

THIS DOCUMENT PREPARED BY:

William R. Kilgore, Esq., Virginia State Bar No. 93605
150 W. Main St., Suite F,
Wytheville, VA 24382

Tax Map No.: 040A-005-0000-0020
Title Insurance: Fidelity National Title Ins. Co.
Consideration: \$245,000.00
Tax Assessed Value: \$205,400.00

NO TITLE EXAMINATION WAS CONDUCTED BY WILLIAM R. KILGORE, ESQ.

GENERAL WARRANTY DEED

THIS DEED is made and entered into this 5th day of December, 2024, by and between BRITTANY M. HOBACK f/k/a BRITTANY MARIE RIGNEY, as Grantor; and ROBERT LARRY DISTEL, JR. and STEPHANIE A. DISTEL, husband and wife, address of 240 Nat Back Road, Wytheville, VA 24382, as Grantees.

WITNESSETH:

That for and in consideration of the sum of \$10, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, with General Warranty and English Covenants of Title, unto the Grantees, as tenants by the entirety with the right of survivorship as at common law, all that certain tract or parcel of real estate, situate in the Town of Wytheville, Wythe County, Virginia, more particularly bounded and described as follows, to-wit:

“. . . shown as Lot No. 20 and containing 0.339 acre on plat of survey prepared by Billy Joe Anderson, Land Surveyor, dated June 13, 2011 and to be recorded in the Wythe County Circuit Court Clerk’s Office and which bears the following legend, to-wit:

‘Plat of
Foundation Survey
and New Storm Water
Detention Easement
Lot 20 & 21

Return Deed to New Century Title at 140 S. 4th St.,
Wytheville, VA 24382

Deerfield Phase 2
P.B. 12 Pg. 175
Located in Town of Wytheville
Wythe County, Virginia
Job: 060464
Date: June 13, 2011
Pillar Engineering & Surveying, P.C.
P.O. Box 609
Wytheville, VA 24382
Phone: 276.223.0500
Fax: 276.223.0300
www.pillarens.com”

Said plat recorded as Instrument Number 110002006.

BEING the same real property conveyed by deed dated July 18, 2011, from Helping Overcome Poverty's Existence, Inc. to Brittany Marie Rigney, and of record in the Wythe County Clerk's Office as Instrument Number 110002006.

This conveyance is made subject to all encumbrances, easements, reservations, conditions, and restrictions of record insofar as they may lawfully affect the Property.

Real estate taxes for the year 2024 on the property herein conveyed will be prorated between Grantor and Grantees as of the date of delivery of this deed.

Possession is delivered to the Grantees with delivery of this deed.

WITNESS the following signature and seal:

Brittany Marie Hoback (SEAL)
BRITTANY M. HOBACK f/k/a
BRITTANY MARIE RIGNEY

COMMONWEALTH OF VIRGINIA
COUNTY OF WYTHE, to wit:

The foregoing instrument was acknowledged before me by BRITTANY M. HOBACK

f/k/a BRITTANY MARIE RIGNEY, Grantor, this 5th day of December, 2024.

Andrea Ratcliffe Dillow
Notary Public

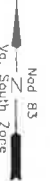
My commission expires: 02/29/2028

Notary Registration No.: 7695712

ANDREA RATCLIFFE DILLOW
NOTARY PUBLIC
Commonwealth Of Virginia
REG. #7695712
MY COMMISSION EXPIRES February 29, 2028

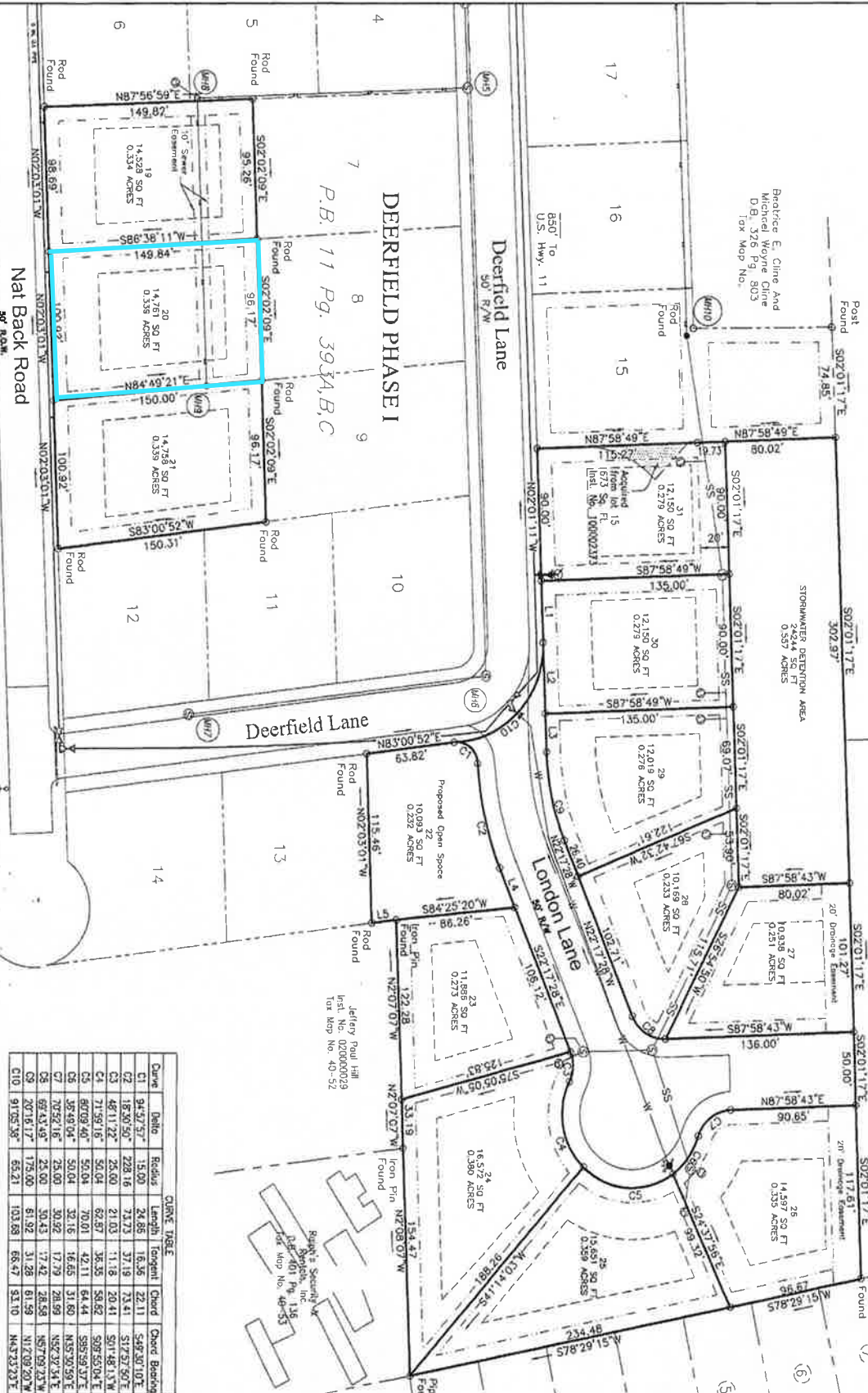
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INSTRUMENT 240002817
RECORDED IN THE CLERK'S OFFICE OF
WYTHE CIRCUIT COURT ON
DECEMBER 5, 2024 AT 02:46 PM
\$245.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$122.50 LOCAL: \$122.50
JEREMIAH E. MUSSER, CLERK
RECORDED BY: TLO



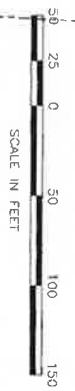
Christopher Allen Umberger
 Inst. No. 090003006
 P.B. 11 Pg. 904
 Tax Map No. 40-11-1

Town of Wytheville
 Inst. No. 080003022
 P.B. 11 Pg. 904
 Tax Map No. 40-11-3



P.B. 4 Pg. 12

P.B. 4 Pg. 12



Legend

- Utility Easement
- - - - - Water Easement
- - - - - Sanitary Sewer Line
- - - - - Building Setback Line
- Sanitary Sewer Manhole
- ⊙ Fire Hydrant
- ⊕ Water Valve

Curve	Bearing	Radius	Length	Incent	Chord	Chord Bearing
C1	94.5757°	15.00	24.86	16.56	22.11	S49°30'10"E
C2	185.9050°	228.16	31.73	37.18	73.41	S17°57'50"E
C3	46.1172°	28.00	21.03	11.18	20.41	S01°48'13"W
C4	71.9916°	50.04	62.97	38.35	58.92	S89°55'04"E
C5	60.0946°	50.04	70.01	42.11	64.44	S89°59'37"E
C6	35.4904°	50.04	32.16	16.65	31.69	N45°30'59"E
C7	70.9216°	25.00	30.92	17.79	28.99	N42°37'54"E
C8	69.4349°	25.00	30.43	17.42	28.58	N42°09'20"W
C9	207.6177°	175.00	61.92	31.28	61.99	N12°08'20"W
C10	91.0538°	65.21	103.88	65.47	93.10	N43°13'23"E

LINE TABLE

Line	Bearing	Length
L1	N02°01'11"W	41.74
L2	N02°01'11"W	48.26
L3	N02°01'11"W	25.16
L4	S82°17'28"E	28.84
L5	S82°53'59"W	17.72

DEERFIELD PHASE II

Owner: HOPE, INC.
 WYTHEVILLE, VA



PILLAR
 ENGINEERING &
 SURVEYING, P.C.

P.O. Box 669
 Wytheville, VA 25382
 Phone: 756.233.8580
 Fax: 756.233.8580
 www.pillarva.com

SCALE: 1"=50'
 DATE: 9-16-10
 DRAWN BY: RCW
 CHECKED BY: RCW
 JOB NUMBER: 091003

PLAT-1