

DEED OF GIFT

*This deed is exempt from recordation taxes
pursuant to §58.1-811D of the Code of
Virginia, 1950, as amended.*

No title search was requested or performed.

Tax Map No.: 41-4-12

THIS DEED OF GIFT, made this 24th day of July, 2023, by and between, SANDRA M. COPENHAVER, Executor of the Estate of Guy Harless Meredith, whose estate has been duly probated as found in the records of the Clerk of the Circuit Court of Wythe County Virginia, File No. CWF23-93, Grantor, party of the first part; and SANDRA M. COPENHAVER, Grantee, party of the second part, whose address is 1330 West Ridge Road, Wytheville, Virginia 24382.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, and in further consideration of the natural love and affection the Grantor bears for the Grantee, the Grantor does hereby give, grant, and convey with covenants of GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, unto the said Sandra M. Copenhaver, with the improvements thereon and the privileges and appurtenances thereto belonging, the following real estate situated in the Speedwell Magisterial District, Wythe County, Virginia, more particularly bounded and described as follows, to-wit:

Beginning at an iron pin in the north line of a 50 foot right of way and corner to tract number 11, as shown on the hereinafter described map or plat, thence with the division line with tract number 11 N 48° 56' 43" E 766.01 feet to an iron pin in the division line with Sand Mountain Estates, thence with the division line with Sand Mountain Estates N 35° 49' 06" W to an iron pin, corner to tract number 13, as shown on the hereinafter described map or plat, the thence with the division line with tract number 13 S 51° 05' 44" W 772.40 feet to an iron pin in the north line of the said 50 foot right of way, thence with the north line of the

Examined 8-2
Sandra Copenhaver
2023
Testis: [Signature] Dep. Clerk

said 50 foot right of way S 46° 24' E 77.54 feet to an iron pin, thence S 33° 19' E 132.23 feet to the point of beginning and being tract number 12, containing 3.40 acres, however more or less, but this is a sale in gross by the boundary and not by the acre and being as shown on that map or plat attached hereto and incorporated herein and bearing the following legend, to-wit:

“Wythe County, Va.
Speedwell Mag. District
Dillons Hill
Owner
Jones Land Company
Orig. Plat Recorded PB 6 Pg 16
Sept. 19, 1977”

Being the same property in all respects conveyed to Guy H. Meredith and Margie G. Meredith, wife herein by deed dated January 15, 1981 from Jones Land Company, which is of record in the Clerk's Office of the Circuit Court of Wythe County, Virginia, in Deed Book 284 Page 838. Margie G. Meredith having departed this life on or about August 13, 2000. Guy H. Meredith having departed this life on or about April 8, 2023.

This conveyance is made subject to such conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply to the property conveyed.

- A. No pigs or hogs shall be permitted upon said property.
- B. No numbered tract or lot shall be subdivided by the buyers or their successors in title, without the approval of Harold L. Louthen, et ux. And Oral V. Jones, et ux.
- C. No trailer parks or mobile home parks shall be permitted upon said property.

This conveyance is made subject to any easements, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title, which have not expired by a time limitation contained therein or have otherwise become ineffective, and to matters visible upon inspection.

WITNESS THE FOLLOWING SIGNATURE AND SEALS:

Sandra M. Copenhaver (SEAL)
SANDRA M. COPENHAVER

STATE OF VIRGINIA,
COUNTY OF WYTHE, to-wit:

I, Deborah F. Grayley, a Notary Public in and for the State and County aforesaid,
do hereby certify that SANDRA M. COPENHAVER has personally appeared before me in my
State and County aforesaid and acknowledge the same.

Given under my hand this 2nd day of August, 2023.

My commission expires: May 31, 2026

Notary registration number: 321291



Deborah F. Grayley
Notary Public

THIS DOCUMENT PREPARED BY:

Randy Jones, Esq.
350 South 4th Street
Suite C
Wytheville, VA 24382
VA State Bar# 29693

WYTHE COUNTY, VA
SPEEDWELL MAP DISTRICT
"DILLON'S HILL"

OWNER

JONES LAND COMPANY

ORIG. PLAT RECORDED REG. 6 PG. 16

SEPT. 19, 1977

(1)

(2)

(3)

293°56'43"W
106.01'

772.72
N51°05'45"E

IP 180.00 IP
535°49'06"E

SAND MOUNTAIN ESTATES
SECTION 3

N33°19'W
132.25'

N46°
71.54'

50' RIGHT OF WAY
TO RTE. 696

SURVEYED BY H.L. LOUPTHEY C.I.S.
DATE 10-27-80

SCALE
0' 100' 200'

INSTRUMENT 230001907
RECORDED IN THE CLERK'S OFFICE OF
WYTHE CIRCUIT COURT ON
AUGUST 2, 2023 AT 11:11 AM
JEREMIAH E. MUSSER, CLERK
RECORDED BY: ADC

Ashley King