

PRN #10126

Tax Map #
044--A---21

TAX EXEMPT VIRGINIA SECTION 58.1-811.D

THIS GIFT DEED is made this 9th day of January, 2011, by and between
**LAWRENCE J. HELLER, JR., TRUSTEE UNDER THE LAWRENCE J. HELLER,
JR. REVOCABLE TRUST** party of the first part, Grantor, and **BABARA OGDEN,
STEPHEN OGDEN, BARBARA OGDEN, TRUSTEE FOR THOMAS OGDEN,
MINOR, BARBARA OGDEN, TRUSTEE FOR CHRISTOPHER OGDEN, MINOR
AND BARBARA OGDEN, TRUSTEE FOR CONRAD OGDEN, MINOR** parties of the
second part, Grantee;

WHEREBY the Grantor does hereby convey his remaining 50% ownership as follows:
10% to BARBARA OGDEN, 10% to STEPHEN OGDEN, 10% to BARBARA OGDEN,
TRUSTEE FOR THOMAS OGDEN, MINOR, 10% to BARBARA OGDEN, TRUSTEE
FOR CHRISTOPHER OGDEN, MINOR AND 10% TO BARBARA OGDEN, TRUSTEE
FOR CONRAD OGDEN. The result of this transfer is that the entire piece of property
described in Schedule "A" attached hereto and made a part hereof, is owned as follows: 20%
by BARBARA OGDEN; 20% by STEPHEN OGDEN; 20% by BARBARA OGDEN,
TRUSTEE FOR THOMAS OGDEN, MINOR; 20% by BARBARA OGDEN, TRUSTEE
FOR CHRISTOPHER OGDEN, MINOR AND 20% BY BARBARA OGDEN, TRUSTEE
FOR CONRAD OGDEN.

NOW THEREFORE, WITNESSETH, that for and in consideration of payment of the
sum of ZERO and 00/100's Dollars (\$0.00), and other good and valuable consideration, the

receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, its successors and assigns, in fee simple, as **Tenants In Common**, all that piece or parcel of land situate, lying and being in Halifax County, Virginia, described as follows, to wit:

See Schedule "A" attached hereto and made a part hereof.

Together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining; subject, however, to covenants, conditions and restrictions of record.

The purpose of this gift conveyance is to simplify estate planning by transferring ownership from parent to daughter, son-in-law and grandchildren.

AND the said party of the first part covenants that he will warrant specially the property hereby conveyed and that he will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal of said Grantor

WITNESSETH:

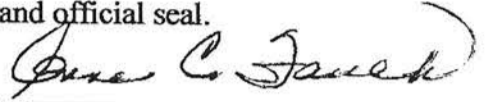
Lawrence J. Heller, Jr.
Lawrence J. Heller, Jr.

**LAWRENCE J. HELLER, JR., TRUSTEE
UNDER THE LAWRENCE J. HELLER, JR.
REVOCABLE TRUST**

State of VIRGINIA
County of MADISON

ON this 9th day of January, 2011 and before me, ANNE C. FAULK, the undersigned officer, personally appeared **LAWRENCE J. HELLER, JR.**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public, ANNE C. FAULK
Id#287448

My Commission Expires: 4/30/12

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned party.



Mary Ellen Fitzgerald

TITLE INSURANCE COMPANY: NONE
GRANTEES ADDRESS: 40 COMMERCE LANE, SUITE B, ROCHELLE, VA 22738
GRANTORS ADDRESS: 1704 N. LAURA COURT, JARRETTSVILLE, MD 21084

AFTER RECORDING, PLEASE RETURN:
LAWRENCE J. HELLER, JR.
40 COMMERCE LANE, SUITE B
ROCHELLE, VA 22738



SCHEDULE A

(TRAILS END)

All of that certain tract or parcel of real estate, with all improvements thereon and appurtenances thereunto belonging, lying and being in Roanoke District of Halifax County, Virginia, off Route 618, containing 171.58 acres, as shown on a plat of survey made by William W. Dickerson, Jr. L.S., dated February 27, 1997, which plat is to be recorded herewith in the Clerk's Office of the Circuit Court Halifax County, Virginia, in Deed Book ///, at Page /// and to which plat reference is here made for a more particular description of the real estate hereby conveyed.

Being the same real estate conveyed to Clayton C. Bryant, Calvin A. Childress and Dale D. Shrock by deed of record in the aforesaid Clerk's Office in Deed Book No. 660 at page 102.

Specific reference is hereby made to that certain deed dated April 30, 1993, to Beverly R. Renfro, Grantee, and recorded in the aforementioned Clerk's Office in Deed Book 594, page 736, expressly reserving an easement of right-of-way for ingress and egress, 30 feet in width, running along and contiguous to the southern boundary line of Tract No. 2 as shown on plat of survey title "Beverly R. Renfro" prepared by R. David Hazelwood, Land Surveyor, dated April 26, 1993, and recorded in the aforesaid Clerk's Office in Plat Book 16, page 92.

This conveyance is expressly made subject to all valid reservations, restrictions, conditions and easements, if any, heretofore imposed upon said real estate by recorded deed of plat and now binding upon the same.