and county aforesaid do hereby certify that LUTHER A.

PG# 274 ^{MS} 46

THIS DEED, made on the 5th day of July, 1991, by and between LUTHER A. RATLIFF, widower of Tona Meade Ratliff, and JOHN BILL RATLIFF, son of Tona Meade Ratliff, and VIRGINIA RATLIFF, his wife, herein referred to as GRANTORS, and L. VICTOR MCFALL, herein referred to as GRANTEE,

WITNESSETH

That for and in consideration of the sum of ONE THOUSAND TWO HUNDRED (\$1,200.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, GRANTORS do hereby grant, sell and convey unto GRANTEE, with Covenants of General Warranty, all of their one-half undivided interest in and to those two certain adjoining tracts or parcels of land lying and being on the waters of Georges Fork Creek in Dickenson County, Virginia, and more particularly bounded and described as follows:

TRACT ONE: BEGINNING at a stake on the north side of the state highway, thence S 89° 15' E 100 feet to the residence of Mary E. Meade and in the rear of the residence of Hibbitts' land; thence up the hill to a stake 100 feet to two maples at the end of a wire fence; thence N 33-00 W 161 feet to a sourwood below H. H. Mullins' orchard, and a corner to Violet Hibbitts' land; thence N 69-15 W 223 feet to a gum, a corner to Lillie Grouch's land; thence S 29-15 W 759 feet to a stake in the said state highway below the mouth of Jake's Branch, and a corner of Nellie McFall's land; thence along said highway down the creek to Violet Hibbitts' land, thence 80-00 E 496 feet to a stake; thence N 79-00 E 233 feet to a stake; thence N 50-00 E 230 feet to the BEGINNING, containing 54 1/2 acres, more or less; and being a portion of the and wife to Mary E. Meade by deed conveyed by H. H. Mullins and recorded in Deed Book No. 60, page 541, and also being the same land conveyed to Stella E. Buchanan and Tona Emaline Ratliff by Mary E. Meade by deed dated Jan. 11, 1961, recorded in Deed Book 119, page 459; and devised by Tona Ratliff to Luther A. Ratliff and John Bill Ratliff by will dated Feb. 5, 1965, recorded in Will Book 16, page 56, all in the Clerk's Office of the Circuit Court of Dickenson County, Virginia.

5.03 AC
to HGB
undivided
interest
199