

Instrument prepared by: Andrew J. Harman, Attorney at Law, Wytheville, VA 24382 VA State Bar #75626

Tax Map Reference No.: 63-6-26

Assessed Value: \$182,900.00

Sales Price: \$190,000.00

Title Insurance: Fidelity National Title

THIS DEED made and entered into the 26 day of April, 2019, by and between DEBORAH ADAMSON LUNDGREN, Attorney-in-fact for JAMES R. ADAMSON, party of the first part, hereinafter referred to as "GRANTOR"; and KIMBERLY MICHELLE CASSELL, party of the second part, hereinafter referred to as "GRANTEE", whose mailing address is 612 Laurel Mountain Lane, Woodlawn, VA 24381.

~ W I T N E S S E T H ~

That for and in consideration of the sum of TEN DOLLARS and no cents (\$10.00) cash in hand and other good and valuable consideration paid by the party of the second part to the party of the first part, the receipt of which is hereby acknowledged, the party of the first part does hereby Bargain, Sell, Grant and Convey, with General Warranty of Title, unto Grantee, in fee simple, as at common law, all of the following tract or parcel of land lying and being in the Sulphur Springs Magisterial District of Carroll County, Virginia and more particularly described as follows:

"BEING all of Tract No. 26 of 'Laurel Mountain', containing 5.046 acres as shown upon a plat of survey dated January 11, 2007, revised January 17, 2007, entitled 'LAUREL MOUNTAIN (PHASE TWO) 78.192 AC. TOTAL PROPERTY OF MOUNTAINSIDE, L.L.C.', prepared by L. J. Quesenberry, Job No. 3874F, said plat of survey being recorded in the Clerk's Office of the Circuit Court of Carroll County, Virginia in Plat Cabinet 2, Slide 2077, Page 5, to which reference is hereby made for a metes and bounds description."

"There is also included in the conveyance of this tract an easement of right of way 30' feet in width across Tract No. 27 and 28 to the land conveyed herein for the purpose of ingress and egress to Crooked Creek as specifically shown on the aforesaid survey. Said easement of right of way is specifically for the use and benefit of Tracts 25, 26, 27 and 28 of Laurel Mountain, Phase Two. This right

Deed/April 26, 2019

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DELIVERED TO
New Century Title

of way is granted upon the condition that the said grantee herein, his successors or assigns shall be responsible for one-fourth (1/4) of all costs required to maintain and repair said right of way with the owners of Tracts 25, 27 and 28 each also being responsible for one-fourth (1/4) of said costs."

"This conveyance is further made expressly subject to that portion of the aforesaid 30' right of way which crosses the tract conveyed herein which shall be for the purpose of ingress and egress to Tract No. 25 as specifically shown on the aforesaid survey."

"There is also included in this conveyance a nonexclusive perpetual easement of right-of-way for the purpose of ingress and egress from the end of state maintenance of Virginia Secondary Route #735 (Nebo Road) over that portion of the private road leading to the land conveyed herein as specifically shown on the aforesaid plat of survey. Said right of way is expressly subject to a Road Maintenance Declaration dated August 11, 2006, recorded in said Clerk's Office in Deed Book 784, Page 195."

"There is also further included in this conveyance an easement for the use and enjoyment of the common and open area containing 0.902 acres specifically identified as 'Common Area' on the aforesaid survey."

BEING the same real estate conveyed by deed dated January 31, 2007, from MOUNTAINSIDE, LLC, a North Carolina Limited Liability Company, to JAMES R. ADAMSON, and of record in the Carroll County Clerk's Office in Deed Book 800, page 711.

By Durable Power of Attorney dated June 2, 2017, JAMES R. ADAMSON appointed his daughter, DEBORAH ADAMSON LUNDGREEN as his attorney-in-fact. The correct spelling of his daughter's name is DEBORAH ADAMSON LUNDGREN. As of the date of execution of this deed, DEBORAH ADAMSON LUNDGREN has not received actual knowledge or actual notice of the revocation or termination of the power of attorney by death, disability or otherwise, or by notice of any facts indicating the same.

Reference is made to the aforementioned plat and deed for a more complete description of the premises hereby conveyed.

This conveyance is made subject to all such encumbrances, easements, reservations, restrictions and rights of way of record to the extent they may lawfully apply to the property hereby conveyed.

"Tracts 25 through 39 of 'Laurel Mountain' as shown on the aforesaid survey shall be subject to the following protective covenants and restrictions:

1. One single-family residence shall be permitted per tract with a minimum of 1,000 square feet heated living area excluding basement, porches and carports.
2. Residences shall have a minimum of 6/12 roof pitch excepting porches and shed dormers. Exterior siding to be wood or wood-grained look alike, stone, rock or any other natural surface, specifically excluding brick.
3. No mobile homes or on-frame modular homes shall be permitted. Recreational use of campers or camping trailers less than 15 years old is allowed for a maximum of 80 days per year, and a maximum of 30 days consecutively.
4. No hunting or repeated discharge of firearms shall be permitted on the property.
5. No obnoxious or offensive activity shall be permitted on the property.
6. No parking of cars, boats, or trailers shall be permitted on the road right of way.
7. No junked or disabled motor vehicles shall be permitted on the property.
8. No unlicensed all-terrain vehicles on roadway.
9. All structures except fences must be set back more than 25 feet from any boundary.

10. All structures larger than 150 square feet in floor space shall have a continuous masonry foundation with concrete footers with the exception of horse barns.
11. Until January 1, 2011, no sign including 'For Sale' signs may be maintained except with the prior written consent of Mountainside, LLC.
12. No tract shall be subdivided into a tract smaller than 2 acres.
13. No access shall be permitted through perimeter lots to the interior of Laurel Mountain.
14. No commercial enterprise shall be permitted on the property except the following: home rental, assess for real estate sales only for property in Laurel Mountain, construction for residential purposes, and any business that creates no physical traffic.
15. All animals shall be maintained within the boundaries of the owner's tract, unless such animal is on leash or under direct supervision of the owner or his agent.
16. No poultry shall be permitted on the property."

"The said grantor reserves the nonexclusive right to grant utility easements across the property conveyed herein for the purposes of providing utility services to the remaining lots which are a part of Laurel Mountain."

Real estate taxes for the year 2019 on the property herein conveyed will be prorated between Grantor and Grantee as of the date of delivery of this deed.

The party of the first part covenants that he has the right to convey the subject property; that he has created no liens or encumbrances against the same; and that the Grantee shall have quiet possession of the same.

Possession is delivered to the Grantee with the delivery of this deed.

***NO TITLE SEARCH OR REPORT FURNISHED by Andrew Joel Harman,
Attorney at Law***

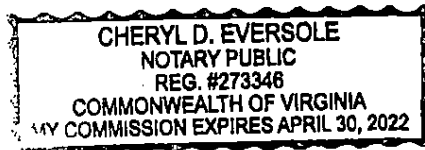
WITNESS the following signature and seal:

 (SEAL)
JAMES R. ADAMSON, by DEBORAH ADAMSON LUNDGREN, attorney-in-fact

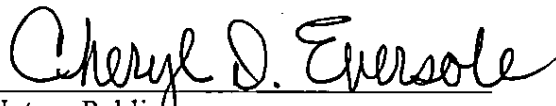
STATE of Virginia)
COUNTY of Wythe) To-wit:

I, Cheryl D. Eversole, a Notary Public in and for
the State and County aforesaid, do hereby certify that Deborah Adamson Lundgren,
Attorney-in-fact for James R. Adamson, has personally appeared before me in my State
and County aforesaid and acknowledged the same.

Given under my hand this 26 day of April, 2019.



Official Seal


Notary Public
Registration Number: 273346
My Commission Expires: 4/30/2022

INSTRUMENT 190001320
RECORDED IN THE CLERK'S OFFICE OF
CARROLL COUNTY CIRCUIT COURT ON
APRIL 26, 2019 AT 01:38 PM
\$190.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$95.00 LOCAL: \$95.00
GERALD R. GOAD, CLERK
RECORDED BY: CJS

**VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT**

BK 1110 PG 0897

Instrument Date: 4/26/2019
Instrument Type: DBS
Number of Parcels: 1 Number of Pages: 5
☐ City ☒ County

CARROLL

TAX EXEMPT? VIRGINIA/FEDERAL LAW

☐ Grantor:

☐ Grantee:

Consideration: \$190,000.00

Existing Debt: \$0.00

Actual Value/Assumed: \$182,900.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

(Area Above Reserved For Deed Stamp Only)

Original Book Number: _____ Original Page Number: _____ Original Instrument Number: _____

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%

BUSINESS / NAME

1 ☐ Grantor: ADAMSON, JAMES R

☐ Grantor:

1 ☐ Grantee: CASELL, KIMBERLY MICHELLE

☐ Grantee:

GRANTEE ADDRESS

Name: KIMBERLY MICHELLE CASELL

Address: 612 LAUREL MOUNTAIN LANE

City: WOODLAWN

State: VA Zip Code: 24381

Book Number: _____ Page Number: _____

Instrument Number: _____

Parcel Identification Number (PIN): 63-6-26

Tax Map Number: 63-6-26

Short Property Description: TRACT 26

Current Property Address: 612 LAUREL MOUNTAIN LANE

City: WOODLAWN

State: VA Zip Code: 24381

Instrument Prepared By: ANDREW J. HARMAN

Recording Paid By: NEW CENTURY TITLE AND SETTLEM

Recording Returned To: NEW CENTURY TITLE AND SETTLEMENT AGENCY, INC

Address: 140 S 4TH STREET

City: WYTHEVILLE

State: VA Zip Code: 24382

