

COUNTS ARTHUR C
ST RT BOX 340
DANTE VA

24237

DATE RECORDED	1972
DEED OR WILL BOOK	115-573

CLASS	2
ZONING	
DISTRICT	02

LEGAL DESCRIPTION
GIBSON BRANCH
0.21 A

*Now . 21AC
& Now District A*

Now Belongs to Noah & Sophia Counts.

Should Never Have Been Arthur

1992	200	-	200
1993			
1994			
1995			
1996			
1997			
1998			
1999			
2000			
2001			
2002			
2003			

*Delete
12-4-92*

CONSID-ERATION

DATE RECORDED

DEED OR WILL BOOK

CONSID-ERATION

NOTES: ARTHUR SHOULD NOT HAVE RECEIVED THIS TICKET AFTER 1981. AFTER R.E WAS DIVIDED IT SHOULD HAVE GONE TO ROBERT COUNTS, IT NOW BELONGS TO NOAH & SOPHIA COUNTS

Other Counts Will

.70 AC Gibson Brant -

.25 AC McClure River

.25 AC McClure River

.25 AC Stommel -

Robert + Arthur Brothers to ~~Robert~~
acquired 1/2 each of her Real Estate

210-102 Robert + Pearl Counts

↓
Arthur C Counts

TRACT 1 - .41 AC

TRACT 2 .19 AC

in same deed Arthur deels Robert + Pearl
Counts TRACT A containing .21 AC

Tract 2 Sold to N.K Counts + Joyce
233-677 contains .19 AC

Deed Book 218-435

Arthur deels Bridgman .21 AC
of the .41 AC tract #1

Sold tract #2 NK + Joyce
Counts 233-677

Arthur
Get Back .21 AC from
Bridgman 282-685

THIS DEED OF EXCHANGE, made and entered into on this the 24th day of September, 1981, by and between ROBERT W. COUNTS and PEARL COUNTS, his wife, parties of the first part, and ARTHUR C. COUNTS and SUSIE V. COUNTS, his wife, parties of the second part.

WITNESSETH:

WHEREAS, Orsa A. Counts is now deceased and was the brother of Robert W. Counts and Arthur C. Counts, and the latter two also being brothers, and pursuant to the terms of the Last Will and Testament of Orsa A. Counts, the hereinafter described real estate was devised and bequeathed unto the said Arthur C. Counts and Robert W. Counts with equal ownership; and,

WHEREAS, partition suit of the said land of Orsa A. Counts as devised to the parties herein is now pending in the Circuit Court of Dickenson County, Virginia; and the parties have agreed among themselves as to a division of the said property inherited by them from Orsa A. Counts.

NOW, THEREFORE, in consideration of these premises and in consideration of the settlement of the partition suit, the said Robert W. Counts and Pearl Counts, his wife, do hereby set apart, grant, bargain, sell and convey, with covenants of General Warranty of Title, unto the said Arthur C. Counts, one of the parties of the second part, the following tracts or parcels of land located in the Kennedy Magisterial District on McClure River and on the south side of the Dante Highway and said tracts are described as follows, to-wit:

TRACT NO. ONE:

BEGINNING at a point at or near the center of a driveway entrance and 25 feet from the center line of the McClure-Dante Highway, a corner to Robert Counts' 0.22 acre tract; thence with said driveway and Robert Counts' line reversed S54-46 W 145.3 feet to the corner of a yard fence; thence with said fence S 36-02 E 81.0 feet to a fence corner; thence with a fence N69-41E 217.9 feet to a point on the south side of said highway and 25 feet from the center of the same; thence with said highway N61-06W 152.3 feet to the beginning containing 0.41 of an acre, more or less.

COMPARED

& mailed

Clare
Oct. 5, 1981
Susie V. Counts
Law Office of

CLINE, McAFEE
& ADKINS

PROFESSIONAL ARTS BUILDING
202 PARK AVENUE, S.W.
DARTMOUTH, VIRGINIA 24240

A PROFESSIONAL
CORPORATION

TRACT NO. TWO:

BEGINNING near a driveway and at the corner of a yard fence, a corner to Robert Counts' 0.22 acre tract and to Arthur Counts' 0.41 acre tract; thence with a line of Robert Counts' reversed N39-40W 67.4 feet to a stake; thence S50-20W 143.3 feet to a stake on the north bank of McClure River; thence up the river S62-11E 58.4 feet to a stake; thence N56-55E 121.8 feet to the beginning, containing 0.19 of an acre, more or less.

CONVEYANCE OF WATER EASEMENT: Parties of the first part do further grant, bargain, sell and convey unto Arthur C. Counts water rights to Tracts One and Two from a certain well situate upon Tract A, as shown on said plat, together with the right of maintenance and repair of the said water lines necessary for the transfer of water from the well to said property of the party of the second part.

Parties of the ^{AC Counts} second part do hereby set aside, grant, bargain, sell and convey, with covenants of General Warranty of Title, unto the said Robert W. Counts, all that certain tract or parcel of land in the Kennedy Magisterial District on the south side of the McClure-Dante Highway, as shown on plat hereinafter referred to, and described as follows, to-wit:

TRACT A:

BEGINNING at a point on the south side of McClure-Dante highway and 25 feet from the center of said highway and 14.4 feet from a concrete monument; thence passing over said monument S50-20W 113.8 feet to a stake; thence S39-40E 67.4 feet to the corner of a yard fence; thence with the approximate center of a driveway N54-46E 145.3 feet to a point on the south side of said highway; thence N61-06W 85.0 feet to the beginning containing 0.21 of an acre more or less.

Said Tracts numbered one and two and Tract A are shown on survey plat prepared by Adkins Surveyors of Wise, Virginia, dated December 12, 1978, and said plat attached hereto and made a part of this deed. All of the said described real estate having been devised and bequeathed to Robert W. Counts and Arthur C. Counts by Last Will and Testament of Orsa Counts and duly admitted to probate in the Clerk's Office of Dickenson County, Virginia, in Will Book 9, page 597, to which reference is hereby made.

*Naah & Sophia
Counts Now own
this -*

Law Office of
**CLINE, MCAFEE
& ADKINS**
PROFESSIONAL LAW FIRM
200 WEST AVENUE, SUITE
1000, WISCONSIN, MISSOURI
**A PROFESSIONAL
CORPORATION**

Tract A being that same tract or parcel of land that was conveyed to Orza A. Counts by Noah K. Rasnick and Rosa Rasnick by deed dated the 21st day of October, 1958, and recorded in the Clerk's Office of Dickenson County, Virginia, in Deed Book 115, page 537, to which reference is hereby made for a more complete and accurate description and reference being further made to exceptions and reservations contained in said deed and in prior conveyances.

Tract number one being that parcel that was conveyed to Orza A. Counts by two separate conveyances, namely, by deed from June Humphrey and George Humphrey dated August 30, 1955, and recorded in said Clerk's Office in Deed Book 109, page 407, and the second conveyance from Allen Rasnick and Beryl Rasnick, his wife, by deed dated the 31st day of October, 1955, and recorded in the said Clerk's Office in Deed Book 110, page 3, reference being hereby made to said deeds for a more complete and accurate description and reference being further made for exceptions and reservations contained therein and exceptions and reservations contained in prior chain of title, to which this deed is made subject.

TO HAVE AND TO HOLD, unto Arthur C. Counts, the said tracts one and two, together with the easement for water rights and all appurtenances thereunto belonging, and his heirs and assigns, forever; and,

TO HAVE AND TO HOLD, unto Robert W. Counts, the said Tract A, subject to the water easement, as aforesaid, his heirs and assigns forever.

WITNESS the following signatures and seals.

Robert W. Counts (SEAL)
ROBERT W. COUNTS

Pearl Counts (SEAL)
PEARL COUNTS

Arthur C. Counts (SEAL)
ARTHUR C. COUNTS

Susie V. Counts (SEAL)
SUSIE V. COUNTS

Law Office of
CLINE, MCAFEE
& ADKINS
PROFESSIONAL AND COMPANY
100 WEST AVENUE, 4TH
FLOOR, VIRGINIA BEACH
A PROFESSIONAL
CORPORATION

STATE OF ~~VIRGINIA~~ ^{Michigan}

COUNTY OF Clare, TO-WIT:

I, Herbert R. M. Lee, a Notary Public of and for the County and State aforesaid, do hereby certify that Robert W. Counts and Pearl Counts, whose names are signed to the foregoing writing bearing date on the 24th day of September, 1981, have this date personally appeared before me and acknowledged same in my County and State aforesaid.

Given under my hand this 6th day of October, 1981.

My Commission expires Aug 27, 1985.

Herbert R. M. Lee
NOTARY PUBLIC

STATE OF VIRGINIA,

COUNTY OF Spencer, TO-WIT:

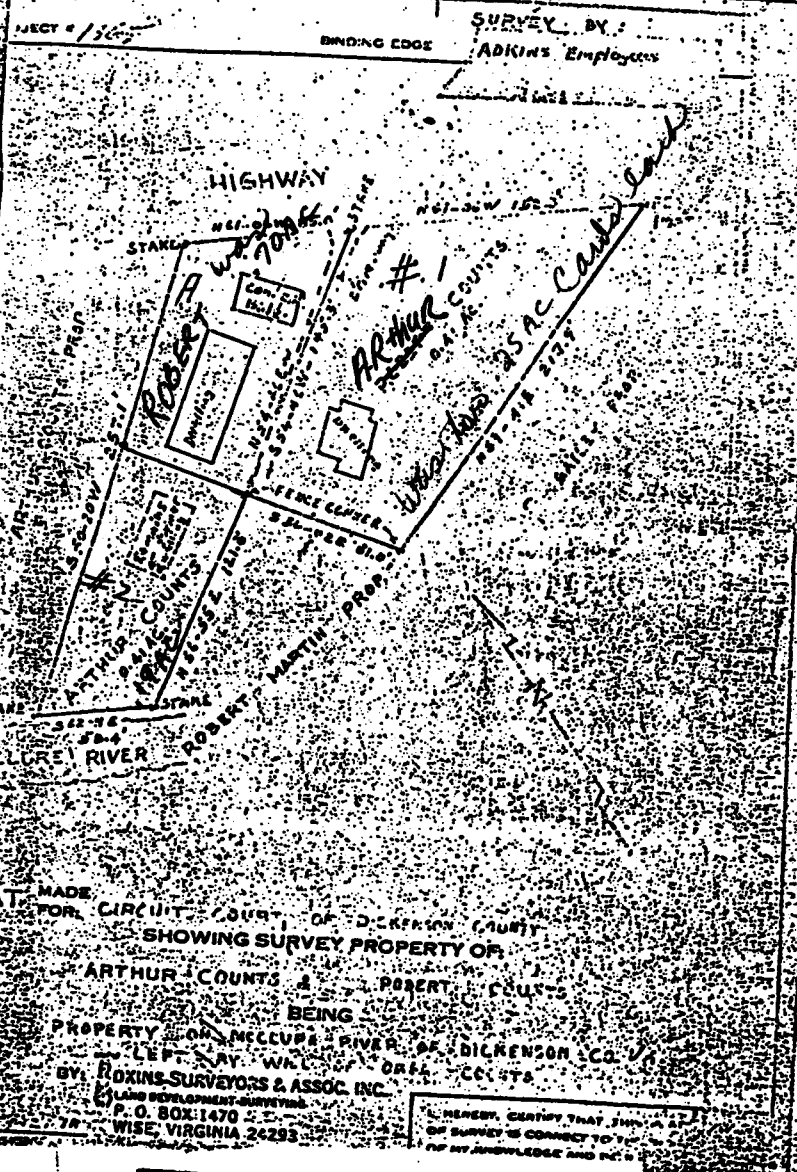
I, Cathy J. Sand, a Notary Public of and for the County and State aforesaid, do hereby certify that Arthur C. Counts and Susie V. Counts, whose names are signed to the foregoing writing bearing date on the 24th day of September, 1981, have this date personally appeared before me and acknowledged same in my County and State aforesaid.

Given under my hand this 24 day of September, 1981.

My Commission expires February 16, 1982.

Cathy J. Sand
NOTARY PUBLIC

Law Office of
CLINE, MCAFEE
& ADKINS
PROFESSIONAL SERVICE CORPORATION
100 MAIN STREET, SUITE 200
LEWISBURG, VIRGINIA 22082
A PROFESSIONAL CORPORATION



MADE AT FOR CIRCUIT COURT OF DICKENSON COUNTY
 SHOWING SURVEY PROPERTY OF
 ARTHUR COUNTS & ROBERT COUNTS
 BEING
 PROPERTY ON McCLURE RIVER OF DICKENSON CO.
 BY: ROXINS SURVEYORS & ASSOC. INC.
 P. O. BOX 1470
 WISE, VIRGINIA 24293

Arthur has tract #1 now in 2 cards # 4395 & 15079
 He had sold part of this tract to Bridgeman then got it back
 because of default in payment.
 He sold tract #2 in card # 4397 to N.K. & Joyce Counts
 Tract A was Robert Counts & now belongs to Noah & Sophia Counts

VIRGINIA In the Clerk's Office of the Circuit Court of Dickenson County, October 11, 1951. This deed was this day received in said office, and, upon the certificate of acknowledgment... thereto annexed, admitted to record, at 10:15 o'clock A. M., after payment of \$16.50 tax imposed by Sec. 88-54 (b), in deed book 210 page 105
 Test: Judy Bailey Clerk.
Fula Large Dep. Clerk.
 Tax \$ 16.50 Recorder Fee 2.00