

21-4000

This Instrument Prepared By:
Frederick W. Harman
V.S.B. #21970
Tazewell, VA 24651-0523

Tazewell Tax Parcels 096-A-0048, 097-A-0088-A, & 097-A-0094

This DEED, made this 30th day of November, 2021, by and between
TURMAN LUMBER COMPANY, INC., a Virginia corporation, party of the first
part which is the "Grantor", and APPALACHIAN RESOURCE GROUP, LLC, a
Virginia limited liability company, party of the second part which is the "Grantee";

W I T N E S S E T H:

That for and in consideration of the sum of Two Hundred Sixty-Five
Thousand and no/100 Dollars (\$265,000.00) paid by the party of the second part
unto the party of the first part, the receipt and sufficiency of which is acknowledged,
the party of the first part does hereby grant, bargain, sell, and convey with General
Warranty and English Covenants of title unto the party of the second part the
following parcels or tracts of land, with any improvements thereon and the
appurtenances and privileges thereunto belonging, situate, lying, and being on or
near the South Fork of the Clinch River in the Jeffersonville Magisterial District of
Tazewell County, Virginia which are more particularly bounded and described as
follows:

First: Tax Parcel 096-A-0048. 29.340 AC. as shown on "Plat Showing
Survey for Turman Lumber Company, Being the Christine Thompson Land on
Route 61" dated July 6, 2016 and prepared by James D. Ribble, Jr., Land Surveyor

for Alpha Land Surveyors, a copy of which is of record in the Clerk's Office of the Circuit Court of Tazewell County in Deed Book 2016, at page 1171.

Together with and subject to all of the necessary rights of way which are now in use through and across the property.

This is the same real estate which was conveyed to Turman Lumber Company, Inc., a Virginia corporation, by Christine Yost Thompson by Deed dated July 13, 2016 which is of record in the aforesaid Clerk's office in Deed Book 2016, at page 11168.

Second: Tax Parcel 097-A-0088-A. New Tract No. 2, containing 154.61 AC. as shown on "Plat Showing Property of Naomi Yost Buchanan Estate, Being New Tract 2, Property Situate on Route 61 and Rich Mountain" dated February 19, 2016 and prepared by James D. Ribble, Jr., Land Surveyor for Alpha Land Surveyors, a copy of which is of record in the Clerk's Office of the Circuit Court of Tazewell County in Plat Book 51 at pages 104 and 105.

Together with and subject to all of the necessary rights of way which are now in use through and across the property.

This is the same real estate which was conveyed to Turman Lumber Company, Inc., a Virginia corporation, by William T. Buchanan and Deborah B. Thomasson, Co-Executors of the Estate of Naomi Yost Buchanan (a/k/a Naomi Y. Buchanan), Deceased, by Deed dated June 17, 2016 which is of record in the aforesaid Clerk's office in Deed Book 2016, at page 9633.

Third: Tax Parcel 097-A-0094. All that certain parcel or tract of land containing 12.281 Acres located off of State Route 61 (80' right of way) as more particularly shown on plat of survey dated June 1, 2016 made by James D. Ribble, Jr., Land Surveyor for Alpha Land Surveyors, which is recorded in the Clerk's Office of the Circuit Court of Tazewell County in Plat Book 51, at page 103.

This is the same real estate which was conveyed to Turman Lumber Company, Inc., a Virginia corporation, by Christine Yost Thompson by Deed dated June 22, 2016 which is of record in the aforesaid Clerk's office in Deed Book 2016, at page 9630.

All of the foregoing parcels or tracts of land are subject to and benefited by each of the conditions, covenants, easements, exceptions, limitations, reservations, restrictions, rights of way, and other matters of record in the chain of title as the same may lawfully apply.

Witness the following signature as of the day, month, and year first written above.

TURMAN LUMBER COMPANY, INC.

By: John Michael Turman
John Michael Turman, President

Commonwealth of Virginia,

City / County of Tazewell, to-wit:

The foregoing Deed has been acknowledged, subscribed, and sworn to before me by John Michael Turman, President of Turman Lumber Company, Inc. on this 30th day of November, 2021.

My commission expires on May 31, 2024.

My registration number is 7698284.

Melissa Reynolds
Notary Public



Tax Values:

Parcel 096-A-0048	\$ 60,600.00
Parcel 097-A-0088-A	\$ 243,700.00
Parcel 097-A-0094	\$ <u>32,100.00</u>
	\$ 336,400.00

Grantee's Address:

Appalachian Resource Group, LLC
P. O. Box 190
Pounding Mill, VA 24637

INSTRUMENT 210004000
RECORDED IN THE CLERK'S OFFICE OF
TAEWELL COUNTY CIRCUIT COURT ON
DECEMBER 9, 2021 AT 02:28 PM
\$336.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$168.25 LOCAL: \$168.25
TAMMY B. ALLISON, CLERK
RECORDED BY: CGH

Cristal Higgins