

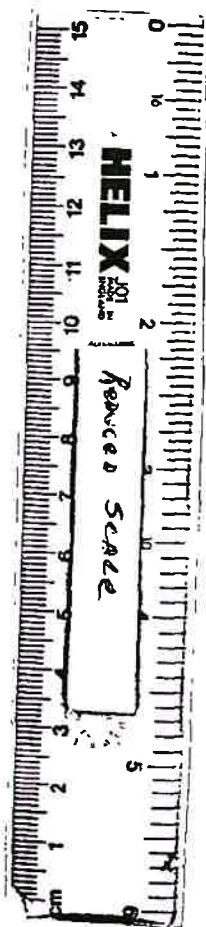


## Approximate Boundaries

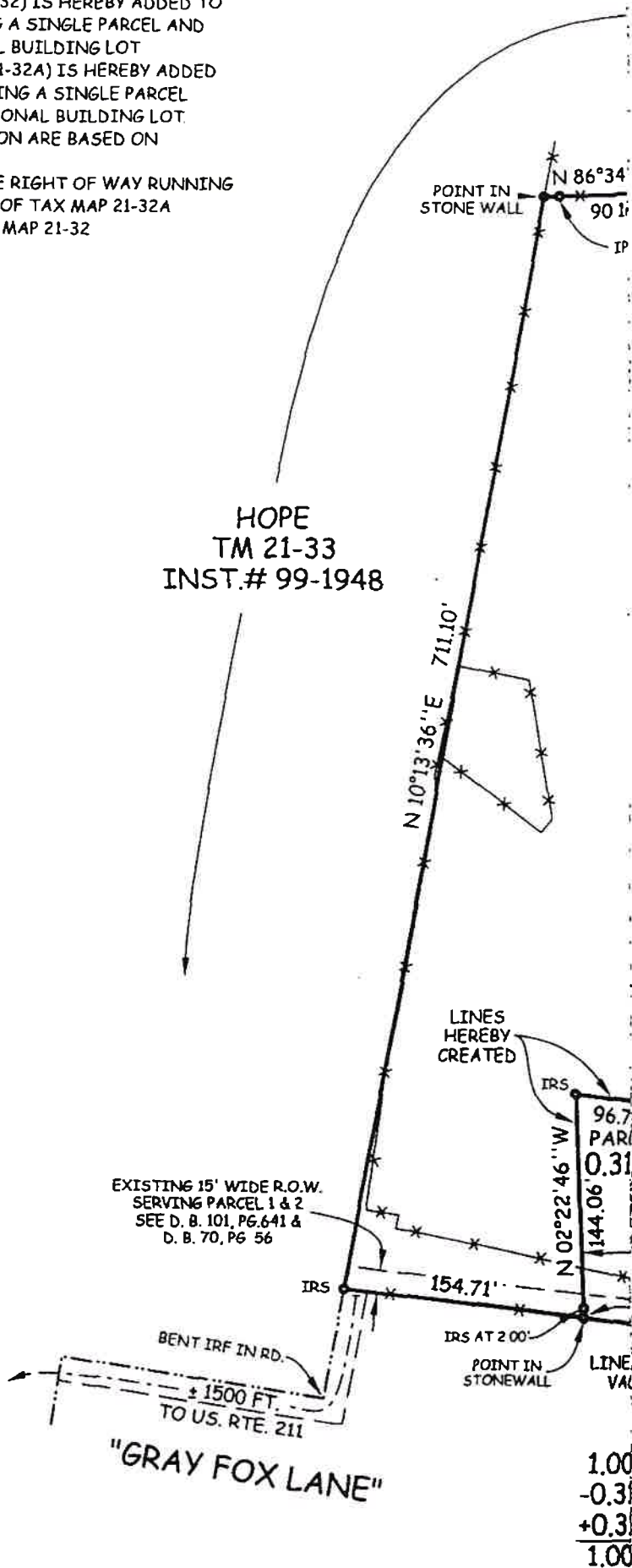
NOTES:

- 1) THE PROPERTIES SHOWN HEREON ARE SAID TO BE IN THE NAME OF CHARLES M. SETTLE, JR AS SHOWN IN DEED BOOK 199 PAGE 387
- 2) PARCEL 1A (A PORTION OF TM 21-32) IS HEREBY ADDED TO THE ADJACENT PARCEL 2 CREATING A SINGLE PARCEL AND DOES NOT CREATE AN ADDITIONAL BUILDING LOT
- 3) PARCEL 2A (A PORTION OF TM 21-32A) IS HEREBY ADDED TO THE ADJACENT PARCEL 1 CREATING A SINGLE PARCEL AND DOES NOT CREATE AN ADDITIONAL BUILDING LOT
- 4) THE BOUNDARIES SHOWN HEREON ARE BASED ON A CURRENT FIELD SURVEY
- 5) THERE IS AN EXISTING 15' WIDE RIGHT OF WAY RUNNING ALONG THE SOUTHERN BOUNDARY OF TAX MAP 21-32A THAT IS FOR THE BENEFIT OF TAX MAP 21-32
- 6) NO TITLE REPORT FURNISHED.

04-2395-1



HOPE  
TM 21-33  
INST.# 99-1948

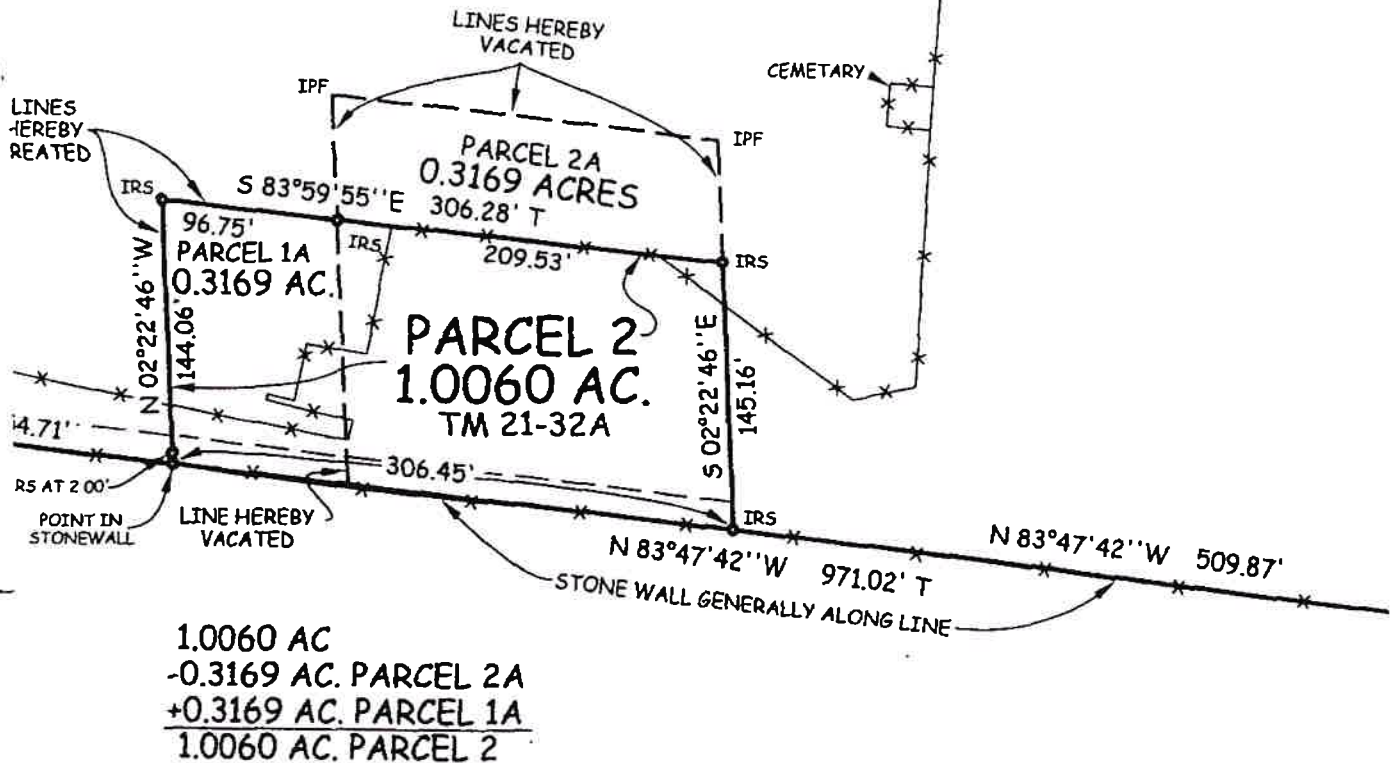
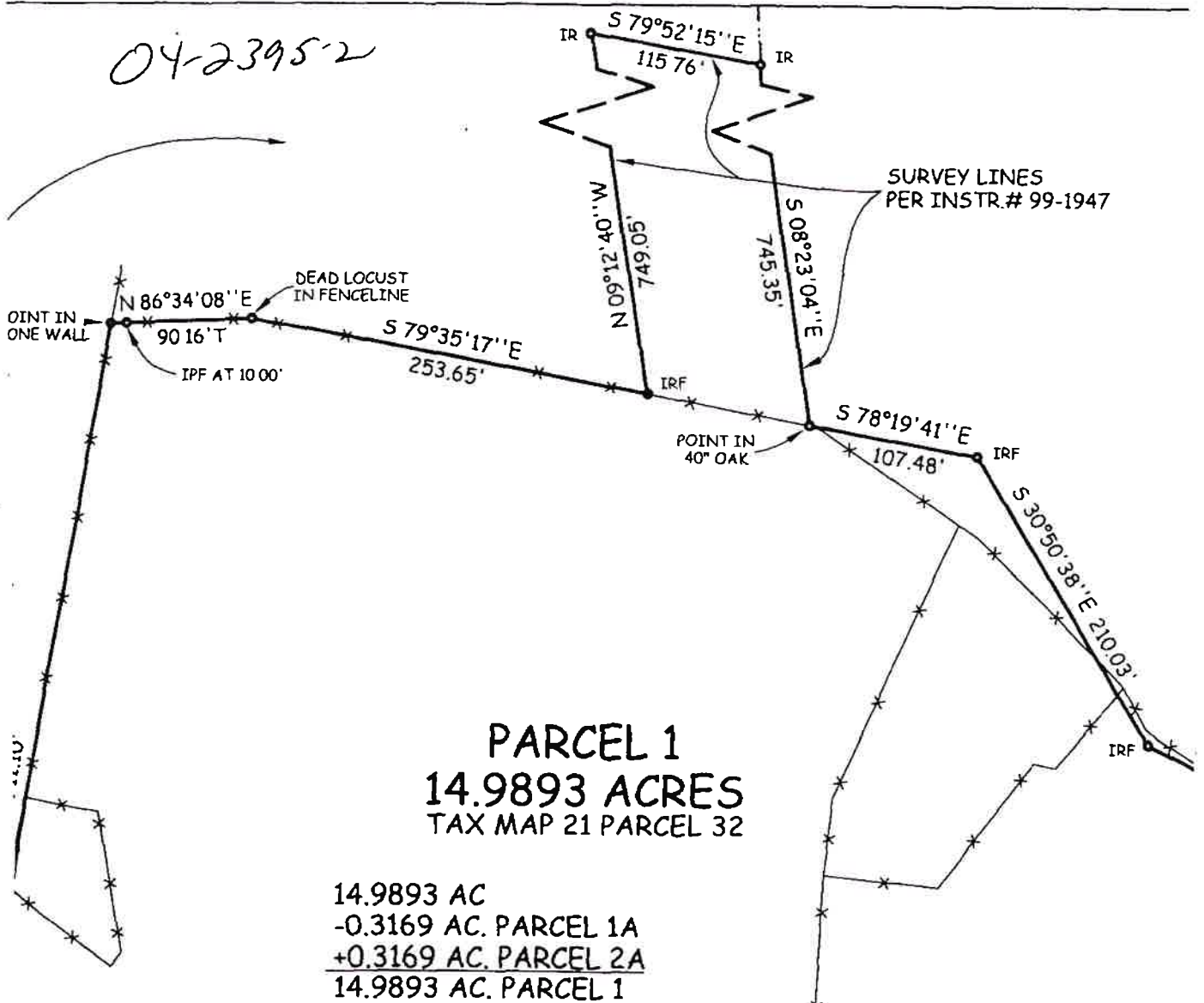


COMMONWEALTH OF VIRGINIA  
12-2-04  
DANIEL B. CLARK  
No. 002809  
DANIEL B. CLARK, L. S. # 2309

SCALE: 1" = 80'	DATE: DEC. 17, 2003 RECERTIFIED CORRECT: DEC. 2, 2004	LANL LAND-PLA P. O. BOX 4
SHEET 1 OF 1	PROJ. NO.: 307 CLS:\SETTLE\CHARLES\PROJ307\PLAT1.DWG	



04-2395-2



**CLARK**  
**LAND SURVEYING**  
LAND PLANNERS AND SURVEYORS  
P. O. BOX 478; FLINT HILL, VA 22627  
(540) 635-2328

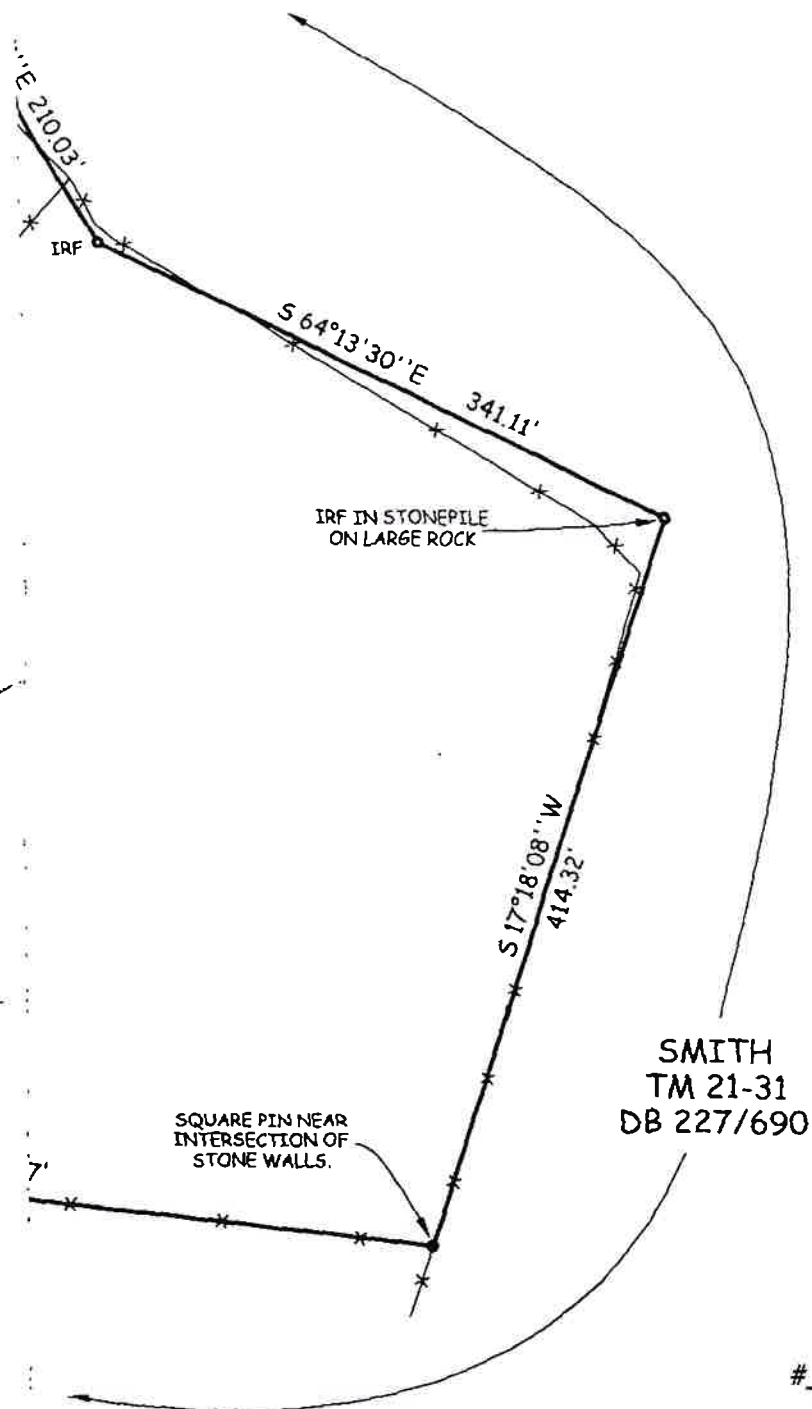
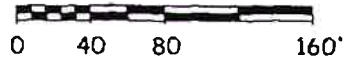
BOUNDAR  
**SE1**  
WAKEFIELD D.

0.4-2395-3

947



MAGNETIC 2003



# 04-12-02  
APPROVED BOUNDARY  
ZONING ADMINISTRATOR AGG.  
RAPPAHANNOCK COUNTY  
DATE 12-3-04

BOUNDARY AND BOUNDARY LINE ADJUSTMENT OF

**SETTLE PROPERTIES**

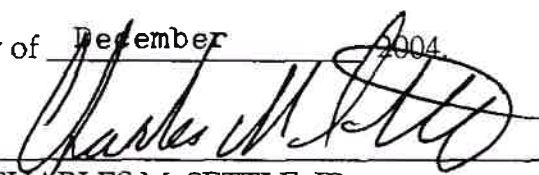
FIELD DISTRICT, RAPPAHANNOCK COUNTY, VIRGINIA

04-2395-4

CERTIFICATE OF CONFIRMATION AND PLAT

The attached plat, and courses and distance description, made by Clark Land Surveying (Daniel B. Clark, L.S.), of Flint Hill, Virginia, dated December 17, 2003, recertified December 2, 2004 entitled "Boundary and Boundary Line Adjustment of SETTLE PROPERTIES" (Tax Map parcels 21-32 and 21-32A), situate in the Hampton Magisterial District of Rappahannock County, Virginia, and being a boundary line adjustment of the same property acquired by Charles M. Settle, Jr. by deed of gift from Reba A. Settle and Charles M. Settle (subject to the life estates reserved by them therein which have subsequently been extinguished) dated July 6, 1993 and recorded July 9, 1993 in Deed Book 199, page 387, and by deed from Jean P. Bradford and Elizabeth Bradford dated November 8, 1999 and recorded November 17, 1999 as Instrument No. 99-1947, is hereby confirmed and submitted for record in the aforesaid Clerk's Office.

Given under my hand this 10 day of December, 2004.

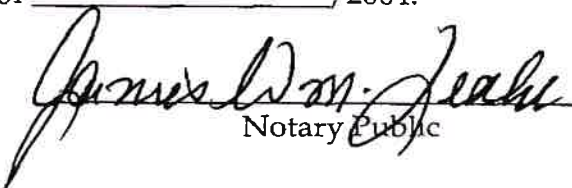
  
CHARLES M. SETTLE, JR.

STATE OF VIRGINIA

COUNTY OF Rappahannock, so;

I, James Wm. Leake, a Notary Public in and for the County and State aforesaid, hereby certify that Charles M. Settle, Jr., whose name is signed to the foregoing writing, has this day acknowledged the same before me in my County and State aforesaid.

Given under my hand this 10th day of December, 2004.

  
Notary Public

(SEAL)

My commission expires: 3/31/2005

INSTRUMENT #040002395  
RECORDED IN THE CLERK'S OFFICE OF  
COUNTY OF RAPPAHANNOCK ON  
DECEMBER 13, 2004 AT 02:31PM  
DIANE BRUCE, CLERK

RECORDED BY: MRR

12/13-Ret'd  
J. Leake

05-321-1

NOTES:

- 1) THE PROPERTY SHOWN HEREON IS SAID TO BE IN THE NAME OF CHARLES M. SETTLE JR. AS SHOWN IN DEED BOOK 199 PAGE 387.
- 2) SEE INST.#04-2395 FOR BOUNDARY LINE ADJUSTMENT.
- 3) THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
- 4) NO TITLE REPORT FURNISHED.

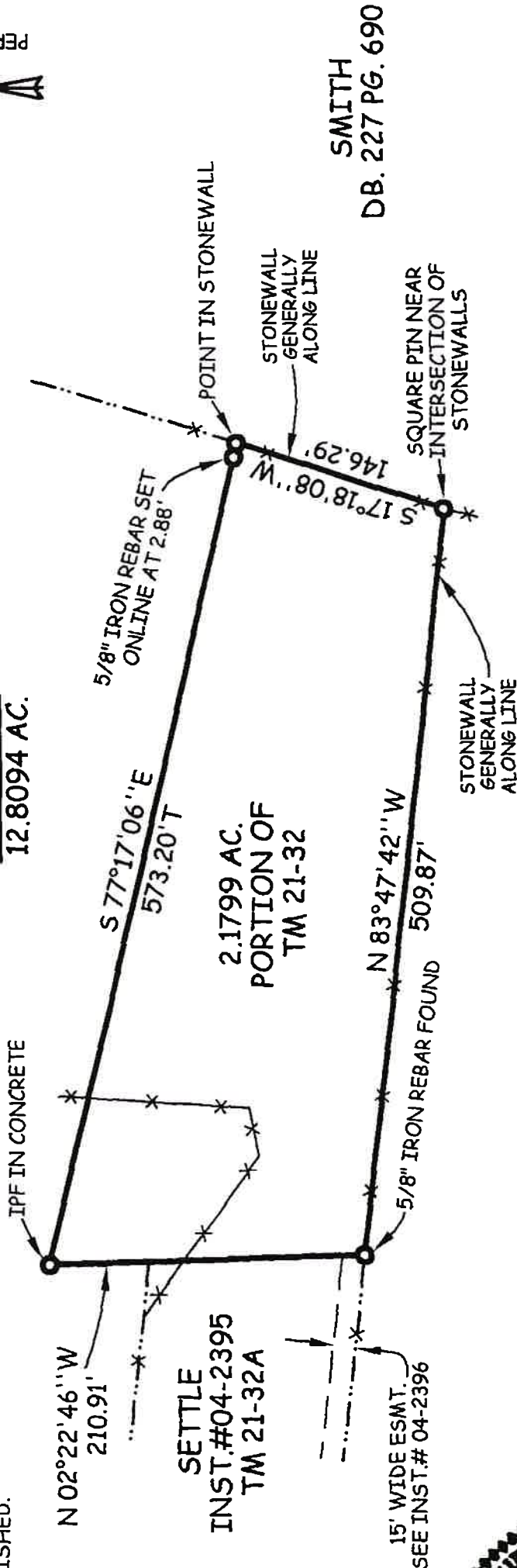
RESIDUE OF SETTLE

TM 21-32

14.9893 AC.

- 2.1799 AC

12.8094 AC.



SMITH  
DB. 227 PG. 690

# 05-02-05  
APPROVED  
ZONING ADMINISTRATOR  
RAPPAHANNOCK COUNTY  
DATE 2-17-05

SMITH  
DB. 227 PG. 690



DANIEL B. CLARK, L. S. # 2309

SCALE: 1" = 100'

DATE: JAN. 18, 2005

SHEET 1 OF 1

PROJ. NO.: 566

CLARK LAND SURVEYING

LAND PLANNERS AND SURVEYORS  
P. O. BOX 478: FLINT HILL, VA 22627  
(540) 635-2328

FAMILY DIVISION OF

SETTLE PROPERTY

WAKEFIELD DISTRICT, RAPPAHANNOCK COUNTY, VIRGINIA



Exempt from recording taxes pursuant to  
Virginia Code Section 58.1-810(3)

P. O. Box 279  
Flint Hill, Virginia 22627

Grantee's Address:

Prepared by:  
Michael T. Brown, Esq.

Law Office of Douglas K. Baumgardner  
P. O. Box 270, Washington, VA 22747-0270

*lit 2/18*

THIS DEED OF GIFT, made and entered into this 3rd day of February, 2005, by and between **CHARLES M. SETTLE, JR.**, married, hereinafter referred to as Grantor, party of the first part; **CHARLES M. SETTLE, JR. and LINDA CAROL SETTLE**, as Custodians for KYLE DAVIS SETTLE under the Virginia Uniform Transfers to Minors Act (21), hereinafter referred to as Grantees, parties of the second part; and **LINDA CAROL SETTLE**, party of the third part;

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and in consideration of the natural love and affection Grantor holds for the said Kyle Davis Settle, the said Grantor does hereby give, grant, transfer and convey, with **SPECIAL WARRANTY OF TITLE**, unto the said **CHARLES M. SETTLE, JR. and LINDA CAROL SETTLE**, as Custodians for KYLE DAVIS SETTLE under the Virginia Uniform Transfers to Minors Act (21), Grantees, parties of the second part hereto, the following described tract or parcel of land (**portion of Tax Map 21, parcel 32**), together with buildings and improvements thereon and privileges and appurtenances therewith connected, situate, lying and being in Wakefield Magisterial District, Rappahannock County, Virginia, and more particularly described as follows, to-wit:

ALL THAT CERTAIN tract or parcel of land, situate, lying and being on in Wakefield Magisterial District, Rappahannock County, Virginia, containing 2.1799 acres, more or less, as the same is more particularly shown and described according to a plat of survey entitled "Family Division of Settle Property" by Clark Land Surveying (Daniel B. Clark, L.S.), dated January 18, 2005 and which plat of survey is attached hereto, made a part hereof and incorporated by reference herein.

TOGETHER WITH the right to use, in common with others, that certain fifteen foot (15') wide right of way for ingress and egress to and from U.S. Highway Route 211, as the same is more particularly set forth and described in a deed of confirmation of easement dated December 10, 2004 recorded as Instrument No. 04-2396 in the Clerk's Office of the Circuit Court of Rappahannock County, Virginia.

FURTHER TOGETHER WITH the right to use, in common with others, that certain fifteen foot (15') wide right of way for ingress and egress extending the above described 15' wide right of way, as the same is more particularly set

forth and described on a plat of survey by Clark Land Surveying (Daniel B. Clark, L.S.) dated December 17, 2003, recertified correct December 2, 2004 and attached to certificate of confirmation and plat recorded as Instrument No. 04-2395 in the aforesaid Circuit Court Clerk's Office

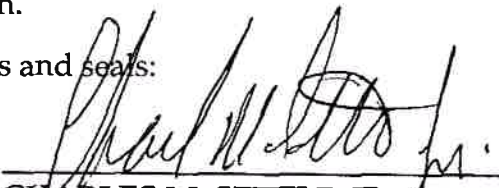
AND BEING a portion of the property conveyed to Charles M. Settle, Jr. by deed of gift from Reba A. Settle and Charles M. Settle (subject to the life estates reserved therein) dated July 6, 1993 and recorded July 9, 1993 in Deed Book 199, page 387, and by deed from Jean P. Bradford and Elizabeth Bradford dated November 8, 1999 and recorded November 17, 1999 as Instrument No. 99-1947 in the aforesaid Circuit Court Clerk's Office; the said Reba A. Settle having died October 26, 2000 and the said Charles M. Settle having died September 2, 2004, thereby extinguishing their joint life estates in the property of the Grantor.


Inclusion of the Tax Map Parcel number in this Deed is pursuant to Section 17.1-252 of the Code of Virginia, 1950, as amended, is not a part of the legal description of the property conveyed, and the Grantor make no warranty as to its accuracy.

This conveyance is expressly subject to the easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed, which have not otherwise expired by a limitation of time contained therein or have not otherwise become ineffective.

LINDA CAROL SETTLE, the non-owning spouse of Charles M. Settle, Jr., joins in this Deed for the sole purpose of waiving any right to claim that the property conveyed herein be included in any augmented estate created by §64.1-16.1 of the 1950 Code of Virginia, as amended and he specifically does not assume or agree to be bound by any covenants or warranties contained herein.

WITNESS the following signatures and seals:

 (SEAL)  
CHARLES M. SETTLE, JR.

 (SEAL)  
LINDA CAROL SETTLE



05-321-84

STATE OF Virginia  
CITY/COUNTY OF Rappahannock, ss;

I, Dawn Dodson, a Notary Public in and for the City/County and State aforesaid, hereby certify that **Charles M. Settle, Jr.**, whose name is signed to the foregoing writing, bearing date on the 3rd day of February, 2005, has this day acknowledged the same before me in my County and State aforesaid.

Given under my hand this 3rd day of February, 2005.

Dawn Dodson

Notary Public

(SEAL)

My commission expires: 1-31-07

STATE OF Virginia  
CITY/COUNTY OF Rappahannock, ss;

I, Dawn Dodson, a Notary Public in and for the City/County and State aforesaid, hereby certify that **Linda Carol Settle**, whose name is signed to the foregoing writing, bearing date on the 3rd day of February, 2005, has this day acknowledged the same before me in my County and State aforesaid.

Given under my hand this 3rd day of February, 2005.

Dawn Dodson

Notary Public

(SEAL)

My commission expires: 1-31-07

INSTRUMENT #050000321  
RECORDED IN THE CLERK'S OFFICE OF  
COUNTY OF RAPPAHANNOCK ON  
FEBRUARY 18, 2005 AT 02:35PM  
DIANE BRUCE, CLERK

RECORDED BY: MRR

*[Signature]*

*[Signature]*