

This instrument prepared by: Timothy J. Tolbert, Esquire (VSB #27726)
When recorded, return to: Timothy J. Tolbert, P. O. Box 250, Hillsville, VA 24343
Title Insurance Company: Fidelity National Title Insurance Company
Tax Map #: 49-A-152; 50-A-31B; 49-A-142; 49-A-146
49-A-140A; 49-A-143; portion 50-A-31
Consideration: \$5,746,875
Assessment: \$2,160,026

**EXEMPT FROM RECORDATION TAXES
AS PER VIRGINIA CODE SECTION 58.1-811(A)3**

THIS DEED made this 26th day of July 2013, by and between **BRANSCOME-TURMAN, LLC**, a Virginia limited liability company, party of the first part; and **CARROLL-GRAYSON-GALAX REGIONAL INDUSTRIAL FACILITY AUTHORITY**, 1117 East Stuart Drive, Galax, Virginia 24333, party of the second part.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the party of the second part to the party of the first part, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does hereby bargain, sell, grant, and convey with General Warranty and Modern English Covenants of Title unto the party of the second part, in fee simple, all those tracts or parcels of land lying and being in the **Sulphur Springs Magisterial District** of Carroll County, Virginia, and more particularly described as follows:

BEGINNING at an iron pin placed on the 40' right of way of Virginia State Route 620 (Coulson Church Road), corner to lands of Ava Marie Rotenizer Loving Trust; thence with said right of way, N. 17-15-32 E., 245.28 feet to an iron pin placed; thence leaving said right of way, S. 77-03-28 E., 487.74 feet to an iron pin placed on the 30' right of way of discontinued Virginia State Route 744; thence with said right of way, N. 08-32-09 W., 111.31 feet to an iron pin placed; thence N. 07-23-41 W., 100.94 feet to an iron pin placed; thence N. 07-41-28 W., 243.63 feet to an iron pin placed; thence N. 08-35-17 W., 175.89 feet to iron pipe found; thence leaving said right of way, S. 54-58-17 E., 521.57 feet to a railroad rail found; thence S. 54-28-31 E., 1431.98 feet to an iron pin found; thence S. 80-17-30 E., 533.80 feet to an iron pipe found; thence N. 59-59-31 E., 498.24 feet to an iron pin placed; thence

S. 22-47-01 E., 1021.25 feet to a point; thence S. 70-50-50 W., 1074.10 feet to an iron pin found; thence N. 67-19-13 W., 437.49 feet to an iron pin found; thence N. 41-08-22 W., 562.73 feet to an iron pin found; thence S. 39-00-20 W., 1722.65 feet to a right of way monument found on the variable right of way of Interstate 77; thence with the curve of said right of way, said curve having a radius of 989.92 feet, a chord bearing S. 37-40-44 E., and a distance of 455.45 feet to a right of way monument found; thence N. 24-31-34 W., 394.78 feet to a right of way monument found; thence N. 39-51-56 W., 508.70 feet to a right of way monument found; thence N. 15-53-44 W., 117.79 feet to a right of way monument found at the intersection of the 40' right of way of Virginia State Route 620; thence leaving said right of way of Interstate 77 and with said right of way of Virginia State Route 620, N. 19-21-38 E., 500.33 feet to a point at the intersection of the 40' right of way of Old Route 620; thence leaving said right of way of Virginia State Route 620 and with said right of way of Old Route 620, S. 08-47-55 E., 371.15 feet to a point; thence with the curve of said right of way, said curve having a radius of 335.96 feet, a chord bearing N. 1-21-05 W., and a distance of 68.49 feet to a point; thence crossing said right of way of Old Route 620, S. 59-46-17 E., 70.51 feet to a 1" iron solid; thence N. 30-17-54 E., 1061.11 feet to an iron pin placed; thence N. 77-38-42 W., 565.64 feet to the point of the BEGINNING, containing **106.0000 acres**, as shown on plat of survey by Donnie E. Walker, Jr., LS, Dalton-Walker Associates, PC, dated July 18, 2013, Job Number W110106, a copy of which is of record in the Clerk's Office of the Circuit Court of Carroll County, Virginia, in Plat Cabinet 2, Slide 2232, Page 6, and Plat Cabinet 2, Slide 2232, Page 7, and being the same land conveyed to BRANSCOME-TURMAN, LLC, a Virginia limited liability company, from BONNIE G. DELPH and BERL EUGENE DELPH, her husband, by Deed dated March 1, 2005, of record in the aforesaid Clerk's Office in Deed Book 731, at Page 716, and being the same land conveyed to BRANSCOME-TURMAN, LLC, a Virginia limited liability company, from HERBERT F. STONE, by Deed dated May 28, 2008, of record in the aforesaid Clerk's Office in Deed Book 845, at Page 570, and being the same land conveyed to BRANSCOME-TURMAN, LLC, a Virginia limited liability company, from BONNIE G. DELPH and BERL EUGENE DELPH, her husband, by Deed dated March 1, 2005, of record in the aforesaid Clerk's Office in Deed Book 731, at Page 716, and being a portion of the land conveyed to BRANSCOME-TURMAN, LLC, a Virginia limited liability company, from ROBERT A. ARMSTRONG, ET ALS., by Deed dated January 3, 2006, of record in the aforesaid Clerk's Office in Deed Book 762, at Page 554, and being a portion of the land conveyed to BRANSCOME-TURMAN, LLC, a Virginia limited liability company, from DANIEL MASON BAPTIST, JR., Trustee, by Deed dated November 7, 2000, of record in the aforesaid Clerk's Office in Deed Book 592, at Page 807.

This conveyance is made subject to the reservation of a non-exclusive

easement of right of way, one hundred (100) foot in width, through property herein

conveyed to the remaining lands of the party of the first part. The exact location shall be determined by a subsequent agreement of the parties.

This conveyance is further made subject to the reservation of access easements necessary to obtain public water and sewer to the Grantors remaining lands, the exact location of which will be determined by a subsequent agreement of the parties.

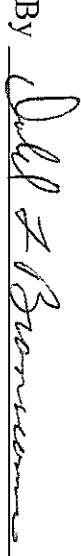
This conveyance is further subject to the terms and conditions of that option agreement dated August 17, 2012, between the Grantor and Blue Ridge Crossroads Economic Development Authority, the terms of which shall survive closing and not be merged within the terms of the deed.


This conveyance is further made subject to the notes as set forth on the aforesaid plats.

This conveyance is further made subject to any other 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.

WITNESS the following signatures and seals:

BRANSCOME-TURMAN, LLC

By  (SEAL)
DONALD L. BRANSCOME
Managing Member

By  (SEAL)
JOHN MICHAEL TURMAN
Managing Member

COMMONWEALTH OF VIRGINIA

COUNTY OF Carroll, to-wit:

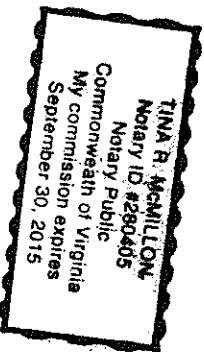
The foregoing instrument was subscribed, sworn to and acknowledged before me this 20th day of July 2013, by DONALD L. BRANSCOME and JOHN

MICHAEL TURMAN, Managing Members of BRANSCOME-TURMAN, LLC, a
Virginia limited liability company.

My commission expires: 9-30-15

Tina R. McMillon

Notary Public



INSTRUMENT #1102798
RECORDED IN THE CLERK'S OFFICE OF
CARROLL COUNTY ON
JUN 29 2015 AT 01:28PM
\$1,767.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$7,873.50 LOCAL: \$2,873.50
TAYLOR M H HONEYCUTT, CLERK
RECORDED BY: SYP

Del