

PREPARED BY: BRANDON R. BOYLES, ESQ.  
RETURNED TO: The Grayson Law Firm, P.C.  
TAX MAP NO. 30-1-8  
TITLE INSURANCE: Blue Ridge Title & Settlement Agency, LLC  
TAX ASSESSED VALUE = \$219,900.00

**THIS DEED, Made this 15<sup>th</sup> day of August, 2013, by and between  
DEAN A. COX, Grantor, and STEVEN DRYSDALE and CYNTHIA  
MICKLE, as joint tenants, whose address is 177 Red Fawn Road, Brewster,  
Massachusetts 02631, Grantees.**

**-WITNESSETH-**

**That for and in consideration of Two Hundred Twenty Two  
Thousand Five Hundred Dollars (\$222,500.00), cash in hand paid, the receipt  
of which is hereby acknowledged, the Grantor does hereby grant and convey  
unto the said Grantees, as joint tenants with the right of survivorship as at  
common law and not as tenants in common, in fee simple with General  
Warranty and Modern English Covenants of Title, all of a certain tract or  
parcel of land, lying and being in the Wilson Magisterial District of Grayson  
County, Virginia, together with all improvements thereon and appurtenances  
thereto pertaining, and more specifically described as follows:**

**BEGINNING at a point in the western line of Highway 16,  
corner to the lands of Dean Sheets; thence with his line, S. 48-  
08-43 W. 320.31 feet to an iron pin set at intersection of fences,**

corner to the lands of R. L. Hoffman; thence with his line, S. 29-08-35 W. 256.13 feet to 60 penny spike in oak stump, S. 42-33-08 W. 376.35 feet to a large marked post, corner to the lands of King Spainhour, Jr., thence with his line, N. 39-46-04 W. 262.56 feet to a marked dogwood, N. 24-08-05 W. 675.35 feet to an iron pin set at intersection of fences, corner to the lands of Earl C. Greer; thence, with his line, N. 67-28-13 E. 566.77 feet to a marked post, corner to the lands of James B. Johnson; thence, with his line, S. 23-48-53 E. 101.52 feet to a metal post, S. 52-27-33 E. 266.68 feet to an axle, corner to the lands of James W. Perkins; thence, with his line, S. 39-18-15 E. 185.42 feet to a post, N. 83-42-52 E. 51.26 feet to a post; N. 49-55-50 E. 137.28 feet to a point in the western line of said Highway 16; thence, with same, S. 38-21-45 E. 20.11 feet to the BEGINNING, Containing 11.893 Acres, as shown by plat of survey made by J. L. Zeh dated September 25, 1998, and Being the same land conveyed to Dean A. Cox and Lisa L. Cox, his wife, by deed dated September 29, 1998, from Allen E. Wineholt and Susan F. Wineholt, his wife, which deed is recorded in the Clerk's Office of the Circuit Court of Grayson County, Virginia, in Deed Book 336, Page 109. By deed dated October 1, 1999, the said Lisa L. Cox conveyed all her right, title and interest in and to the aforesaid property to Dean A. Cox, which deed is

recorded in the aforesaid Clerk's Office in Deed Book 349, Page 171.

Reference to the aforesaid deeds is here made for a more complete description of the property herein conveyed and for chain of title.

This property is SUBJECT to such rights-of-way or easements for access by others or utilities which are of record in the aforesaid Clerk's Office or are apparent to observation.

This conveyance is subject to and includes all other easements, covenants and restrictions of record as they may lawfully apply to the aforesaid property.

WITNESS the following signature and seal.

*Dean A. Cox* (SEAL)  
DEAN A. COX

STATE OF VIRGINIA

COUNTY OF GRAYSON, to-wit:

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of August, 2013, by Dean A. Cox.

*Phyllis R. Price*  
NOTARY PUBLIC  
Registration Number 140324



My commission expires: 7-31-15.

The Grayson Law Firm, P.C.  
108 Courthouse Street, Suite A  
P.O. Box 253  
Independence, Va. 24348

Commonwealth of Virginia  
Phyllis R. Price - Notary Public  
Commission No: 140324  
My Commission Expires 7/31/2015

DELIVERED

AUG 15 2013

*Phyllis Price*

INSTRUMENT #130001673  
RECORDED IN THE CLERK'S OFFICE OF  
GRAYSON ON  
AUGUST 15, 2013 AT 11:59AM  
\$222.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$111.25 LOCAL: \$111.25

SUSAN M. HERRINGTON, CLERK  
RECORDED BY: SAH