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THIS DEED, made this 23rd day of July, 1998, by and between JAMES E. SYNAN, grantor, party of the first part; TIMBERLINE OF VIRGINIA, INC., a Virginia Corporation, grantee, party of the second part; and EDGAR W. WHEELER and RHONDA T. WHEELER, grantors, parties of the third part.

WHEREAS, the party of the first part is the owner of the hereinafter described real property but a recent survey of said property entitled "ReSurvey of 150.811 Acres Property of James A. Synan, Blue Ridge Dist., Bedford Co., Va." dated July 14, 1998, made by B. R. Shrader, Certified Land Surveyor of No. 1180, a copy of said survey being attached to and hereby made a part of this deed, indicates an overlap of contiguous property, said overlap being designated on said plat as "Approximate Overlap with D.B. 305, P. 4"; and,

WHEREAS, Edgar W. Wheeler and Rhonda T. Wheeler, parties of the third part, are the owners of the contiguous property which contains the overlap extending on to the property herein conveyed; and,

WHEREAS, it has been determined by all of the parties to this deed that said overlap is in error and that the parties of the third part have no claim to the 150.811 acres herein conveyed.

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good

Prepared By:
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and valuable consideration, cash in hand paid by the said party of the second part unto the said party of the first part, the receipt of all of which is hereby acknowledged, the said party of the first part hereby grants and conveys with covenants of General Warranty of title and with English Covenants of title as specified in Section 55-70, et seq. of the Code of Virginia of 1950, as amended, unto Timberline of Virginia, Inc., and its assigns, the following described real property, to-wit:

All that certain tract or parcel of land, together with the appurtenances and easements thereunto belonging, located in Blue Ridge District, Bedford County, Virginia, and containing 150.811 acres according to a plat of a survey of the same entitled "ReSurvey of 150.811 Acres Property of James A. Synan, Blue Ridge Dist., Bedford Co., Va." dated July 14, 1998, made by B. R. Shrader, Certified Land Surveyor No. 1180, a copy of said plat being attached to and hereby made a part of this deed, and being the same property conveyed to James E. Synan by Gordon L. Synan and Nell O. Synan by deed dated September 25, 1972, of record in the Clerk's Office of the Circuit Court of Bedford County, Virginia, in Deed Book 383, page 428.

The parties of the third part join in this conveyance for the purpose of conveying, and they do hereby convey, to the party of the second part any and all interest they may have in the above described property, specifically, but not limited to, the property described on the aforementioned plat as "Approximate Overlap with D.B. 305, P. 4".

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The party of the first part further conveys unto the party of the second part any interest he may have in the right of

way described in the deed of record in the Clerk's Office of the Circuit Court of Bedford County, Virginia, in Deed Book 165, page 315.

This conveyance is made subject to all easements, restrictions, conditions and reservations of record or that may be apparent upon an inspection of the premises.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

James E. Synan (SEAL)
James E. Synan

Edgar W. Wheeler (SEAL)
Edgar W. Wheeler

Rhonda T. Wheeler (SEAL)
Rhonda T. Wheeler

STATE OF VIRGINIA

CITY OF BEDFORD, TO-WIT:

The foregoing instrument was acknowledged before me this 27 day of July, 1998, by JAMES E. SYNAN.

JAMES C. McIVOR
ATTORNEY AT LAW
BEDFORD, VIRGINIA

B. W. Bynum
Notary Public

My commission expires

31 Aug 2000