

This Instrument Prepared by:
Freddie E. Mullins, P. C.
Attorneys at Law
P. O. Box 951
Clintwood, Virginia 24228
(No Title Search Conducted)
Map No. 165 11 18

This Deed of Gift, made and entered into on this the 9th day of March, 2016, by and between **LONA TURNER**, (widow), **ROBERT C. TURNER** and **JANET TURNER**, husband and wife, and **KIMBLE BRYAN TURNER** and **SHERRY TURNER**, husband and wife, **GRANTORS**, and **KIMBLE BRYAN TURNER** and **SHERRY TURNER**, husband and wife, **AS TENANTS BY THE ENTIRETIES WITH FULL RIGHTS OF SURVIVORSHIP AS AT COMMON LAW, GRANTEES**, whose address is 5221 Frying Pan Rd., Birchleaf, Virginia 24220.

WITNESSETH:

WHEREAS, by Deed dated June 27, 2002, Instrument No. 000027387, of record in the Circuit Court Clerk's Office for Washington County, Virginia, Kimble Turner, Sherry Turner and Lona Turner, conveyed a tract or parcel of land known as Lot 18, unto Kimble Turner, Sherry Turner, Lona Turner and Robert C. Turner; and

WHEREAS, Kimble Turner, Sherry Turner, Lona Turner and Robert C. Turner have caused to be made a survey of the aforementioned Lot 18, and a new plat for said tract has been generated; and

WHEREAS, Kimble Turner, Sherry Turner, Lona Turner and Robert C. Turner desire to convey a portion, specifically 1.03 acres, of the aforementioned Lot 18, unto Kimble Turner and Sherry Turner.

NOW THEREFORE, that for and in consideration of love and affection, the Grantors, Lona Turner, Robert C. Turner, Janet Turner, Kimble Bryan Turner and Sherry Turner, do hereby grant, give and convey unto the Grantees, Kimble Bryan Turner and Sherry Turner, husband and wife, as tenants by the entireties with full rights of survivorship as at Common Law and not as tenants in common, with General

Warranty and English Covenants of Title, the following tract of land:

All that certain tract or parcel of land, with the improvements thereon and all rights, privileges and appurtenances thereunto belonging situate, lying and being in the Madison Magisterial District of Washington County, Virginia, and being the same tract or parcel of land containing 1.03 acres, more or less, as shown on the attached plat dated 07-24-09, entitled "FAMILY DIVISION OF THE ROBERT TURNER, KIMBLE TURNER, SHERRY TURNER & LONA TURNER LANDS", as prepared by Addison Surveyors, and being a portion of the same land conveyed unto Kimble Turner, Sherry Turner, Lona Turner and Robert C. Turner by Deed dated June 27, 2002, Instrument No. 000027387, of record in the Circuit Court Clerk's Office for Washington County, Virginia.

There is also granted to the Grantees the use of any and all easements, right of ways, roadways, water rights, pipeline rights, sewer systems including any field lines attached thereto, in existence and which lawfully may be used by Grantor, whether by express grant, prescriptive use or otherwise, and which are appurtenant to and part of the use and enjoyment of these particular tracts of land.

There is also conveyed by this instrument all buildings, improvements, fixtures, easements and appliances now or hereafter attached to or used in connection with the property herein attached.

This conveyance is made subject to any out-conveyances, easements, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title, which have not expired by a time limitation contained therein or have otherwise become ineffective, and to matters visible upon inspection or physical examination of the property.

This conveyance is exempt from recordation tax as set forth in § 58.1-811(D) of the Code of Virginia, as amended.

WITNESS the following signature(s) and seal(s):

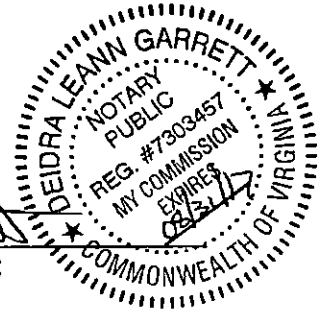
 (SEAL)
KIMBLE BRYAN TURNER

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

The foregoing deed was acknowledged before me this 9th day of March, 2016,
 by Kimble Bryan Turner.

Notary Commission Expires: 08/31/17
 Notary Registration Number: 7303457


NOTARY PUBLIC



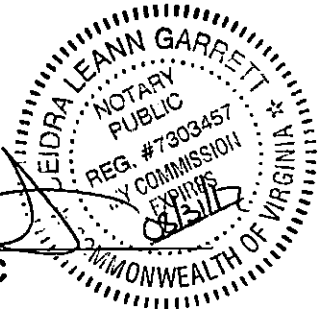
 (SEAL)
SHERRY TURNER

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

The foregoing deed was acknowledged before me this 9th day of March, 2016,
 by Sherry Turner.

Notary Commission Expires: 08/31/17
 Notary Registration Number: 7303457


NOTARY PUBLIC





(SEAL)

ROBERT C. TURNER

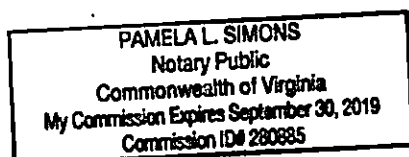
STATE OF VIRGINIA,

COUNTY OF Spencer, To-wit:

The foregoing deed was acknowledged before me this 14 day of March, 2016,
by Robert C. Turner.

Notary Commission Expires: 09/30/2019.Notary Registration Number: 280885.


NOTARY PUBLIC



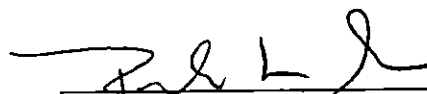

(SEAL)

JANET TURNER

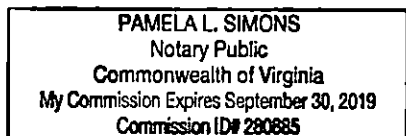
STATE OF VIRGINIA,

COUNTY OF Spencer, To-wit:

The foregoing deed was acknowledged before me this 14 day of March, 2016,
by Janet Turner.

Notary Commission Expires: 09/30/2019.Notary Registration Number: 280885.


NOTARY PUBLIC



Lona Turner (SEAL)
LONA TURNER

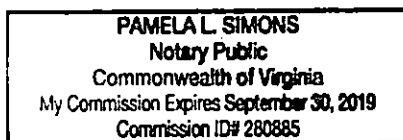
STATE OF VIRGINIA,

COUNTY OF Prince George, To-wit:

The foregoing deed was acknowledged before me this 14 day of March, 2016,
by Lona Turner.

Notary Commission Expires: 09/30/2019
Notary Registration Number: D80885

Pamela L. Simons
NOTARY PUBLIC



INSTRUMENT #160001100
RECORDED IN THE CLERK'S OFFICE OF
WASHINGTON COUNTY ON
MARCH 23, 2016 AT 01:18PM

PATRICIA S. MOORE, CLERK
RECORDED BY: KXM

CERTIFICATE OF ACKNOWLEDGMENT
OF CONDITIONS OF APPROVAL
OR FAMILY DIVISION OR FAMILY SUBDIVISION PLAT

THE SIGNATORY OWNER(S) UNDERSTAND AND AGREE THAT NO LOT SHOWN ON THIS FAMILY DIVISION OR FAMILY SUBDIVISION PLAT MAY BE SOLD OR CONVEYED ANY PERSON OTHER THAN A "FAMILY MEMBER," AS DEFINED BY CHAPTER 52 OF THE WASHINGTON COUNTY CODE FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT EXCEPT AS MAY BE PERMITTED PURSUANT TO CHAPTER 52. IF ANY LOT CREATED BY THE RECORDATION OF THIS PLAT IS CONVEYED BACK TO THE GRANTOR, IT SHALL BE RECOMBINED WITH THE PARENT LOT WITHIN SIX (6) MONTHS AFTER SUCH CONVEYANCE.

ANY LOTS DIVIDED FOR PURPOSES OF A FAMILY DIVISION OR FAMILY SUBDIVISION SHALL NOT BE FURTHER DIVIDED OR SUBDIVISION FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF RECORDATION WITHOUT COMPLYING WITH ALL REQUIREMENTS FOR MAJOR SUBDIVISION PURSUANT TO CHAPTER 52.

LAND SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED ON A CURRENT FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS. NO TITLE REPORT FURNISHED TO THIS SURVEYOR.

SOURCE OF TITLE:

DEED BOOK 914 PAGE 821

PLAT BOOK 22 PAGE 17

PLACE OF RECORD OF LAST INSTRUMENT IN CHAIN OF TITLE:
WASHINGTON COUNTY CIRCUIT CLERKS OFFICE

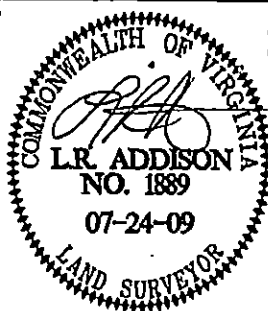
SITE SOURCE FOR FLOOD ZONE DETERMINATION, I.E. FEMA FLOOD INSURANCE RATE MAP (FIRM)

REFERENCE: FEMA ZONE X

COMMUNITY PANEL ID: 510168 0150 B

EFFECTIVE DATE: MARCH 16, 1998

LAND SURVEYOR



CHRISTOPHER LESTER ETALS
TAX MAP NO. 165-11-22
DB. 708 PG. 663

JAMES A. HUGHES ETUX
TAX MAP NO. 165-11-19A
DB. 945 PG. 586

EVA EDWARDS
TAX MAP NO. 165-11-19
DB. 719 PG. 603

LOUIS RUTTER
TAX MAP NO. 165-11-17
INSTRUMENT 000018761

DECLARATION OF RIGHT TO FURTHER DIVISION OR SUBDIVISION

THE SIGNATORY OWNER(S), PROPRIETOR(S) OR TRUSTEE(S) HEREBY DECLARE THE FOLLOWING LOT(S) DEPICTED ON THIS PLAT MAY BE FURTHER DIVIDED INTO SUBSEQUENT LOTS, SUBJECT TO COMPLIANCE WITH ALL APPLICABLE COUNTY AND STATE REQUIREMENTS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE SIGNATORY OWNER(S), HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF DIVISION OR SUBDIVISION WITH OUR FREE CONSENT, ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATING ALL STREETS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER

DATE OF EXECUTION

OWNER

DATE OF EXECUTION

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO-WIT: Prince William
I, Leona Lynn Goswellen, Notary Public in and for the County and State aforesaid DO CERTIFY THAT THE ABOVE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME IN SAID COUNTY AND STATE.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF August 2009

SIGNATURE NOTARY PUBLIC

7255800

REGISTER NUMBER

9/30/2013

MY COMMISSION EXPIRES



LEONA LYNN GOSWELLEN
Notary Public
Commonwealth of Virginia
My Commission Expires September 30, 2013
Commission #04 7255800

CLASS D STREET CERTIFICATE

THE SIGNATORY OWNER(S) CERTIFY THAT THE STREET DEPICTED ON THIS PLAT IS A VEHICULAR ACCESS EASEMENT (CLASS D STREET) PURSUANT TO CHAPTER 52 OF THE WASHINGTON COUNTY CODE. THE SIGNATORY OWNERS FURTHER ACKNOWLEDGE AND AGREE AS FOLLOWS:

- 1) THE VEHICULAR EASEMENT WILL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR COUNTY.
- 2) THE VEHICULAR ACCESS EASEMENT SHALL BE MAINTAINED BY THE LOT OWNERS SERVED BY SUCH STREET.
- 3) THE VEHICULAR ACCESS EASEMENT IS INELIGIBLE FOR THE INCORPORATION INTO THE STATE SYSTEM OF SECONDARY HIGHWAYS UNLESS THIS STREET IS DEDICATED FOR PUBLIC USE AND BROUGHT INTO CONFORMANCE WITH APPLICABLE PUBLIC STREET STANDARDS AT NO COST TO THE COUNTY OR STATE AND THAT, UPON ANY FOR FUTURE REQUEST FOR INCORPORATION AS PUBLIC STREET, THE OWNERS OF ALL ADJUTING LOTS SHALL, AT THEIR OWN EXPENSE, SATISFY ALL APPLICABLE REQUIREMENTS IMPOSED BY THE GOVERNMENTAL BODIES OR AGENCIES INVOLVED AND IN EFFECT AT THAT TIME.
4. UNTIL THE VEHICULAR ACCESS EASEMENT IS PUBLICLY DEDICATED AND INCORPORATED INTO THE STATE SYSTEM OF SECONDARY HIGHWAYS, CERTAIN PUBLIC SERVICES MAY NOT BE AVAILABLE TO THE LOTS SERVED BY SUCH STREETS.

THE SIGNATORIES SHALL CAUSE THIS STATEMENT TO BE SET OUT WITHIN THE DEED, TO THE LOT SERVED BY THE CLASS D STREET AND GRANTOR OF ANY LOT SERVED BY THESE STREETS SHALL INCLUDE THIS STATEMENT ON EACH SUBSEQUENT DEED OF CONVEYANCE THEREOF.

LANCASTER DRIVE 50' R.O.W.
SEE PB. 22 PG. 17

FAMILY DIVISION OF
THE ROBERT TURNER, KIMBLE TURNER, SHERRY TURNER & LONA TURNER LANDS
PROPERTY ADDRESS: 18414 LANCASTER DRIVE, ABINGDON, VA., 24211
BEING ALL OF THAT CERTAIN LOT OR TRACT OF LAND LYING IN THE MADISON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA., AND MORE PARTICULARLY DESIGNATED AS LOT NUMBER 18 OF THE LEVISA LAND COMPANY DIVISION RECORDED IN PLAT BOOK 22 PAGE 17, DEED RECORDED IN DEED BOOK 914 PAGE 821.

NOTE: THIS PROPERTY SERVED BY
PUBLIC WATER.

BK 60 PG 54

ZONED: A1
TAX MAP NO. 165-11-18
SCALE 1" = 100'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ADDISON SURVEYORS

LAND SURVEYING LAND PLANNING
CONSTRUCTION ENGINEERING

432 EAST MAIN ST. ABINGDON, VA 24210
(703)676-3001 (703)676-3190 FAX

E-MAIL: addisonsurveyors@bvmc.net

(R13)

DRAWN BY: LRA	DATE: 07-24-09	DRAWING NO.: X 077
CHECKED BY: LRA	DATE: 07-24-09	JOB NO.: TURNER
SHEET: 1 OF 1	BOOK: 09 07 004	FILE NO.: 09T005

VIRGINIA: In the Circuit Court of Washington County, on this 23rd day of April, 2010 this instrument was admitted to record.
TESTE: Kathy Mansfield, Deputy Clerk