

RETURN RECORDED DOCUMENTS  
NEW CENTURY TITLE & SETTLEMENTS  
140 SOUTH 4TH ST.  
WYTHEVILLE, VA 24382

180001863

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

**Tax Map Reference No.: 054-000-0000-0113A**  
**Assessed Value: \$104,200.00**  
**Consideration: \$125,500.00**  
**Title Insurance: Fidelity National Title**

THIS DEED made and entered into the 13th day of July, 2018, by and between  
MELISSA S. NESTER, party of the first part, hereinafter referred to as "GRANTOR";  
and MARTIN A. BILLER, 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 Speedwell Magisterial District, Wythe  
County, Virginia, more particularly bounded and described as follows, to-wit:

"BEGINNING at a point in the north line of a 20 foot right of way and the west  
right of way line of Route 684, thence with the north line of a 20 foot right of  
way, N 80° 30' 00" W 165.03 feet to an iron pin, common corner with Tract No.  
2; thence with the division line of Tract No. 2, N 10° 55' 03" W 91.25 feet to an  
iron pin set in the south line of a 50 foot easement or right of way; thence with  
the south line of a 50 foot easement or right of way, S 79° 04' 57" W 300 feet to  
a point in the west right of way line of Route 684; thence with the west right of  
way line of Route 684 on the following calls: S 03° 49' 41" E 42.97 feet; S 18°  
34' 47" W 46.95 feet; S 36° 32' 35" W 31.94 feet; S 49° 14' 46" W 67.65 feet;  
S 62° 54' 55" W 36.13 feet to the point of beginning, being Tract No. 1,  
containing 0.792 acres, according to a survey bearing the following legend, to-  
wit:

WYTHE COUNTY, VA

Deed/July 13, 2018  
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Examined July 13, 2018  
Martin A. Biller  
853 Stamp Mt. Rd. Wytheville  
Res. Katelyn Caudle Esp. Clerk  
Ret: New Century

SPEEDWELL MAG. DIST.  
PROPERTY OF  
DARRELL LEDFORD  
SURVEYED BY  
H.L. LOUTHEN, C.L.S.  
390 W. SPRING ST.  
WYTHEVILLE, VA  
703-228-8581 24382  
DATE 9-18-91  
Scale  
1" = 50'""

BEING the same real estate conveyed by deed, pursuant to a divorce decree, dated October 6, 2009, from STEPHEN H. NESTER and MELISSA S. NESTER to MELISSA S. NESTER, and of record in the Wythe County Clerk's Office as Instrument Number 090003748.

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 conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply to the property conveyed.

"Grantor doth also grant and convey unto the Grantees the right and privilege to obtain water from a well situated on Tract No. 2 of their remaining property as shown on the above described plat, for household use only, with right of ingress and egress across Tract No. 2 for purposes of maintenance and repair of said well and water line. This water right shall run with the land."

Real estate taxes for the year 2018 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 she has the right to convey the subject property; that she 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 Joel Harman,  
Attorney at Law\*\*\*

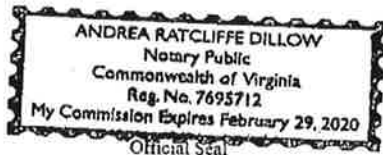
WITNESS the following signature and seal:

Melissa S. Nester (SEAL)  
MELISSA S. NESTER

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 Melissa S. Nester has personally appeared  
before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 13th day of July, 2018.



Andrea Ratcliffe Dillow  
Notary Public  
Registration Number: 7695712  
My Commission Expires: 02/29/2020

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INSTRUMENT 180001863  
RECORDED IN THE CLERK'S OFFICE OF  
WYTHE CIRCUIT COURT ON  
July 13, 2018 AT 03:05 PM  
\$125.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$62.75 LOCAL: \$62.75  
FRANCES C. AKERS, CLERK  
RECORDED BY: KSC

*Kybeland*