

0528 0888  
KATHARINE KNOWLES MARTIN  
RT 4 BOX 58F  
FOREST CITY N C 28043

3-21-86

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THIS DEED OF PARTITION made and entered on this the 4th day of January 1986, by and between Selma J. Knowles and Janet L. Knowles, Husband and Wife; Jane Knowles Sterling and James Stuart Sterling, Wife and Husband; Bonnie Knowles Hall and William R. Hall, Wife and Husband; Katharine Knowles Martin and Frank B. Martin, Wife and Husband; and Phyllis Knowles Wilborn, Single, Parties of the First Part; and, Katharine Knowles Martin and Frank B. Martin, Wife and Husband, as Tenants by the Entirety with the Right of Survivorship as at Common Law, Parties of the Second Part,

W I T N E S S E T H:

That by the Fifth numbered paragraph of the Will of J. F. King, dated 6 May 1942 and of record in the Office of the Clerk of the Circuit Court of Montgomery County, Virginia, in Will Book 15, Page 469, the property shown on the below described plat of survey was devised to Ruth King Knowles; and,

That Ruth King Knowles died intestate in 1942 siezed and possessed of said property survived by her husband, Alvin K. Knowles, who has since died, and by her children: Selma J. Knowles, Jane Knowles Sterling, Bonnie K. Hall, Katharine Knowles Martin and Phyllis Knowles Wilborn, her only heirs at law; and,

That the Parties of the First Part being all of the heirs of Ruth King Knowles and their respective spouses have agreed to a voluntary partition of said property and do hereby execute and deliver deeds partitioning the property amongst them.

NOW THEREFORE, in consideration of of the foregoing and the exchange of deeds to each of the respective heirs in

CROWGEY & VIAR  
ATTORNEYS AT LAW  
CHRISTIANSBURG, VA  
24073

order to affect the partition of the property described above, the Parties of the First Part hereby BARGAIN, SELL, GRANT and CONVEY unto the Parties of the Second Part as Tenants by the Entirety with the Right of Survivorship as at Common Law, with General Warranty and Modern English Covenants of Title, all those two certain tracts or parcels of land, with the improvements thereon and the appurtenances thereunto belonging, situate, lying and being in the Shawsville Magisterial District of Montgomery County, Virginia, described as follows:

All of Tract 2, containing 19.6942 acres and all of Lot 2, containing 1.00 acres, as shown on the plat prepared for RUTH KING KNOWLES ESTATE, by W. A. Davis, L.S., dated 11 December 1985, Job No.85-L-1826, a copy of which is of record in the Office of the Clerk of the Circuit Court of Montgomery County, Virginia, in Plat Book 12, Page 132, and to which map reference is made for a more particular description of the property hereby conveyed; TOGETHER WITH and appurtenant thereto a perpetual, non-exclusive right of way and easement over and across the 50 foot right of way as shown on said map for ingress and egress to and from the subject properties and Tower Road.

This conveyance is made subject to all restrictions, covenants, rights of way and easements of record affecting the subject property.

WITNESS the following signatures and seals.

Selma J. Knowles (SEAL)  
Selma J. Knowles

Janet L. Knowles (SEAL)  
Janet L. Knowles

*Jane Knowles Sterling* (SEAL)  
Jane Knowles Sterling  
*James Stuart Sterling* (SEAL)  
James Stuart Sterling

*William R. Hall* (SEAL)  
William R. Hall

*Bonnie K. Hall* (SEAL)  
Bonnie K. Hall

*Katharine Knowles Martin* (SEAL)  
Katharine Knowles Martin

*Frank B. Martin* (SEAL)  
Frank B. Martin

*Phyllis Knowles Wilborn* (SEAL)  
Phyllis Knowles Wilborn

Commonwealth of Virginia  
County of Montgomery, to-wit:

The foregoing deed was acknowledged before me this  
11th day of January, 1986 by Selma J. Knowles and  
Janet L. Knowles, Husband and Wife.

My Commission Expires: 11-28-86

*Dattie S. Compton*  
Notary Public

Originally Commissioned as

3 *Dattie C. Earnand*