

THIS DEED, made and entered into this 11th day of December, 1996,
by and between **JEROME H. GUYNN** and **ELIZABETH C. GUYNN**, husband and
wife, Grantors, and **PATRICIA G. BURKE**, unmarried, Grantee,

P R O V I D E S:

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 Grantors do hereby convey, with General Warranty and English
Covenants of Title, unto the Grantee, all of that certain lot or parcel of land lying and
being in the Town of Christiansburg, Riner Magisterial District of Montgomery County,
Virginia, more fully shown and set forth on that certain plat of survey styled "PLAT of a
Portion of Lot No. 5 Rose Hill Addition Situate in the Town of Christiansburg
Montgomery County Virginia for DANIEL J. WEIGEL AND SANDRA MAY
PETERS", made by N. Keith Niday, dated February 20, 1989, and designated as Plan
No. L-689, a copy of which plat was attached and made a part of the deed dated
February 25, 1989 and of record in the Clerk's Office of the Circuit Court of
Montgomery County in Deed Book 638, Page 70.

BEING all that same property acquired by Jerome H. Guynn and Elizabeth C.
Guynn, husband and wife, by deed dated January 27, 1995, from Daniel J. Weigel and
Sandra Mae Peters-Weigel, husband and wife, which deed is of record in the said Clerk's
Office in Deed Book 865, Page 192.

The Grantors herein do further grant and convey unto the Grantee a certain right
of way and easement for purposes of ingress and egress as more particularly described in
a certain deed of record in the aforesaid Clerk's Office in Deed Book 210, Page 355.

STEPHEN E. WAGNER
Attorney at Law
North Main Plaza
700-K North Main Street
Blacksburg, Virginia 24060

(540) 951-1400

This conveyance is made subject, however, to all easements, conditions, restrictions, and reservations appearing of record which affect said property.

WITNESS the following signatures and seals.

Jerome H. Guynn
Jerome H. Guynn, Grantor

Elizabeth C. Guynn
Elizabeth C. Guynn, Grantor

STATE OF VIRGINIA

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 18th day of December, 1996, by Jerome H. Guynn, Grantor.

My Commission Expires: 4-30-99
Virginia H. Whitlock
Notary Public

STATE OF VIRGINIA

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me this 18th day of December, 1996, by Elizabeth C. Guynn, Grantor.

My Commission Expires: 4-30-99
Virginia H. Whitlock
Notary Public