

CLR230001538

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.: 066-003-0000-0026  
Title Insurance: North American Title Ins. Co.  
Consideration: \$369,000.00  
Tax Assessed Value: \$285,000.00

NO TITLE SEARCH OR REPORT WAS CONDUCTED BY WILLIAM R. KILGORE, ESQ.

GENERAL WARRANTY DEED

THIS DEED is made and entered into this 16<sup>th</sup> day of June, 2023, by and between  
HENRY K. OLENDER and LISA R. OLENDER, husband and wife, as Grantors; and PATRICK  
GREGORY COUCH and KORAL ALISON COUCH, husband and wife, 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 Grantors do 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 those  
certain tracts or parcels of real estate, situate in the Speedwell Magisterial District, Wythe  
County, Virginia, more particularly bounded and described as follows, to-wit:

“BEGINNING at an iron pin in the South right of way line of Virginia Secondary  
Route 840, corner to Tract Number 27, as shown on the hereinafter described map  
or plat, thence with the division line with Tract Number 27, S 64° 13' 23" E  
659.76 feet to an iron pin, common corner to Lots 5 and 6, thence S 25° 46' 37"  
W 500.00 feet to an iron pin in the division line with Joe West; thence with the  
division line with Joe West N 63° 38' 51" W 335.61 feet to an iron pin in  
remainder of Tract Number 25; thence with the division line with remainder of  
Tract Number 25 N 30° 28' 16" E 194.55 feet to a point; thence N 64° 42' 49" W  
496.55 feet to an iron pin in the South right of way line of Virginia Secondary  
Route 840; thence with the South right of way line of Virginia Secondary Route  
840 N 43° 22' 18" E 104.89 feet to a point; thence N 56° 50' 55" E 241.69 feet to

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

Examined June 20, 2023  
Patrick Gregory Couch  
903 County View Rd, RR  
Tests: Patrick Gregory Couch Dep. Clerk  
Ret: New Century

the point of beginning and being all of Tract Number 26 and the Southeastern portion of Tract Number 25, containing 6.685 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 [with Deed Book 458, page 672] and incorporated herein and bearing the following legend, to-wit:

‘LARRY C. BLEVINS  
BEING LOT 26 AND A PORTION OF LOT 25  
OF THE COUNTRY VIEW ESTATES SUBDIVISION  
LOCATED IN THE SPEEDWELL MAG. DISTRICT  
OF WYTHE COUNTY, VIRGINIA  
SURVEY BY: KENNETH M. SELLS, C.L.S.  
THE CENTRE SQUARE, MARION, VIRGINIA  
DATE: 12/28/95  
LEGAL REF:  
SCALE: 50’ 0’ 50’ 100’ 150’’

BEING the same real property conveyed by deed dated May 20, 2019, from Martin Alan Hadaway, et ux, to Henry K. Olender and Lisa R. Olender, and of record in the Wythe County Clerk’s Office as Instrument Number 190001368.

“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, especially to the following:

1. Sellers hereby reserve the right to locate upon the real property conveyed hereby normal utility easements including but not limited to gas pipe lines, underground and overhead electric service lines, telephone lines, and cable television along all lots and tracts.
2. No manufacturing, commercial or business enterprises shall be maintained on said property; however, trees and nursery stock may be grown on said property. No mining, drilling, refining, landfills, dumps or quarrying operations shall be permitted on any lot or tract. No nuclear material or waste will be allowed on any lot or tract.

3. No mobile homes except double wides placed on a permanent foundation or totally underpinned foundation with a minimum of 1300 sq. ft. of living area shall be permitted on any lot or tract.
4. No building or animal pens shall be constructed within ten feet (10') of any adjoining lot line or within forty feet (40') of the centerline of any street easement, or right of way.
5. Only one (1) single family residence consisting of 1300 sq. ft. of heated floor space (minimum), not including garages, porches and unfinished basements, shall be constructed on each lot. Any tract conveyed shall have no more than two (2) family residences consisting of 1300 sq. ft. (minimum) of heated floor space and in conformity with the Wythe County Subdivision Ordinance.
6. Detached structures are permitted on the premises for garage or domestic storage and must compliment in design and finish the main structure on the lot or tract.
7. The fifty (50') foot easement for purpose of ingress and egress shall be maintained jointly by all property owners who use it for ingress and egress.
8. No swine, dog kennels, domestic fowl, goats or exotic animals shall be permitted on any lot or tract. No animals of any type are to be kept on any lot or tract for commercial purposes.
9. A reasonable number of household pets, such as dogs and cats, are allowed provided they are kept on the property or on a leash.
10. All lots or tracts, whether occupied or unoccupied, shall be well maintained and no unattractive growth or accumulation of rubbish or debris shall be permitted.
11. No junked or disabled motor vehicles, farm tractors, or farm equipment shall be

allowed to remain on the property.

12. No motorcycle rinks, dirt bike or powered vehicle courses shall be placed on the property.

13. No bus bodies, shacks, tents, stripped or junk vehicles or parts thereof, shall be allowed on any lot or tract, nor permitted to be parked on any street or road in the subdivision. Campers or tents may be used occasionally or temporarily while construction is under way, however said campers and tents are not to be set up permanently.

14. There shall be no rifle ranges or shooting matches on the property.

15. These restrictive covenants may be enforced either by law or equity by any property owner within the subdivision.

16. All restrictions set out herein are subject to county ordinances or governmental regulation.”

Real estate taxes for the year 2023 on the property herein conveyed will be prorated between Grantors 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 signatures and seals:

 (SEAL)  
HENRY K. OLENDER

 (SEAL)  
LISA R. OLENDER

COMMONWEALTH OF VIRGINIA  
COUNTY OF WYTHE, to wit:

The foregoing instrument was acknowledged before me by HENRY K. OLENDER and  
LISA R. OLENDER, Grantors, this 16<sup>th</sup> day of June, 2023.

*Katlin Paige Fletcher*  
\_\_\_\_\_  
Notary Public

My commission expires: 02/29/2026

Notary Registration No.: 8025346



INSTRUMENT 230001538  
RECORDED IN THE CLERK'S OFFICE OF  
WYTHE CIRCUIT COURT ON  
JUNE 20, 2023 AT 03:28 PM  
\$369.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$184.50 LOCAL: \$184.50  
JEREMIAH E. MUSSER, CLERK  
RECORDED BY: KSC

*Katlin Paige Fletcher*