

Return Recorded documents to:
New Century Title & Settlement
140 South 4th Street
Wytheville, Va. 24382

180002062

Instrument prepared by
Alejandro Emilio Gómez, Attorney at Law
Wytheville, VA 24382
VA State Bar #88187

Tax Map Reference No.: 009-001-0000-0013
Assessed Value: \$144,500.00
Consideration: \$168,000.00
Property Address: 332 Ironwood Lane, Wytheville, Virginia 24382
Source Deeds: Instrument Number 110001977
Title Insurance: None
Return to: New Century Title & Settlement Agency, Inc.
140 South 4th Street, Wytheville, Virginia 24382

THIS DEED made and entered into this 30th day of
July, 2018, by and between KEVIN S. McCALL and
SHAWNA J. McCALL, husband and wife, parties of the first part, hereinafter
referred to as "GRANTORS"; and VINCENT RUSSELL RICE, JR. and SUSAN
LOUISE RICE, husband and wife, parties of the second part, hereinafter referred
to as "GRANTEES".

~ 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
parties of the second part to the parties of the first part, the receipt of which is
hereby acknowledged, the parties of the first part do hereby Bargain, Sell, Grant
and Convey, with General Warranty of Title, unto Grantee, as tenants by the
entirety with right of survivorship, all that certain tract or parcel of real estate,
situate in the Black Lick Magisterial District, Wythe County, Virginia more
particularly bounded and described as follows, to-wit:

Examined July 30, 2018
Vincent + Russell Rice Jr. + Susan Louise Rice
332 Ironwood Lane, Wytheville, VA 24382
1853 [Signature] Dep. Clerk
Returned to New Century Title

"BEGINNING at an iron pin found in the centerline of a 50 foot right of way leading to State Route 686, corner to Tract 12; thence with the line of this right of way S. 50° 28' 23" E. 178.32 feet to an iron pin found, corner to Tract 14; thence with the north line of Tract 14 and the south line of this Tract 13 S 57° 20' 49" W. 950.42 feet to an iron pin found, common corner to Tracts 14, 16, and 17; thence with the north line of Tracts 15 and 16 S 88° 15' 18" W. 650.00 feet to an iron pin found, the common corner of this Tract 13 with Tracts 12 and 15; thence with the north line of this Tract 13 N 63° 47' 20" East 1462.78 feet to the point of beginning, being Tract 13, containing 6.372 acres, more or less, as shown upon a map or plat bearing the following legend:

WYTHE COUNTY, VA.
BLACK LICK MAGISTERIAL DISTRICT
PROPERTY OF
JIM AND MABEL CLAY

DEED BOOK PAGE
SURVEYED BY
DOUGLAS T. CASEY C.L.S. #001862
390 W. SPRING ST. WYTHEVILLE, VA. 24382
PHONE: 540-228-8581 OR 540-646-2100

DATE: APRIL 24, 1997"

Said plat recorded in Plat Book 7, page 68.

BEING the same real estate conveyed by Deed dated August 2, 2011, from JOSEPH BRIAN BELCHER and ONSHAWN L. BELCHER, husband and wife, to KEVIN S. McCALL and SHAWNA J. McCALL, husband and wife, and of record in the Wythe County Clerks Office on August 3, 2011, as Instrument Number 110001977.

Reference is made to the aforementioned 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, and to matters visible upon inspection.

"This conveyance is made subject to the following right-of-ways:

"This conveyance is made subject to a 15-foot utility easement along all roadways and property lines for the benefit of all parties concerned."

"For the same consideration, the Grantors hereby grant, bargain, sell and convey the right to use and the responsibility to maintain a 50-foot right of way as shown on the aforesaid plat for the purpose of ingress and egress. By acceptance of this deed, the Grantees acknowledge and accept this responsibility and obligation as noted on said plat.

"It is expressly provided that the 50-foot wide temporary easement depicted on the aforesaid plat from Point D to Point E is located on property currently owned by the United States of America. The 50-foot right of way on the aforesaid plat from Point A to Point B to Point C is located on the property of Jim Clay and Mable Clay. Jim Clay and Mable Clay are in the process of exchanging property with the United States of America and, when said exchange is completed, without any further action, the easement currently granted from Point A to Point B to Point C on the aforesaid plat will be replaced by the easement labeled as Point D to Point E. Until such property exchange is completed, the Grantors herein convey all of their right, title and interest in a road use permit granted by Jim Clay and Mable Clay for the use of the said right of way labeled Point D to Point E.

"For the same consideration Grantors hereby grant, bargain, sell and convey all of their interest in and to the 50-foot right of way which is the subject of an inter-parties deed and agreement dated August 28, 1987, of record in aforesaid Clerk's Office in Deed Book 339, page 333."

Real estate taxes for the year 2018 on the property herein conveyed will be prorated between Grantors and Grantees as of the date of delivery of this Deed.

The parties of the first part covenant that they have the right to convey the subject property in fee simple; that they have created no liens or encumbrances against the same; and that the Grantees shall have quiet possession of the same.

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

NO TITLE SEARCH OR REPORT FURNISHED by Alejandro Emilio Gómez, Attorney at Law

• **Remainder of this page left blank intentionally. Signatures on next page.**

WITNESS the following signature and seal:


_____(SEAL)
KEVIN S. McCALL


_____(SEAL)
SHAWNA J. McCALL

COMMONWEALTH OF VIRGINIA)
CITY/COUNTY of Wythe) To-wit:

I, Cheryl D. Eversole, a Notary Public in and for
the Commonwealth and County aforesaid, do hereby certify that KEVIN S.
McCALL and SHAWNA J. McCALL, have personally appeared before me in
my Commonwealth and City/County aforesaid and acknowledged the same.

Given under my hand this 30th day of July, 2018.



Official Seal

Grantecs mailing address:

332 Ironwood Lane
Wytheville, Virginia 24382


Notary Public
Registration Number: 273346
My Commission Expires: 4/30/2022

