

LANDMARK OPERATIONS, L.L.C.,
A VIRGINIA LIMITED LIABILITY COMPANY

Tax Map #4811-00--073

4811-01--103

0403182

4811-10--009

FROM: DEED

TAX EXEMPT
PER 58.1-811(6)

4811-10--031

4811-10--032

4811-10--074

DORN VICTOR WILLIAMS, SR.,
MARRIED

THIS DEED, made this 4th day of November, 2004, by and between DORN VICTOR WILLIAMS, SR., married, party of the first part and Grantor herein, and LANDMARK OPERATIONS, L.L.C., a Virginia limited liability company, party of the second part and Grantee herein.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantor by the Grantee, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor does hereby bargain, sell, grant and convey, in fee simple with General Warranty and English Covenants of title, unto the Grantee, Landmark Operations, L.L.C., the following described properties, to-wit:

All those six (6) certain tracts or parcels of land, together with improvements thereon located and appurtenances thereunto appertaining, lying in the Mayo River Magisterial District of Patrick County, Virginia, which tracts are described with greater particularity below and are hereinafter designated as Parcels I, II and III for clarifications sake, to-wit:

PARCEL I - All those four (4) certain tracts or parcels of land designated as Tract "A", containing 40.488 acres, Tract "B", containing 22.416 acres, Lot #24, containing 0.575 acre, and a tract containing 2.036 acres designated as a roadway of right-of-way, 50 feet in width, as shown on a Plat of Survey entitled "Charles M Clark Estate," prepared by Jennings L Bolt, L.S No. 1703, dated June 4,

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1994, and of record in the Clerk's Office in the Circuit Court of Patrick County, Virginia, in Plat Cabinet 1 Slide 107D.

HOWEVER, EXPRESSLY LESS AND EXCEPTED FROM THE LAST MENTIONED TRACTS AND NOT CONVEYED HEREIN are those certain three (3) certain portions of Tracts "A" and "B" and the 2.036 acres tract, which portions comprise a part of an 8.295 acres tract (361,330.20 Square Feet) heretofore conveyed by The Landmark Centers, Inc to Dorn Victor Williams, Sr., by deed dated October 15, 2004, and to be recorded immediately prior hereto in the Clerk's Office of the Circuit Court of Patrick County, Virginia, in the current Deed Book.

FURTHER LESS AND EXCEPTED from Tract "A" (originally containing 40.488 acres) is that certain 1 000 acre parcel heretofore conveyed by The Landmark Centers, Inc., a Virginia corporation, to David Helms, et als, as Trustees for New Life Community Fellowship by Gift Deed dated May 23, 2003, and recorded in the aforesaid Clerk's Office as Instrument No LR0301738 Together with the right to use certain rights of way extending off of State Route 835 as their primary means of ingress and egress to said 1 000 acre tract For the particulars of said conveyance, reference is here had to that certain Plat of Survey for Dorn V. Williams, prepared by Larry G Rakes, Surveyors, L.L.C., dated April 1, 2003, and of record in the aforesaid Clerk's Office in the then current plat cabinet as Instrument No 03-1738

FURTHER LESS AND EXCEPTED from Tract "B" (originally containing 22.416 acres) are those two (2) certain tracts heretofore conveyed by The Landmark Centers, Inc to Marion A Wood, et ux, and Donald F Graham, et ux, lying on the Northwesterly and Northerly sides of Fairground Road (State Route 835), and containing respectively 1.2011 acres and 1.5484 acres and known and designated as Tracts 9 & 8, and being the same tracts conveyed to the named parties by Deeds dated February 6, 1996 and July 11, 1997, and of record in the Patrick County Circuit Court Clerk's Office in Deed Book 311, page 908, and Deed Book 323, page 178.

PARCEL II – All that certain tract or parcel lying on the Northwesterly side of the cul-de-sac situated at the terminus of Circle Drive, and containing by survey 1.6039 acres, all as is more clearly shown on that certain Plat of Survey for The Landmark Centers, Inc., prepared by

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Larry G. Rakes, L.L.S., dated November 22, 1995, and of record in the aforesaid Clerk's Office in Deed Book 311, page 623, and

PARCEL III – All that certain tract or parcel of land, together with improvements thereon located and appurtenances thereunto appertaining, situated in the Mayo River Magisterial District of Patrick County, Virginia, lying on the Northwesterly side of State Route 835 (Fairground Road), which said tract contains by survey .9106 acre, all as is more clearly shown on that certain Plat of Survey for The Landmark Centers, Inc., prepared by Larry G. Rakes, L.L.S., dated February 19, 1996, and of record in the Clerk's Office of the Circuit Court of Patrick County, Virginia, in the current plat cabinet, and

Being the same property originally acquired by The Landmark Centers, Inc., a Virginia corporation, from Hugh A. White, Jr., and Nannie Ruth White, his wife, by Deed dated February 20, 1996, and of record in the aforesaid Clerk's Office in Deed Book 312, page 148.

The within conveyance of Parcel III is made expressly subject to that certain variable right of way extending off of State Route 835, which right of way was established for the benefit of The Landmark Center, Blue Ridge Nursing Center and others who utilize said easement, in part, as their primary means of ingress, egress and regress to and from their respective properties, and said easement is appurtenant to said properties and shall run with the same in the future

For a more particular description of the properties herein conveyed, reference is here had to the aforementioned plats and deeds, all of which are of record in the aforementioned Clerk's Office as aforesaid.

TOGETHER WITH all of Grantor's remaining rights, title and interests in and to those certain non-exclusive rights-of-way utilized as the primary means of access to the hereinabove described properties, and consisting, in part, of a variable right-of-way extending off of State Route 835 for a distance of approximately 492.99 feet and a 50 Foot Right-of-Way lying at the end of the last mentioned variable right-of-way. The variable right-of-way herein referenced consists of the original 40 Foot Right-of-Way as referenced in that certain Deed from Charles M. Clark, et ux, to Blue Ridge Nursing Center, Inc. dated January 31, 1988, and of record in the aforesaid Clerk's Office in Deed Book 262, page 400, together with a portion of a tract containing .9106 acre as acquired by The Landmark Centers, Inc., a Virginia corporation, from Hugh A. White, Jr. and Nannie Ruth White, his wife,

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by Deed dated February 20, 1996, and of record in Deed Book 312, page 148 The specifics of which can be more clearly seen by referenced to a Plat of Survey for The Landmark Centers, Inc, prepared by Larry G Rakes, L.L.S., dated February 19, 1996, and of record in Deed Book 312, page 150 The particulars as regards the current location and placement of said rights-of-way can be more clearly seen by reference to that certain Plat of Survey prepared for Landmark Holdings, L.L.C. by Larry G. Rakes, Surveyors, L.L.C., dated October 15, 2004, and to be recorded in the aforesaid Clerk's Office in the current plat cabinet

FURTHER TOGETHER WITH the right and privilege to hereafter utilize that certain non-exclusive general easement of right-of-way and access over, along, across and through all roadways and paved surfaces located within the perimeter boundaries of Blue Ridge Nursing Center, Inc 's Tracts "A" and "B", containing 4.209 acres and 2 818 acres respectively, as a means of ingress, egress and regress to and from Parcels I, II and III hereinabove described For the particulars as regards the general easement of right-of-way and access herein conveyed, reference is here had to that certain Easement Agreement dated November 9, 2004, and heretofore entered into by and between Blue Ridge Nursing Center, Inc., a Virginia corporation, and The Landmark Centers, Inc, a Virginia corporation, and recorded immediately prior hereto in the aforesaid Clerk's Office by current Instrument Number

BEING the same identical properties and appurtenant easements acquired by Dorn Victor Williams, Sr., married, from The Landmark Centers, Inc , a Virginia corporation, by Deed dated November 2, 2004, and recorded in the aforesaid Clerk's Office in the current Deed Book as Instrument No. 0403180

This conveyance is made subject to all lawful easements and rights-of-way properly of record in the aforesaid Clerk's Office; and the same is specifically subject to that certain Easement Agreement dated October 29, 2004, and heretofore entered into between The Landmark Centers, Inc. and Blue Ridge Nursing Center, Inc., and recorded in the aforesaid Clerk's Office on November 1, 2004, as Instrument No 040003050.

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WITNESS the following signature and seal the day and year first above written

Dorn Victor Williams, Sr. (SEAL)
Dorn Victor Williams, Sr. married

STATE OF VIRGINIA, AT LARGE.

CITY/COUNTY OF Patrick, TO-WIT:

The foregoing instrument was acknowledged before me this 15th day of November, 2004, by Dorn Victor Williams, Sr, married, as Grantor

My commission expires Jan. 31, 2006.

Rhyllis S. Chitwood
NOTARY PUBLIC

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~~FOR REEL 100
PATRICK COUNTY REC-IT CT
REPT: 0400000000
CASE: 14112040000182~~

~~INSTRUMENT #0400000000
RECORDED IN THE CLERK'S OFFICE OF
PATRICK COUNTY, VA
NOVEMBER 16, 2004 AT 10:15AM
\$155.00 GRANTOR TAX WAS PAID -S
REQUIRED BY SEC 56.1-802 OF THE V. CODE
STATE: \$77.50 LOCAL: \$77.50
SUSAN C. GASPERRINI, CLERK
RECORDED BY: TSC~~