

Return to: NCT at 140 S. 4th St., Wytheville, VA 24382

CLR220001033

Instrument prepared by
Andrew J. Harman, Attorney at Law
Wytheville, VA 24382
VA State Bar #75626

Tax Map Reference No.: 026-004-0000-0006
Assessed Value: \$15,000.00
Consideration: \$185,000.00
Title Insurance: none

THIS DEED made and entered into this 7th day of April, 2022, by and between WYTHE PROPERTIES LLC, a Virginia limited liability company, party of the first part, hereinafter referred to as "GRANTOR"; and JAMES E. CHAMBERS, party of the second part, hereinafter referred to as "GRANTEE".

~ W I T N E S S E T H ~

That for and in consideration of the sum of TEN DOLLARS and no cents (\$10.00) cash in hand and other good and valuable consideration paid by the party of the second part to the party of the first part, the receipt of which is hereby acknowledged, the party of the first part does hereby Bargain, Sell, Grant and Convey, with General Warranty of Title, unto Grantee, in fee simple, 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:

BEING Lot 6 containing 12,112 square feet square feet as shown on plat of survey-prepared by Billy Joe Anderson, Land Surveyor, dated July 21, 2015 and recorded in Plat Book 12, page 755 and which bears the following legend, to-wit:

"Plat of Six Lot Subdivision of
Tax map no. 26-37
Property of Guy Carper Dunford &
Jacquelyn Dunford Armbrister
East Wytheville Magisterial District
Town of Wytheville, Wythe County Virginia
Job Number 151649 Date: 7-21-2015
Drawn By: BJA Revised:

Examined April 8, 2022
James E. Chambers
260 Country Ln., Wytheville
Tests: Marjorie Kay - Dep. Clerk

Deed/April 7, 2022
Page 1 of 3

Returned to: NCT

Sheet 1 of 1"

BEING a portion of the same real estate conveyed by deed dated August 14, 2020, from JACQUELYN D. NESTER, f/k/a JACQUELYN DAWN DUNFORD and JACQUELYN DUNFORD ARMBRISTER, to WYTHE PROPERTIES LLC, a Virginia limited liability company, and of record in the Wythe County Clerk's Office as Instrument Number 200002232.

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

This conveyance is made subject to all such encumbrances, easements, reservations, restrictions and rights of way of record to the extent they may lawfully apply to the property hereby conveyed.

Real estate taxes for the year 2022 on the property herein conveyed will be prorated between Grantor and Grantee as of the date of delivery of this deed.

The party of the first part covenants that it has the right to convey the subject property; that it has created no liens or encumbrances against the same; and that the Grantee shall have quiet possession of the same.

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

NO TITLE SEARCH OR REPORT FURNISHED by Andrew J. Harman, Attorney at Law

WITNESS the following signature and seal:

WYTHE PROPERTIES LLC, a Virginia limited liability company

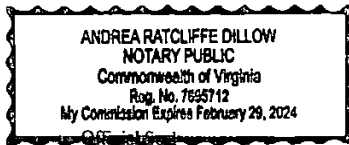
BY: *Scott E. McCroskey* (SEAL)
SCOTT E. MCCROSKEY

Title: Managing Member

STATE of Virginia)
COUNTY of Wythe,) To-wit:

I, Andrea Ratcliffe Dillow, a Notary Public in and for the State and
County aforesaid, do hereby certify that Scott E. McCroskey has personally appeared
before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 7th day of April, 2022.



Andrea Ratcliffe Dillow
Notary Public
Registration Number: 7695712
My Commission Expires: 02/29/2024

INSTRUMENT 220001033
RECORDED IN THE CLERK'S OFFICE OF
WYTHE CIRCUIT COURT ON
APRIL 8, 2022 AT 12:04 PM
\$185.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$92.50 LOCAL: \$92.50
JEREMIAH E. MUSSER, CLERK
RECORDED BY: MEK

Maryellen King