

Prepared By The Law Office of the Steven R. Grant without the benefit of a title exam
Tax Map No.: 138-A-59 and 138-4-1
Consideration: \$3,700.00

THIS QUITCLAIM DEED AND BOUNDARY LINE AGREEMENT,
made this the 12th day of January, 2021, by and between, **TIMBERLINE OF**
VIRGINIA, INC., Grantors and Grantees, party of the first part; and **JAMES A.**
MEADOR, Grantor and Grantee, party of the second part;

WHEREAS, Timberline of Virginia, Inc., acquired a certain tract or parcel of land located in the Blue Ridge District of Bedford County, Virginia, containing 150.811 acres, more or less, by deed dated July 23, 1998, which deed is recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia, as Instrument Number 980009664; and

WHEREAS, James A. Meador, acquired a certain tract or parcel of land located in the Chamblissburg Magisterial District of Bedford County, Virginia, containing 48.88 acres, more or less, by the Last Will and Testament of Mary Mason Meador, which Will is of record in the aforesaid Clerk's Office as Will File Number WF030000259; and

WHEREAS, the property of the party of the first part and the property of the party of second part adjoin and a portion of the boundary line is in dispute and the parties hereto now desire to establish an agreed boundary line; and

WHEREAS, the parties have retained the services of a surveyor to locate the boundary line, which they have done, and now wish to establish the boundary between the parties;

NOW, THEREFORE, the Grantors and Grantees do hereby quitclaim each to the other, and release all their right, title, and interest they might have on the other party's side of the next referenced boundary line and in consideration of promises herein set forth and establish the boundary line as follows:

Beginning at a point shown and designated as Point "F", on that certain plat of survey dated June 16, 2017 entitled "Plat Showing Boundary Dispute Between The Meador Property & The Timberline of Virginia, Inc. Property" made by Kevin A. Merkey, CLS, and recorded in the Clerk's Office in the Circuit Court of Bedford County in Plat Book 59 at Page 173; thence N 36° 17' 34" W 250.59' to a point shown, and designated as "D" on said plat; thence N 82° 17' 34" W 205.32' to a point shown and designated as "E" on said plat.

By their signatures hereto, the parties hereto agree for themselves, their successors, their heirs and their assigns, that the boundary line between their parties shall be as set forth above.

The parties hereto further acknowledge and agree that Timberline of Virginia, Inc., has a perpetual prescriptive easement over and across that certain roadway identified as TRAIL on the next mentioned plat which roadway traverses the northern most portion of the property of James A. Meador for the purpose of providing ingress to and egress from lots 12 and 13 to Weavers Knob Drive as shown on that certain plat of survey dated July 31, 1998 entitled "TIMBERLINE ESTATES Blue Ridge Dist., Bedford Co., VA" made by B. R. Shrader, CLS, and recorded in the aforesaid Clerk's Office in Plat Book 40 at Page 279.