

*This deed was prepared at the request of and based on information
supplied by APPALACHIAN TITLE AND SETTLEMENT AGENCY, LLC*

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
THEREFORE, NO REPRESENTATIONS OR OPINIONS OF TITLE HAVE BEEN
GIVEN TO THE GRANTEES BY THE PREPARER OF THIS DOCUMENT.**

PREPARED BY: DWIGHT E. COMPTON, VSB#18460,
COOLEY & COMPTON, PC, ATTORNEY AT LAW
217 NORTH MAIN STREET, P. O. BOX 517, HILLSVILLE, VA 24343

RETURN TO: *Appalachian Title and Settlement Agency, LLC*

TAX MAP NUMBER: 19-A-25

Consideration: \$ 149,900.00

Tax Assessed Value: \$ 90,000.00

THIS DEED OF BARGAIN AND SALE made and entered into this : 1st day of March
2023, by and between TANNER RAY COLSTON and NORMAN E. JAROCK, JR., grantors; and,
MADISON HOWARD and GENEVA WINGATE HOWARD, as joint tenants with full rights of
survivorship, 1097 Mt. Zion Road, Elk Creek, Virginia 24326, grantees.

WITNESSETH:

That for and in consideration of the sum of One Hundred Forty-Nine Thousand Nine
Hundred and No/100 Dollars (\$149,900.00), the receipt of which is hereby acknowledged by
the grantors, the said grantors do hereby grant, bargain, sell and convey unto the said grantees,
as joint tenants with full rights of survivorship, as at common law and not as tenants in
common, in fee simple with covenants of **GENERAL WARRANTY AND ENGLISH COVENANTS OF**

COOLEY & COMPTON, PC
ATTORNEY AT LAW
HILLSVILLE, VIRGINIA

TITLE, all of the following tract or parcel of land lying and being in the Elk Creek Magisterial District of Grayson County, Virginia, and more particularly described as follows:

BEING that real estate containing **1.788** acres, as shown on a plat of survey prepared by Justin R. Funk, Land Surveyor, dated April 5, 2022, entitled "Single Division/Lot Line Revision for: Dawn T. Rhudy being conveyed to Tanner Ray Colston", Survey No. 8019B, a copy of said plat recorded in Deed Book 670, Page 663 in the Clerk's Office of the Circuit Court of Grayson County, Virginia; and being that property conveyed to Tanner Ray Colston and Norman E. Jarock, Jr., by Dawn T. Rhudy, by deed of correction dated April 13, 2022, of record in the aforesaid Clerk's Office in Deed Book 670, Page 663. See also Deed Book 669, Page 982. Reference to the aforesaid survey and deeds is hereby made for a more detailed property description and chain of title to the property herein conveyed.

There is further conveyed a 30' right of way for ingress and egress along the existing gravel drive to Virginia State Route # 671 (Mt. Zion Road) as shown on the aforesaid plat of survey.

The aforesaid conveyance is made subject to any and all other easements, conditions, reservations, and restrictions as may appear of record or as may be apparent from an examination of the premises.

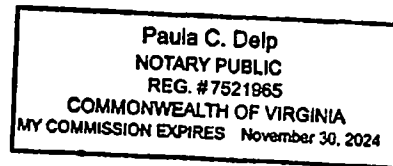
To have and to hold the above-described parcel of land, together with the privileges, easements, and appurtenances thereunto belonging, or in anywise appertaining.

WITNESS the following signature and seal:

Tanner Ray Colston

(SEAL)

TANNER RAY COLSTON



State of Virginia

County of Grayson, to-wit:

I, Paula C Delp

, a notary public in and for the county and state aforesaid, do hereby certify that TANNER RAY COLSTON, whose name is signed to the foregoing Deed of Bargain and Sale bearing date of February 27, 2023, has personally appeared before me and acknowledged the same in my county and state aforesaid.


Given under my hand this 1 day of March, 2023.

My commission expires 11/30/2024.

Paula C Delp

Notary Public

WITNESS the following signature and seal:


 _____ (SEAL)
 NORMAN E. JAROCK, JR.

Paula C. Delp
 NOTARY PUBLIC
 REG. #7521865
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES November 30, 2024

State of Virginia
 County of Grayson, to-wit:

I, Paula C Delp, a notary public in and for the county
 and state aforesaid, do hereby certify that NORMAN E. JAROCK, JR., whose name is signed to
 the foregoing Deed of Bargain and Sale bearing date of February 27, 2023, has personally
 appeared before me and acknowledged the same in my county and state aforesaid.

Given under my hand this 1 day of March, 2023.

My commission expires 11/30/2024.



 Notary Public

INSTRUMENT 230000352
 RECORDED IN THE CLERK'S OFFICE OF
 GRAYSON CIRCUIT COURT ON
 MARCH 3, 2023 AT 11:37 AM
 \$150.00 GRANTOR TAX WAS PAID AS
 REQUIRED BY SEC 58.1-802 OF THE VA. CODE
 STATE: \$75.00 LOCAL: \$75.00
 SUSAN M. HERRINGTON, CLERK
 RECORDED BY: RHN