Tax Map Number: 502-7-15
Parcel Number: 014696
Consideration: $215,000.00
Insured By: First American Title Insurance Co.

THIS DEED OF BARGAIN AND SALE, made this **1st Day of July, 2009** by **POFF CONSTRUCTION, INC.**, a Virginia corporation, and **KNOB HILL DEVELOPMENT CORPORATION**, a Virginia corporation, "Grantors" and **John Mark STEVENSON** and **Myong Suk LEE**, Husband and Wife, "Grantees".

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the said Grantors, subject to any limitation set forth hereinafter, do hereby bargain, sell, grant and convey, with Modern English Covenants and General Warranty of Title, unto the said Grantees, **John Mark STEVENSON** and **Myong Suk LEE**, as Husband and Wife as tenants by the entireties with the right of survivorship as provided by Virginia law, the following described real estate, to wit:

Arthur V. Shaheen
Attorney at Law

1997 S. Main St.
Suite 702
Blacksburg, VA 24060
Phone: (540) 552-3390

All that certain tract or parcel of land, situate, lying and being in the Shawsville Magisterial District of Montgomery County, Virginia, and more particularly described as follows:

BEING all the Part Lot 15 of Skycrest Subdivision as shown on a plat of survey entitled, "Boundary Lot Adjustment Between Lot-4 Skycrest Section Two and Remaining Property Knob Hill Development Corp., Town of Christiansburg, Shawsville Magisterial District, Montgomery County, Virginia", prepared by James Conrad Groseclose, II, dated January 6, 2009, a copy of which is recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2009001164.

BEING a portion of the same property conveyed to Poff Construction, Inc., a Virginia corporation, by deed from Paul E. Sowers and Gertrude V. Sowers, his wife, dated 05-29-67 and recorded 06-27-67 in Deed Book 276 Page 805 and being a portion of the same property conveyed to Knob Hill Development Corp., a Virginia corporation by deed of Poff Construction, Inc., a Virginia corporation, dated March 6, 1995 and recorded in Deed Book 867, Page 426.

This conveyance is made subject, however, to the conditions, reservations, restrictions, covenants, and easements of record to the extent that they may lawfully affect the property hereby conveyed.

WITNESS the following signatures and seals:

POFF CONSTRUCTION, INC.

_____(seal)
By: **N. Thomas Poff, President and authorized signer for the company.**

KNOB HILL DEVELOPMENT CORPORATION

_____(seal)
By: **N. Thomas Poff, President and authorized signer for the company.**

Arthur V. Shaheen
Attorney at Law

1997 S. Main St.
Suite 702
Blacksburg, VA 24060
Phone: (540) 552-3390

STATE OF VIRGINIA
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me this 1ST day of July 2009, by **N. Thomas Poff, President and authorized signer for Poff Construction, Inc.** and **Knob Hill Development Corporation.**

My commission expires:

_____
Notary Public

ARTHUR V. SHAHEEN
NOTARY PUBLIC
REG. #354107
MY COMMISSION EXPIRES 7/31/2012
COMMONWEALTH OF VIRGINIA

INSTRUMENT 2009006989
RECORDED IN THE CLERK'S OFFICE OF
MONTGOMERY COUNTY ON
JULY 21, 2009 AT 12:42PM
$215.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $107.50 LOCAL: $107.50

ERICA W. WILLIAMS, CLERK
RECORDED BY: BLL