

This document prepared without
benefit of title examination by:
Roger D. Brooks, Esquire
The Law Office, PC
552 East Main Street
Post Office Box 400
Independence, Virginia 24348
(276) 773-2843

The existence of title insurance
is unknown to the preparer.
Upon recording, return document
to the presenter thereof.

THIS DEED made and entered into this 30th day of December, 2008, by and between
HIGH MEADOWS AT NEW RIVER, LLC, a North Carolina Limited Liability Company, 246
Valleyfield Lane, Southern Pines, North Carolina, 28387, Grantor; and **HIGH MEADOWS
DEVELOPMENT GROUP, LLC**, a North Carolina Limited Liability Company, 246 Valleyfield
Lane, Southern Pines, North Carolina, 28387, Grantee.

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, the said Grantor does hereby deed, grant and convey unto the said Grantee, in fee
simple, with General Warranty and Modern English Covenants of Title, all of those certain tracts
or parcels of land, and all appurtenances thereto, lying and being located in the **OLDTOWN**
Magisterial District of Grayson County, Virginia, and more fully described as follows:

TRACT A:

BEING Lots 1 and 2 and Lots 6 through 51, inclusive, as shown on plats of
survey by D. B. Dudley & Associates, Licensed Land Surveyors, of record in the
Grayson County Circuit Court Clerk's Office as Maps M-1838 and M-1839,
which is incorporated herein by reference thereto, as well as all roads depicted on
said plat; and

TRACT B:

BEING that certain tract or parcel containing **0.155 of an Acre**, more or less,
identified on the aforesaid survey as "Pavilion" and "Fire Pit" and more fully
described on that plat of survey entitled "Pavilion at River Meadows on the New
River" dated December 12, 2008, by D. B. Dudley & Associates, Licensed Land
Surveyors, Drawing No. 7777F, which is attached hereto as Exhibit A and
incorporated herein by reference thereto; and

There is also conveyed an easement, 20 feet in width, for access and for underground
water lines and electric and other utility lines, said easement to run from the private road
(depicted as "Moxley Ridge Rd." on said plat) to the lands herein conveyed, the location
of which will be established by Grantor; and

There is also conveyed that certain tract or parcel identified on the aforesaid survey
attached hereto as Exhibit A as "Drain Field", as well as an easement, 20 feet in width,
from the 0.155-acre tract to said drain field area, for the installation and maintenance of
underground services from the 0.155-acre tract to said drain field area and for
maintenance of said drain field area.

BEING part of Grayson County Tax Parcel 91-A-45; and

BEING PART OF THE SAME LAND conveyed to HIGH MEADOWS AT NEW RIVER, LLC, a North Carolina Limited Liability Company, from J. RANDALL ELLER, by deed dated June 12, 2007, of record in the aforesaid Clerk's Office in Deed Book 480, at Page 770.

SUBJECT TO that certain Declarations of Covenants, Conditions and Restrictions and Home-owners Association of River Meadows, dated July 14, 2008, of record in the aforesaid Clerk's Office in Deed Book 500, Page 938.

SUBJECT TO any and all existing public highways, public utility easements, and to all other exceptions, rights of way, easements, reservations, covenants, and conditions of record, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and to such state of facts as an examination of the premises would reveal.

This property, and this conveyance, are subject to a deed of trust dated February 27, 2008, in favor of Carter Bank & Trust, of record in Deed Book 493, Page 628, until said deed of trust is paid in full and released.

REFERENCE IS MADE to the aforesaid deed, Declarations, and surveys for a more complete description of the property hereby conveyed and for chain of title.

IN WITNESS WHEREOF High Meadows at New River, LLC, a North Carolina Limited Liability Company, has caused this deed to be executed by its sole Member and Manager, Robert R. Stafford.

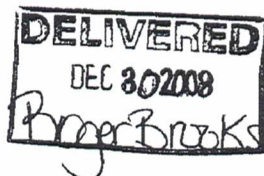
HIGH MEADOWS AT NEW RIVER, LLC
A North Carolina Limited Liability Company

By: *Robert R. Stafford* SEAL)
Robert R. Stafford, Sole Member and Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF GRAYSON, to wit:

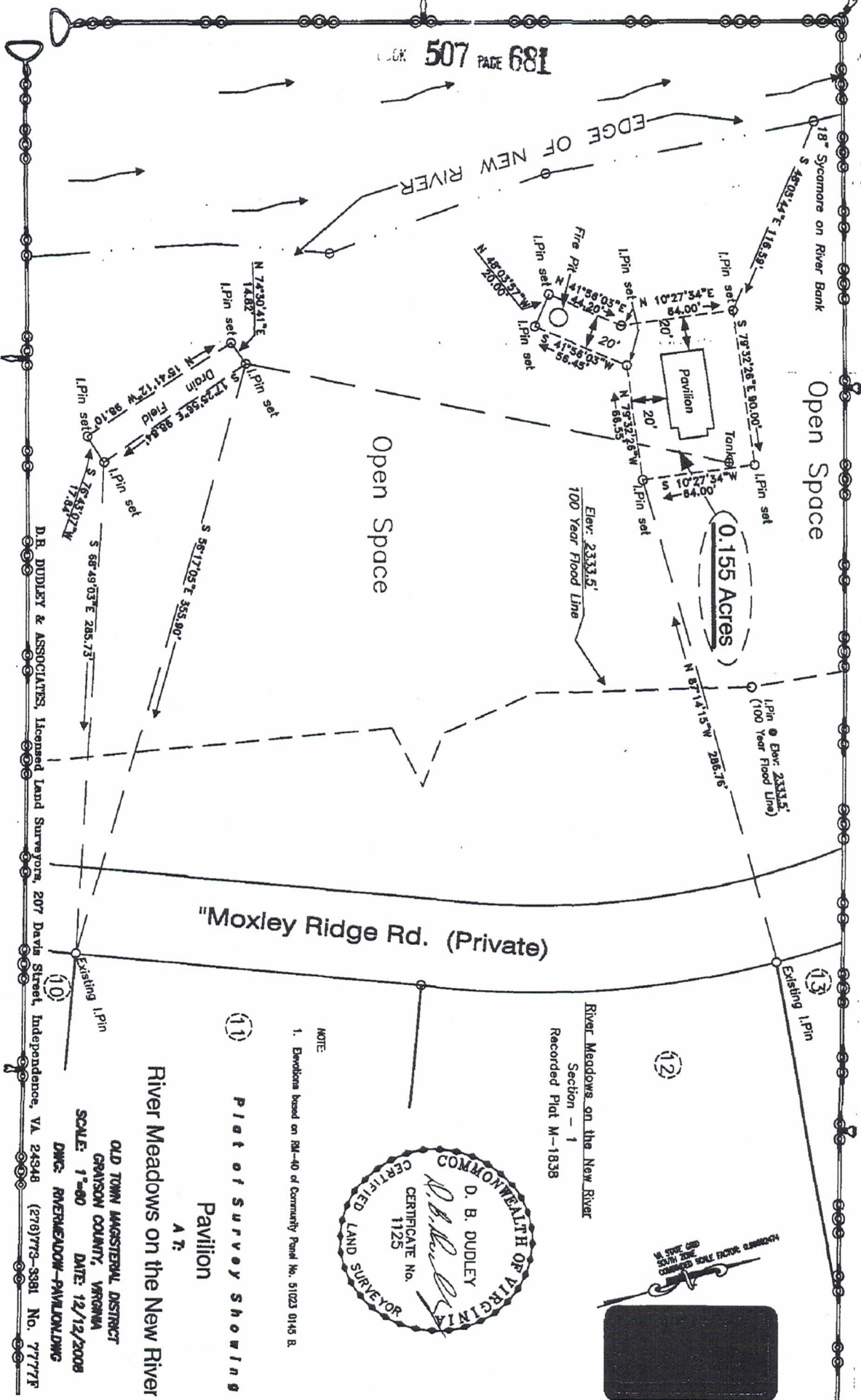
The foregoing instrument was acknowledged before me this 30th day of December, 2008, by Robert R. Stafford, Sole Member and Manager of High Meadows at New River, LLC, a North Carolina Limited Liability Company, on behalf of the company.

Maggie S. Price
Notary Public



INSTRUMENT #080003245
RECORDED IN THE CLERK'S OFFICE OF
GRAYSON ON
DECEMBER 30, 2008 AT 04:32PM

SUSAN M. HERRINGTON, CLERK
RECORDED BY: DPH



"Moxley Ridge Rd. (Private)"

River Meadows on the New River
Section - 1
Recorded Plat M-1838



NOTE:
1. Evidences based on RM-40 of Community Parcel No. 51023 0145 B.

(11) Plat of Survey Showing

Pavilion

A 7:

River Meadows on the New River

OLD TOWN MAGISTRIAL DISTRICT
GRANSON COUNTY, VIRGINIA
SCALE: 1"=60' DATE: 12/12/2008
DWG: RIVERMEADOW-PAVILION.DWG

D.B. DUDLEY & ASSOCIATES, Licensed Land Surveyors, 207 Davis Street, Independence, VA 24348 (276) 773-3381 No. 77777F