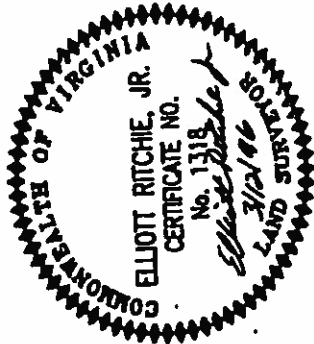


CURVE	ARC	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	389.15'	89°50'37"	235.44'	234.76'	N14°07'14"W	332.48'
C2	84.58'	06°52'30"	805.00'	48.35'	S55°45'58"E	96.54'
C3	47.31'	11°30'45"	235.44'	23.73'	N53°16'54"W	47.23'
C4	381.83'	78°19'18"	235.44'	191.75'	N08°21'52"W	297.35'



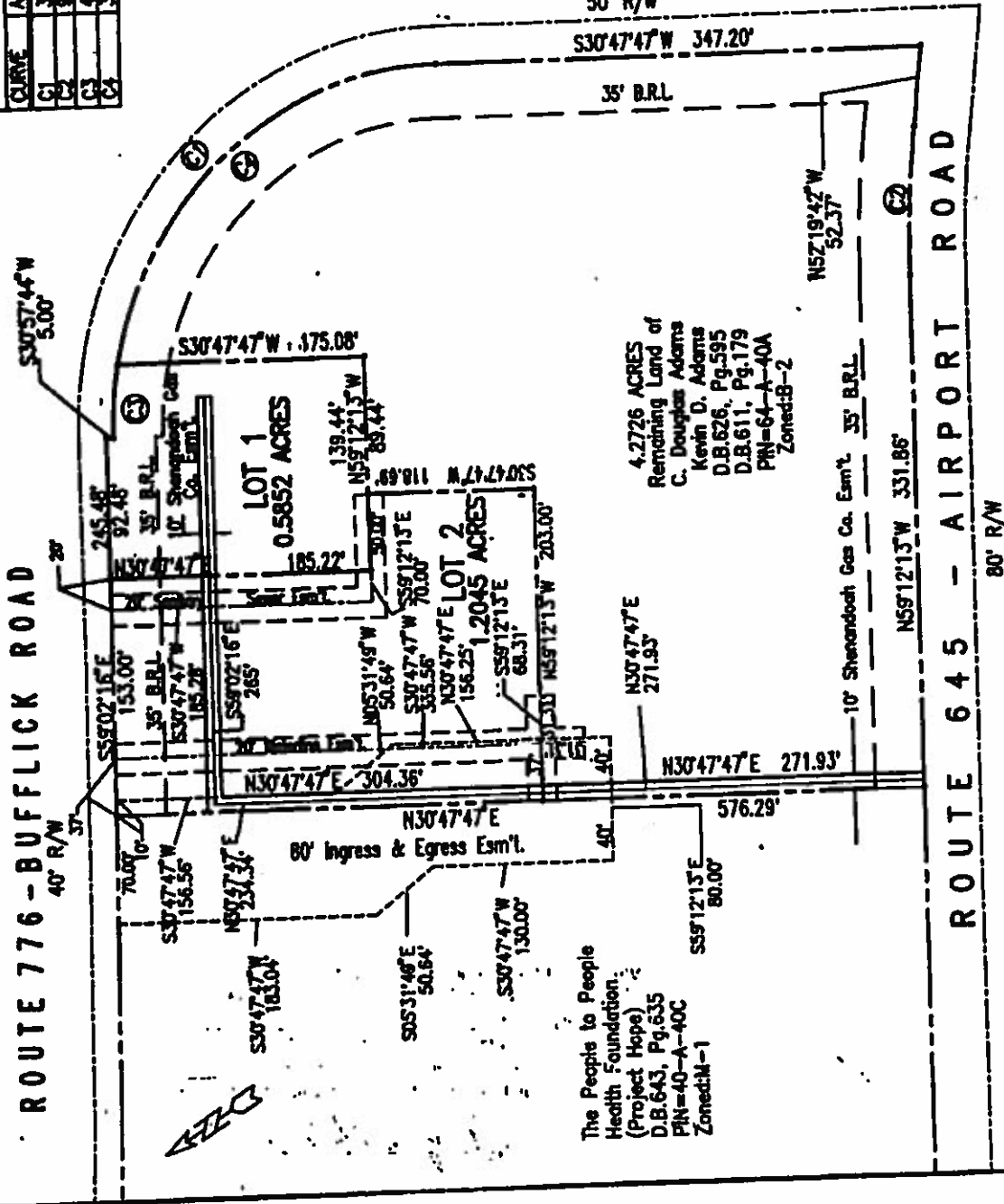
- NOTES
1. No Title Report Furnished.
 2. The meridian used on this plat is based on the Virginia State Plane Coordinate System, North Zone, as taken from a survey of the Winchester Regional Airport.
 3. A plat is this property is recorded in the Office of the Clerk of the Circuit Court of Frederick County, Virginia in Deed Book 747, Page 1116.

BK 870 PG 1280

FINAL PLAT
A SUBDIVISION OF A
PORTION OF THE LAND OF
C. DOUGLAS ADAMS
KEVIN D. ADAMS
SHANNEE MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA
SCALE: 1"=100' MARCH 12, 1996
RITCHIE SURVEYS
STEPHENS CITY, VIRGINIA

Sheet 2 of 2

ROUTE 776 - BUFFLUCK ROAD
50' R/W



130011908

0152

THIS DEED IN LIEU OF FORECLOSURE, made and dated this 7 day of October, 2013, by and between BOKE PROPERTIES, LLC, a Virginia limited liability company, hereinafter called the "Grantor"; and CAPON VALLEY BANK, a banking institution organized under the laws of the State of West Virginia, hereinafter called the "Grantee".

RECITALS:

A. The Grantor previously executed that certain Promissory Note dated August 25, 2011 in the original principal sum of \$200,760.00, payable to Grantee ("Note #1").

B. The Grantor has previously executed that certain Promissory Note dated December 7, 2010 in the original principal sum of \$254,000.00, payable to Grantee ("Note #2").

C. Note #1 and Note #2 are secured, in part, by that certain Purchase Money Deed of Trust dated October 25, 2005 to Randall R. Hamilton, Trustee, of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia as Instrument No. 050024973, as modified from time to time (the "Deed of Trust").

D. The Deed of Trust encumbers that certain lot or parcel of land described as Lot 1, containing .5852 acres, lying and being situate in Shawnee Magisterial District, Frederick County, Virginia, Tax Map No. 64-A-40H (the "Property").

E. Note #1 and Note #2 are in default.

F. The total amounts due upon the Notes is greater than the market value of the Property herein conveyed.

G. The Grantor has agreed to voluntarily convey the Property to the Grantee in lieu of foreclosure under the terms of the Deed of Trust.

NOW, THEREFORE, for and in consideration of the conveyance made hereby, and other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged as evidenced by the signature of the Grantor, under seal, the Grantor does hereby bargain, sell, grant and convey to the Grantee, with general warranty and English covenants of title, the following Property:

Title Insurance: None

Grantees' Address: 2 West Main Street
Wardensville, WV 26851

Debt: \$507,200.49
Assessed Value: \$302,800.00
Tax Map No.: 64-A-40H

Michael L. Bryan
VSB #15737
116 S. Braddock St.
Winchester, VA

All of that certain lot or parcel of land described as Lot 1, containing .5852 acres, more or less, as shown on the Final Plat for Boundary Line Adjustment Between the Land of C. Douglas Adams and Kevin D. Adams and Pegasus, I, LLC, made by Douglas C. Legge, Land Surveyor, dated May 20, 1997, a copy of which is attached to that certain Deed recorded in the Clerk's Office of the Circuit Court of Frederick County, Virginia in Deed Book 885, at Page 1151; and being the same real property acquired by Boke Properties, LLC by Deed dated October 25, 2005, of record in the aforesaid Clerk's Office as Instrument No. 050024971. Reference is hereby made to the aforesaid Final plat and Deed, and to the referenced therein contained for a further and more particular description of the property hereby conveyed.

Tax Map Nos.: 64-A-40H

The hereinabove described lot or parcel of land is conveyed subject to all recorded easements, conditions, restrictions, and agreements that lawfully apply to said lot or parcel of land or any part thereof; provided, however, that the foregoing shall not be deemed in any way to reinstitute or republish any restrictions of record that may have expired or lapsed.

TO HAVE AND TO HOLD the above described lots or parcels of land, together with all rights, privileges, and advantages thereunto belonging or appertaining to the Grantee, its successors or assigns forever.

The Grantor represents, covenants and warrants that, other than the lien of the Deed of Trust and accrued but unpaid real estate taxes, the hereinabove described lot or parcel of land are free and clear of all liens and encumbrances whatsoever.

This Deed is an absolute and unconditional conveyance. The Grantor warrants, covenants, represents and agrees that this conveyance is freely and fairly made. By accepting this Deed, the Grantee specifically intends that a merger of title shall not occur and that the Deed of Trust shall continue as a lien upon the property conveyed hereby until it is reconveyed.

WITNESS the following signature and seal:

BOKE PROPERTIES, LLC

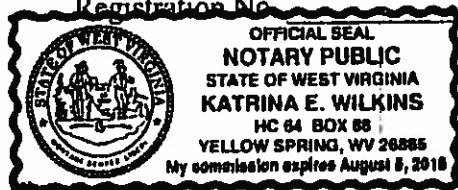
By: Ki Wclaw (SEAL)
Kevin W. Clowser, Managing Member

By: Bobby J. Lilly Member (SEAL)
Bobby J. Lilly, Member

STATE OF WV, AT LARGE,
CITY/COUNTY OF Norfolk, to-wit:

The foregoing Deed was acknowledged before me in the State and Jurisdiction aforesaid, this 7 day of October, 2013 by Kevin W. Clowser as Managing Member of Boke Properties, LLC, and whose name is signed to the foregoing Deed in Lieu of Foreclosure dated this 7 day of October, 2013.

My Commission expires August 5, 2018
Registration No. _____

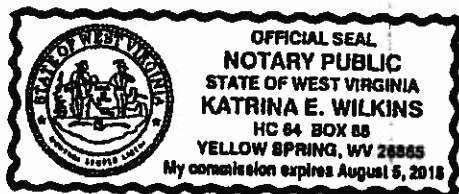


Katrina E. Wilkins
NOTARY PUBLIC

STATE OF WV, AT LARGE,
CITY/COUNTY OF Norfolk, to-wit:

The foregoing Deed was acknowledged before me in the State and Jurisdiction aforesaid, this 7 day of October, 2013 by Bobby J. Lilly as Member of Boke Properties, LLC, and whose name is signed to the foregoing Deed in Lieu of Foreclosure dated this 7 day of October, 2013.

My Commission expires August 5, 2018
Registration No. _____



Katrina E. Wilkins
NOTARY PUBLIC

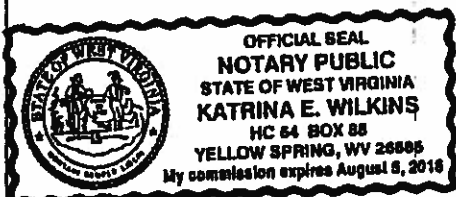
CAPON VALLEY BANK

By: *Fred Brooks* (SEAL)
Fred Brooks, Senior Vice President

STATE OF WV, AT LARGE,
CITY/COUNTY OF Norfolk, to-wit:

The foregoing Deed was acknowledged before me in the State and Jurisdiction aforesaid, this 7 day of October, 2013, by Fred Brooks, who is Senior Vice President of Capon Valley Bank, and whose name is signed to the foregoing Deed in Lieu of Foreclosure dated this 7 day of October, 2013.

My Commission expires August 5, 2018
Registration No. _____



Katrina E. Wilkins
NOTARY PUBLIC

MI.B/pmn
Deeds\Bake Properties Deed in Lieu
9/30/13

VIRGINIA: FREDERICK COUNTY.SCT.

This instrument of writing was produced to me on

10-11-13 at 2:07 Pm
and with certificate acknowledgement thereto annexed
was admitted to record. Tax imposed by Sec. 58.1-802 of
\$507.⁵⁰, and 58.1-801 have been paid, if assessabl.

Rebecca P. Hogan, Clerk

Michael L. Bryan
VSB #15737
116 S. Braddock St.
Winchester, VA