

COMMONWEALTH OF VIRGINIA



OFFICIAL RECEIPT
CARROLL COUNTY CIRCUIT COURT
DEED RECEIPT

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(A114086 6/11)

DATE: 02/28/13 TIME: 09:23:12 ACCOUNT: 025DLR1300780 RECEIPT: 13000002077
CASHIER: JDJ REG: DL32 TYPE: DCOR PAYMENT: FULL PAYMENT
INSTRUMENT : 1300780 BOOK: 961 PAGE: 772 RECORDED: 02/28/13 AT 09:23
GRANTOR: BRANSCOME-TURNAN LLC EX: N LOC: CD
GRANTEE: CARROLL-GRAYSON-GALAX REGIONAL INDUSTRIAL FAC EX: N PCT: 100%

AND ADDRESS : F.
RECEIVED OF : THEBA PLANT DATE OF DEED: 01/07/13

CHECK: \$22.00 1525
DESCRIPTION 1: DEED OF CORRECTION 921, PAGE 225 PAGES: 4 OF 0
2: NAMES: 0

CONSIDERATION: .00 A/VAL: .00 MAP: .00
FIN:

301 DEERS 14.50 145 VSLF 1.50
106 TECHNOLOGY TRST FND 5.00 035 VOF FEE 1.00

TENDERED : 22.00
AMOUNT PAID: 22.00
CHANGE AMT : .00

CLERK OF COURT: CAROLYN H. HONEYCUTT

Tax Map 50-A-31A; portion 49-A-142;
portion 50-A-31

Not subject to recordation tax pursuant to
Virginia Code §§ 58.1-810 and 58.1-
811(A)(3).

DEED OF CORRECTION

THIS DEED OF CORRECTION, is made and entered into this ___ day of January, 2013, by and between **BRANSCOME-TURMAN, LLC**, party of the first part; and the **CARROLL-GRAYSON-GALAX REGIONAL INDUSTRIAL FACILITIES AUTHORITY d/b/a BLUE RIDGE CROSSROADS ECONOMIC DEVELOPMENT AUTHORITY**, a body politic and corporate of the Commonwealth of Virginia, party of the second part, having an address of 1117 East Stuart Drive, Galax, Virginia 24333, party of the second part.

WHEREAS, by Deed made the 11th day of May, 2011, and recorded on the 12th day of May, 2011 in the Clerk's Office of the Circuit Court of Carroll County in deed book 921 page 225, **BRANSCOME-TURMAN, LLC**, conveyed certain real property to **BLUE RIDGE CROSSROADS ECONOMIC DEVELOPMENT AUTHORITY**; and,

WHEREAS, at that time the name of **BLUE RIDGE CROSSROADS ECONOMIC DEVELOPMENT AUTHORITY** should have been correctly reflected as **CARROLL-GRAYSON-GALAX REGIONAL INDUSTRIAL FACILITIES AUTHORITY d/b/a BLUE RIDGE CROSSROADS ECONOMIC DEVELOPMENT AUTHORITY**; and,

{Y0317839.1 014749-077304 }

Prepared by an attorney licensed to practice in the Commonwealth of Virginia, to wit:

Stephen V. Durbin (VSB No.: 70963)
Sands Anderson PC
P.O. Box 2009
Christiansburg, VA 24068-2009
540-260-9011 (telephone)
540-260-0022 (facsimile)

This instrument does not constitute a conveyance of residential dwelling units for purposes of Va. Code § 17.1-223 (B).

WHEREAS, the parties wish to correct the aforementioned Deed and the name of the current owner of the property conveyed pursuant to such deed to be CARROLL-GRAYSON-GALAX REGIONAL INDUSTRIAL FACILITIES AUTHORITY d/b/a BLUE RIDGE CROSSROADS ECONOMIC DEVELOPMENT AUTHORITY, 1117 East Stuart Drive, Galax, Virginia 24333;

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 of which is hereby acknowledged by the party of the first part, the said party of the first part does hereby grant, bargain, sell and convey unto the party of the second part with General Warranty and Modern English Covenants of Title, 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 pipe found on the variable right of way of Interstate 77, corner to lands of Jimmy D. Coulson; thence with said right of way, N. 61-28-59 W., 755.78 feet to a right of way monument found; thence N. 56-55-44 W., 1101.58 feet to a right of way monument found; thence N. 54-29-07 W., 1014.32 feet to a right of way monument found; thence leaving said right of way, N. 39-00-20 E., 1722.65 feet to an iron pin placed; thence S. 41-08-22 E., 562.73 feet to an iron pin placed; thence S. 67-19-13 E., 437.49 feet to an iron pin placed; thence N. 70-50-50 E., 1074.10 feet to a point in the center of a creek; thence with the center of said creek, S. 56-57-39 E., 141.21 feet to a point; thence N. 83-29-01 E. 41.14 feet to a point; thence S. 53-35-31 E., 107.57 feet to a point; thence S. 81-22-08 E. 69.89 feet to a point; thence S. 69-26-42 E., 112.80 feet to a point; thence N. 84-32-54 E. 52.95 feet to a point; thence S. 79-06-43 E., 49.32 feet to a point; thence N. 80-05-29 E., 52.63 feet to a point; thence S. 40-56-39 E. 56.82 feet to a point; thence S. 73-37-40 E. 51.30 feet to a point; thence N. 87-56-15 E., 69.65 feet to a point; thence N. 63-08-24 E., 181.31 feet to a point; thence N. 84-58-31 E., 212.52 feet to a point; thence N. 73-38-09 E., 204.38 feet to a point; thence N. 81-25-54 E., 109.18 feet to a point; thence leaving said creek, N. 57-06-13 E. 196.75 feet to a point; thence S. 12-15-45 E., 574.05 feet to an iron pipe found; thence S. 33-43-19 W., 706.34 feet to a railroad rail found at fence corner; thence S. 49-00-09 W., 813.14 feet to an iron pipe found; thence S. 48-35-24 W., 1531.09 feet to the point of the BEGINNING, containing **167.000 acres**, as shown on plat of survey by Donnie E. Walker, Jr., LS, Dalton-Walker Associates, PC, dated February 9, 2011, Job Number W110106, Survey for **WILDWOOD COMMERCE PARK PHASE 1**, and being the same land conveyed to

BRANSCOME-TURMAN, LLC, a Virginia limited liability company, from JIMMY D. COULSON, by Deed dated March 29, 2001, of record in the Clerk's Office of the Circuit Court of Carroll County, Virginia, in Deed Book 598, at Page 566, 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.

There is furthermore conveyed a non-exclusive easement, fifty (50) foot in width, beginning at Virginia State Route 620 (Coulson Church Road) the entrance of which is determined at the existing Virginia Department of Transportation permitted entrance permit number 209-13371, and extending approximately .6 mile to the property herein conveyed.

The approximate location of said easement is as shown on that survey of Dalton-Walker Associates referenced herein. The exact location shall be determined by a subsequent agreement of the parties and consistent with an option agreement dated June 2, 2010, and recorded previous to this document.

There is furthermore conveyed access easements necessary to obtain public water and sewer, the exact location of which will also be determined by a subsequent agreement of the parties.

This conveyance is made subject to any 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.

This conveyance was unanimously approved and authorized by all members of Branscome-Turman LLC, as signified by their signatures below, and the acceptance of this conveyance was approved by the Board of Directors of the Carroll-Grayson-Galax Regional Industrial Facilities Authority, d/b/a Blue Ridge Crossroads Economic Development Authority.

WITNESS the following signatures and seals.

BRANSCOME-TURMAN, LLC

By: *Donald L. Branscome*
DONALD L. BRANSCOME
Managing Member

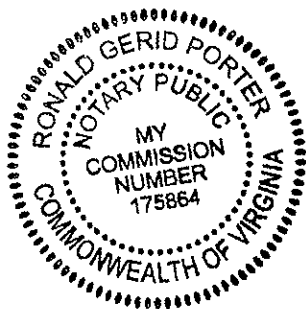
COMMONWEALTH OF VIRGINIA, at large,
CITY/COUNTY OF Carroll, to-wit;

The foregoing instrument was acknowledged before me this 6 day of January, 2013 by Donald P. Branscome, Managing Member of BRANSCOME-TURMAN, LLC a Virginia limited liability company.

Given under my hand this 6 day of ^{Feb.} ~~January~~, 2013.
My commission expires: 08/31/2015

Ronald Gerid Porter
Notary Public

(SEAL)



By: *John Michael Turman*
JOHN MICHAEL TURMAN
Managing Member

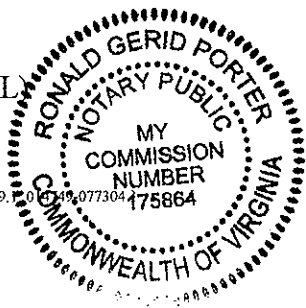
COMMONWEALTH OF VIRGINIA, at large,
CITY/COUNTY OF Carroll, to-wit;

The foregoing instrument was acknowledged before me this 7 day of January, 2013 by John Michael Turman, Managing Member of BRANSCOME-TURMAN, LLC a Virginia limited liability company.

Given under my hand this 7 day of ^{Feb.} ~~January~~, 2013.
My commission expires: 08/31/2015

Ronald Gerid Porter
Notary Public

(SEAL)



Del J. Khan

INSTRUMENT #1700780
FILED IN THE CLERK'S OFFICE OF
CARROLL COUNTY ON
FEBRUARY 28, 2013 AT 09:23AM
CAROLYN H. HONEYCUTT, CLERK
RECORDED BY: JDU