



THIS DEED, made and entered into this 12th day of August, 1994, and between MALLARD POINT CORPORATION, a Virginia corporation, Grantor, and MALLARD POINT TOWNHOME ASSOCIATION, INC., a Virginia corporation, Grantee;

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00) cash in hand paid by the Grantee unto the Grantor, and other good and valuable consideration, the receipt all of which is hereby expressly acknowledged, the Grantor does hereby bargain, sell, grant and convey, with **General Warranty and Modern English Covenants of Title**, in fee simple unto the said Mallard Point Townhome Association, Inc., a Virginia corporation, all that certain tract or parcel of land with all improvements thereon and appurtenances thereunto belonging, situate, lying, and being in the Ingles Magisterial District, County of Pulaski, Virginia, all that property known as Phase III as shown on that certain plat entitled "Final Subdivision Plat of Mallard Point, Phases III and IV, Pulaski County, Virginia," dated September 29, 1989, and recorded in the Office of the Circuit Court Clerk's Office of Pulaski County, Virginia, at Slide 266, Page 4; **SAVE AND EXCEPT** all those portions of properties referred to in the above-stated plat more commonly referred to and known as Lots 17 through 24.

This deed is made pursuant to Section 58.1-806 (A) of the Code of Virginia, 1950, as amended.

Marshall J. Frank P.C.
504 South Main Street
Blacksburg, Virginia 24060



WITNESS the following signature and seal:

MALLARD POINT CORPORATION

By: C. Clarke Cunningham, III (SEAL)
C. Clarke Cunningham, III
President

STATE OF VIRGINIA,

~~CITY~~/COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was acknowledged before me
this 12th day of August, 1994, by C. Clarke Cunningham, III,
President of Mallard Point Corporation.

My commission expires: 4/30/98

Nancy E. Vaughan
Notary Public

INSTRUMENT #000003040
RECORDED IN THE CLERK'S OFFICE OF
PULASKI COUNTY ON
JUNE 21, 2000 AT 08:31AM
R. GLENNWOOD LOOKABILL, CLERK

BY: Concepcion B. Carreca (DC)

Marshall J. Frank P.C.
504 South Main Street
Blacksburg, Virginia 24060

(540) 552-0007