

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

Instrument Date: **09/18/2023**  
Instrument Type: **DG**  
Number of Parcels: **2** Number of Pages: **3**

☐ City ☒ County

**PULASKI**

TAX EXEMPT? **VIRGINIA/FEDERAL LAW**

☒ Grantor: **Section 58.1-811(D)**

☒ Grantee: **Section 58.1-811(D)**

Consideration: **\$0.00**

Existing Debt: **\$0.00**

Actual Value/Assumed: **\$0.00**

**PRIOR INSTRUMENT UNDER § 58.1-803(D)**

Original Principal: **\$0.00**

Fair Market Value Increase: **\$0.00**

Original Book Number:

Original Page Number:

Original Instrument Number:

Prior Recording At: ☐ City ☒ County

**PULASKI**

Percentage In This Jurisdiction:

**100%**

**BUSINESS / NAME**

**1** ☐ Grantor: **SUSAN WELLS**

☐ Grantor:

**1** ☐ grantee: **GLENN D. STEINER**

☐ grantee:

**GRANTEE ADDRESS:**

Name: **Glenn D. Steiner**

Address:

City:

State:

Zip Code:

Book Number:

Page Number:

Instrument Number:

Parcel Identification Number (PIN):

Tax Map Number:

**074-014-0000-0007**

Short Property Description: **Wells DG TM 074-014-0000-0007**

**Current Property Address:**

City: **Pulaski**

State: **VA**

Zip Code:

**24301**

Instrument Prepared By: **Patrick K. Moore, PC**

Recording Paid By: **Patrick K. Moore, PC**

Recording Returned To: **Patrick K. Moore, PC**

Address: **520 West Main St**

City: **Radford**

State: **VA**

Zip Code:

**24141**

**INSTRUMENT 202302654  
RECORDED IN THE CLERK'S OFFICE OF  
PULASKI COUNTY CIRCUIT COURT ON  
SEPTEMBER 22, 2023 AT 12:13 PM  
MAETTA H CREWE, CLERK  
RECORDED BY: MES**

*(Area Above Reserved For Deed Stamp Only)*

**VIRGINIA LAND RECORD COVER SHEET  
FORM C – ADDITIONAL PARCELS**

Instrument Date: **09/18/2023**  
Instrument Type: **DG**  
Number of Parcels: **2** Number of Pages: **3**  
[ ] City [X] County  
**PULASKI**

Prior Recording At: [ ] City [X] County  
**PULASKI**

Percentage In This Jurisdiction: **100%**  
Book Number: Page Number:  
Instrument Number:  
Parcel Identification Number (PIN):  
Tax Map Number: **074-014-0000-007A**  
Short Property Description: **Wells DG TM 074-014-0000-007A**

Current Property Address:  
City: **Pulaski** State: **VA** Zip Code: **24301**

Prior Recording At: [ ] City [ ] County

Percentage In This Jurisdiction:  
Book Number: Page Number:  
Instrument Number:  
Parcel Identification Number (PIN):  
Tax Map Number:  
Short Property Description:

Current Property Address:  
City: State: Zip Code:

*(Area Above Reserved For Deed Stamp Only)*

**DOCUMENT PREPARED BY (PLEASE RETURN TO):**  
Patrick K. Moore, P.C., 520 West Main Street, Radford, VA 24141  
VSB #36181

**ACCOUNT #:** 022722 & 031047; **TAX MAP #:** 074-014-0000-0007 & 074-014-0000-007A  
**GRANTEE ADDRESS:** 3072 Rivers Edge Drive, Cosby, TN 37722

**THE EXISTENCE OF TITLE INSURANCE IS UNKNOWN TO  
THE PREPARER OF THIS DEED.**

**THIS DEED IS EXEMPT FROM RECORDATION TAXES  
PURSUANT TO §58.1-811(D) OF THE CODE OF VIRGINIA OF 1950, AS  
AMENDED.**

**THIS DEED OF GIFT**, made and entered into this 18th day of  
September, 2023, by and between **SUSAN WELLS**, party of the first part  
(GRANTOR), and **GLENN D. STEINER**, party of the second part (GRANTEE).

**WITNESSETH:**

**THAT FOR** no monetary, but other good and valuable,  
consideration, the party of the first part does hereby grant and convey, with General  
Warranty and Modern English Covenants of Title, unto the said **GLENN D.  
STEINER**, all that certain lot or parcel of land, with all improvements thereon and  
appurtenances thereunto belonging, situate, lying and being in the Draper Magisterial  
District of Pulaski County, Virginia, and more particularly described as follows:

BEING all of Lot 3-C, containing 5.147 acres, and Lot 3C-2,  
containing 5.138 acres, as shown and described on a map  
entitled "Subdivision on the Property of Linda Diann Collins  
Ingles Magisterial District Pulaski County, Virginia,"  
prepared by James Conrad Groseclose, II, Land Surveyor,  
dated May 14, 2018, of record in the Clerk's Office of the  
Circuit Court of Pulaski County, Virginia in Plat Book 189,  
Page 6.

TOGETHER WITH and SUBJECT TO a 50' easement and  
right-of-way along a defined roadway known as Raspberry

Lane, as shown on the aforesaid plat, running from the property herein conveyed to State Route 100. Said right-of-way is further described in a document recorded in the aforesaid Clerk's Office on November 13, 1998, as Instrument Number 98006580.

AND BEING all of the same property conveyed unto Susan Wells from Linda Diann Collins by Deed dated May 20, 2022, of record in the aforesaid Clerk's Office as Instrument Number 202202196.

**THIS CONVEYANCE** is made subject to all easements, rights-of-way, restrictions, covenants and conditions of record to the extent that they may lawfully apply to the hereinabove described property

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY OR TITLE SEARCH PREPARED BY THIS OFFICE.**

**NO LEGAL OR TAX ADVICE WAS PROVIDED BY PATRICK K. MOORE, PC IN CONJUNCTION WITH THE PREPARATION OF THIS DOCUMENT.**

WITNESS the following signatures and seals.

Susan Wells (Seal)  
Susan Wells

STATE OF Virginia

(CITY) COUNTY OF Radford, TO-WIT:

The foregoing instrument was acknowledged before me this  
18 day of September, 2023, by Susan Wells.

My commission expires November 30, 2027.

Registration number 8080497

Lauren Mabry  
Notary Public

