

Title Insurance Underwriter: Fidelity National Title Insurance Company
Consideration: \$78,000.00
Tax Assessment: \$78,000.00
Grantee Address: 5000 Clayton Road, Maryville, TN 37804

THIS DEED made and entered into this 1st day of November, 2024, by and between *CARROLL INVESTMENT COMPANY, LLC*, a Virginia limited liability company, party of the first part, and *CMH HOMES, INC.*, a Tennessee Corporation, party of the second part;

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part does hereby grant and convey with General Warranty and English Covenants of Title, unto the party of the second part, with improvements thereon and appurtenances thereto, all that certain parcel, located in the Town of Hillsville, Pine Creek Magisterial District, Carroll County, Virginia, and further described as follows:

Being all of Lot One (1), containing 0.5397 acre, and Lot Two (2) containing 0.4951 acre, Legacy Estates Subdivision, as shown and described on a plat of survey entitled, "Subdivision of Legacy Estates Town of Hillsville Pine Creek Magisterial District Carroll County, Virginia," prepared by Ricky W. Dalton, Land Surveyor of Dalton-Walker Associates, P. C., dated 05/10/24, revised 10/17/2024, designated as Job Number W920502, which plat is of record in the Circuit Court Clerk's Office of Carroll County, Virginia in Plat Cabinet 3, Slide 3084, Page 6.

Portion of Tax Map: 312-A-26 & 312-A-26A

SUBJECT TO the following restrictions:

- 1) Lots are zoned R-1 and all Town of Hillsville Restrictions will be applicable.
- 2) Single Family Residential Homes only.
- 3) Homes to have a minimum of 1600 square feet of heated space (garage not included)
- 4) No singlewide or doublewide homes.
- 5) Modular Homes must be set with a crane.
- 6) The roof on any modular home must have a minimum pitch of 6/12.
- 7) All homes must have a masonry, brick or stucco foundation. Raw CMU (Cinder Block) are not acceptable.
- 8) All propane and oil tanks, etc, must be screened.
- 9) No junk cars, or vehicles with expired plates are allowed.
- 10) No farm animals or livestock permitted.

BEING part of the same property conveyed unto Carroll Investment Company LLC from Dreama S. Bowman by deed dated the April 19, 2024, which deed is of record in the Circuit Court Clerk's Office of Carroll County, Virginia in Deed Book 1236, Page 0079.

PROVIDED, HOWEVER, that this conveyance is made subject to reservations, restrictions, easements and agreements of record to the extent that they may lawfully apply to the property herein conveyed.

WITNESS the following signatures and seals:

[Signature]
Carroll Investment Company, LLC
(SEAL)
Lowell Bowman, Managing Member

STATE OF VIRGINIA
COUNTY OF CARROLL, to-wit:

The foregoing instrument was acknowledged before me this 4th day of November, 2024, by Lowell Bowman, Managing Member of Carroll Investment Company, LLC, a Virginia limited liability company, Grantor.

ASHLEY NICOLE HASH-MAYER
NOTARY PUBLIC
REGISTRATION # 8090396
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
10/31/2027

My commission expires: 10/31/27 Notary ID#: 8090396

[Signature]
Ashley Nicole Hash-Mayer
Notary Public

Prepared by: Daniel D. Hamrick, Esq. (VSB# 19127)
104 South Franklin Street
Christiansburg, VA 24073
(540) 382-0131 x 106

NO TITLE EXAMINATION COMPLETED BY THIS OFFICE

INSTRUMENT 240003479
RECORDED IN THE CLERK'S OFFICE OF
CARROLL COUNTY CIRCUIT COURT ON
NOVEMBER 8, 2024 AT 10:58 AM
\$78.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$39.00 LOCAL: \$39.00
GERALD R. GOAD, CLERK
RECORDED BY: SRG