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This Document Prepared By and  
Return To:

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150000180

MAP NO.: 041A 048 0000 0001

FIPS: 197

THIS DEED OF GIFT, made and entered into this 19<sup>th</sup> day of December, 2014, by and between ETTIE ALLENE TAYLOR, widow, grantor, and ASHTON LOREN SHUTTERS, whose address is 5402 Dishner Valley Road, Bristol, Virginia 24202, and ERIKAH RILLEY SHUTTERS, whose address is 5402 Dishner Valley Road, Bristol, Virginia 24202, and ISABELLA RYANN SHUTTERS, whose address is 5402 Dishner Valley Road, Bristol, Virginia 24202, and JOHN AIDEN TAYLOR, whose address is 14221 Ivory Lane, Bristol, Virginia 24202 and TOBEY JARROD TAYLOR, whose address is 14221 Ivory Lane, Bristol, Virginia 24202, as their interests hereinafter appear, grantees.

**WITNESSETH:**

That for and in consideration of the love and affection that the grantor bears toward the grantees, the grantor does hereby give, grant and convey in fee simple with general warranty of title unto the grantees, as tenants in common with right of survivorship, subject to the life estate hereinafter reserved, all that certain tract or parcel of real estate, with the improvements thereon and the privileges and appurtenances thereto belonging, situated in the Town of Wytheville, Wythe County, Virginia, more particularly bounded and described as follows, to-wit:

BEGINNING at the intersection of the Northwest line of Lexington Street and the Northeast line of Seventh Street, and running thence in an Eastern direction with Lexington Street 150 feet, more or less, to a stake; thence in a Northern direction in a line parallel with Seventh Street 55 feet, more or less, to a stake; thence in a Western direction in a line parallel with Lexington Street 150 feet, more or less, to a stake in the Northeast line of Seventh Street; thence in a Southern direction with the said line of Seventh Street 55 feet, more or less, to the BEGINNING corner, as shown by a map of the Findlay property recorded in the Clerk's Office of the Circuit Court of Wythe County, Virginia in Deed Book 110, page 316 (Unless transferred to Plat Book No.2).

Being the same property conveyed by deed from W. P. Cline, et ux, to Alvin Homer Taylor and Ettie Allene Taylor, his wife, as tenants by the entirety with the right of

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

CASSELL &  
CREWE, P.C.  
Wytheville, Virginia

Examined 01-22, 20 15  
Cassell & Crewe for: Ashton Shuttlers & others  
5402 Dishner Valley Rd Bristol VA 24202  
D. E. [Signature] Dep. Clerk

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survivorship, dated November 29, 1957, of record in the Clerk's Office of the Circuit Court of Wythe County, Virginia, in Deed Book 157, page 420. The said Alvin Homer Taylor died on January 28, 1999, survived by Ettie Allene Taylor.

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

The grantor hereby reserves unto herself a life estate in and to the property herein conveyed.

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

Possession of the property hereby conveyed is delivered upon delivery of this deed.

Subject to the foregoing, the grantor covenant that she has the right to convey said real estate; that she has done no act to encumber the same; that the grantees shall have quiet possession of the same, free from all encumbrances; that the grantor will execute such other and further assurances of title as may be requisite.

**(SIGNATURES AND NOTARY TO FOLLOW ON NEXT PAGE)**

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WITNESS the following signature and seal:

*Ettie Allene Taylor* (SEAL)  
Ettie Allene Taylor

COMMONWEALTH OF VIRGINIA AT LARGE,  
COUNTY OF WYTHE, To-Wit:

I, Rebecca C. Kincer, a Notary Public in and for the Commonwealth of Virginia at Large, County of Wythe, do hereby certify that *Ettie Allene Taylor*, widow, whose name is signed to the foregoing deed of gift bearing date the 19<sup>th</sup> day of December, 2014, has this day personally appeared before me in my jurisdiction aforesaid and acknowledged the same.

GIVEN under my hand this 19<sup>th</sup> day of December, 2014.



My commission, Notary Registration No. 176039, expires September 30, 2015.

*Rebecca C. Kincer*  
Notary Public

**THIS DEED PREPARED WITHOUT BENEFIT OF TITLE  
SEARCH OR TITLE EXAMINATION  
BY CASSELL & CREWE, P.C.**

CASSELL &  
CREWE, P.C.  
Wytheville, Virginia

INSTRUMENT #150000180  
RECORDED IN THE CLERK'S OFFICE OF  
WYTHE ON  
JANUARY 22, 2015 AT 03:49PM  
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*D. E. Horney*  
HAYDEN H. HORNEY, CLERK  
RECORDED BY: DLE