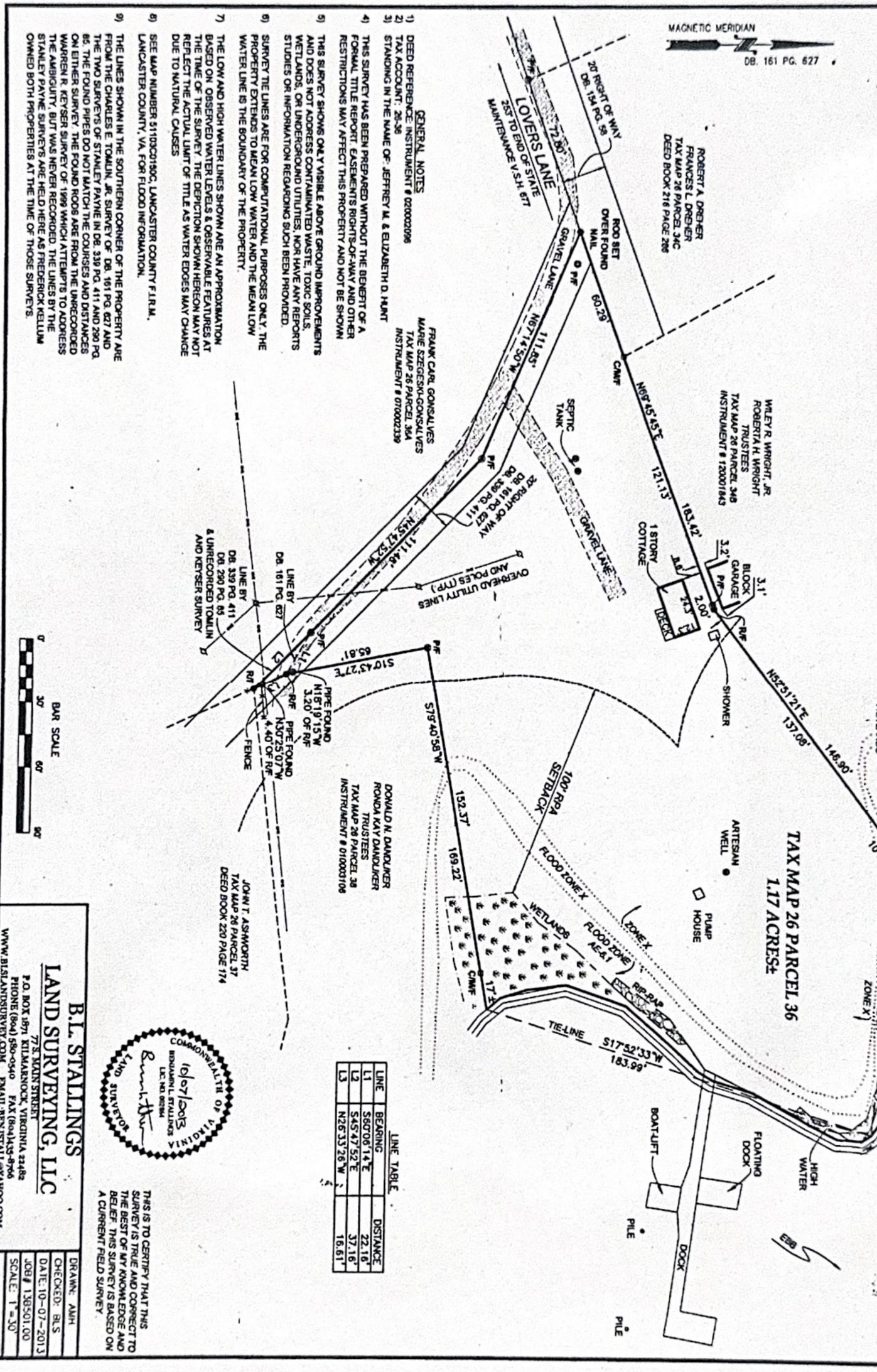


**PLAT**  
**SHOWING PHYSICAL IMPROVEMENTS**  
 FOR CONVEYANCE TO  
**DWAYNE STRATTON**  
 TAX MAP 26 PARCEL 36  
 WHITE CHAPEL MASTERAL DISTRICT  
 LANCASTER COUNTY VIRGINIA

LEGEND  
 PF ● PIPE FOUND  
 RF ● ROD FOUND  
 PP ● POWER UTILITY POLE  
 CMF ■ CONCRETE MONUMENT FOUND  
 CMF ■ CONCRETE MONUMENT FOUND

See Instrument # 13 000 2059



**GENERAL NOTES**  
 1) DEED REFERENCE INSTRUMENT # 020002096  
 2) TAX ACCOUNT: 28-38  
 3) STANDING IN THE NAME OF: JEFFREY M. & ELIZABETH D. MANT  
 4) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FORMAL TITLE REPORT. EASEMENTS RIGHTS-OF-WAY AND OTHER RESTRICTIONS MAY AFFECT THIS PROPERTY AND NOT BE SHOWN.  
 5) THIS SURVEY SHOWS ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND DOES NOT ADDRESS CONTAMINATED WASTE, TOXIC SOILS, WETLANDS, OR UNDERGROUND UTILITIES. NOR HAVE ANY REPORTS STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED.  
 6) SURVEY THE LINES ARE FOR COMPUTATIONAL PURPOSES ONLY. THE PROPERTY EXTENDS TO MEAN LOW WATER AND THE MEAN LOW WATER LINE IS THE BOUNDARY OF THE PROPERTY.  
 7) THE LOW AND HIGH WATER LINES SHOWN ARE AN APPROXIMATION BASED ON OBSERVED WATER LEVELS & OBSERVABLE FEATURES AT THE TIME OF THE SURVEY. THE DEPICTION SHOWN HEREON MAY NOT REFLECT THE ACTUAL LIMIT OF TITLE AS WATER EDGES MAY CHANGE DUE TO NATURAL CAUSES.  
 8) SEE MAP NUMBER 5110302150C, LANCASTER COUNTY F.T.R.M., LANCASTER COUNTY, VA, FOR FLOOD INFORMATION.  
 9) THE LINES SHOWN IN THE SOUTHERN CORNER OF THE PROPERTY ARE FROM THE CHARLES E. TOMLIN, JR. SURVEY OF DB, 161 PG. 627 AND THE TWO SURVEYS OF STANLEY PAYNE IN DB, 339 PG. 411 AND 290 PG. 65. THE FOUND PIPES DO NOT MATCH THE COURSES AND DISTANCES ON EITHER SURVEY. THE FOUND RODS ARE FROM THE UNRECORDED WARREN R. KEYSER SURVEY OF 1899 WHICH ATTEMPTS TO ADDRESS THE AMBIGUITY BUT WAS NEVER RECORDED. THE LINES BY THE STANLEY PAYNE SURVEYS ARE HELD HERE AS FREDERICK WELLM OWNED BOTH PROPERTIES AT THE TIME OF THOSE SURVEYS.

FRANK CARL GONSALVES  
 MARIE SZEGESKI-GONSALVES  
 TAX MAP 26 PARCEL 36A  
 INSTRUMENT # 070002339

DONALD N. DAVIDLIER  
 RONDA KAY DAVIDLIER  
 TRUSTEES  
 TAX MAP 26 PARCEL 38  
 INSTRUMENT # 010003108

JOHN T. ASHMOORTH  
 TAX MAP 26 PARCEL 37  
 DEED BOOK 220 PAGE 174

LINE TABLE

LINE	BEARING	DISTANCE
L1	S80°06'14"E	22.16'
L2	S45°47'52"E	37.16'
L3	N26°33'26"W	16.61'



THIS IS TO CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY.

**B.L. STALLINGS**  
**LAND SURVEYING, LLC**  
 77 E. MAIN STREET  
 P.O. BOX 1871, KILLMARNOCK, VIRGINIA 22486  
 PHONE (864) 589-0440 FAX (864) 589-0766  
 WWW.BLSLANDSURVEY.COM EMAIL: BLSSTALL@VAHICO.COM

DRAWN: AMH  
 CHECKED: BLS  
 DATE: 10-07-2013  
 JOB # 138501.00  
 SCALE: 1"=30'

Prepared by:  
JOHN S. MARTIN (VSB# 28265)  
P.O. Box 159  
Kilmarnock, VA 22482  
Tax Map No.: 26-36  
Consideration: \$227,000.00  
Assessment: \$218,400.00

Grantee's Address:  
5104 Austin Healey Drive  
Glen Allen, Virginia 23059

130002058  
Return to:  
Cathy & Dwaine Kelly  
5104 Austin Healey Dr  
Glen Allen VA 23059

THIS DEED, dated October 3, 2013, is made by and between JEFFREY M. HUNTI  
and ELIZABETH D. HUNTI, husband and wife, as GRANTORS; and, DWAYNE E.  
STRATTON and ERIN L. STRATTON, husband and wife, as GRANTEES.

WITNESSETH:

THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand  
paid, and other good and valuable consideration, the receipt and sufficiency whereof is  
hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, with  
GENERAL WARRANTY and ENGLISH COVENANTS of title, subject to the exceptions  
hereinafter set forth, unto the Grantees, in fee simple absolute, as TENANTS BY THE  
ENTIRETY WITH FULL RIGHT OF SURVIVORSHIP AS AT COMMON LAW, the  
following described property, to-wit:  
See SCHEDULE A attached hereto, recorded herewith, and by this reference  
expressly made a part hereof for a complete and accurate description of the real  
property hereby conveyed.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

Plat # 0414

Title Insurance Underwriter: Old Republic Nat'l Title

SCHEDULE A

All that certain lot or parcel of land, together with all improvements thereon, and all rights, ways, privileges and appurtenances thereunto appertaining, fronting along the waters of Myer Creek, in White Chapel Magisterial District, Lancaster County, Virginia, containing according to recent survey, 1.17 acres, more or less, shown as "Tax Map 26 Parcel 36, 1.17 Acres" on that certain plat of survey prepared by Benjamin L. Stallings, Land Surveyor, dated October 5, 2010, entitled "PLAT SHOWING PHYSICAL IMPROVEMENTS FOR CONVEYANCE TO DWANE STRATTON...", which plat of survey is attached hereto, recorded herewith and incorporated herein by reference for a more complete and accurate description of the property hereby conveyed.

Being the same lands conveyed unto Jeffrey M. Hunt and Elizabeth D. Hunt, husband and wife, as tenants in common, by deed of gift dated June 14, 2002, from Jeffrey M. Hunt and Elizabeth D. Hunt, husband and wife, recorded in the Clerk's Office of the Circuit Court of Lancaster County, Virginia, as Instrument Number 020002096.

This conveyance is made together with and subject to all easements, covenants, conditions and restrictions of record to the extent that they may be applicable to the property herein conveyed.