

CLR240000139

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

Tax Map Reference No.: 32-A-14

Assessed Value: \$46,000.00

Consideration: \$158,000.00

Title Insurance: Fidelity National Title Insurance Company

THIS DEED made and entered into this 13th day of March, 2024, by and between DOUGLAS C. STILTNER, SHARON KAY STILTNER, JOHN P. STILTNER, MARY CATHERINE STILTNER, KELSIE IRENE STILTNER, heir of LARRY GENE STILTNER, a/k/a LARRY G. STILTNER, deceased, and ELIZABETH DIANN BLANKENSHIP, f/k/a ELIZABETH DIANN STILTNER HAGY, devisee under the Last Will and Testament of RALPH D. HAGY, deceased, parties of the first part, hereinafter referred to as "GRANTORS"; and DEAN E. JOHNSON and CHRISTOPHER ROBERT JOHNSON, parties of the second part, hereinafter referred to as "GRANTEES", whose address is 3977 Burton Lane, Denver, NC 28037.

~ 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 Grantees, as Joint Tenants with the right of survivorship, as at common law, all that certain tract or parcel of real estate, situate in the Rocky Gap Magisterial District, Bland County, Virginia, more particularly bounded and described as follows:

BEING that 4.030 acres +/- shown on plat of survey prepared by N. Keith Niday, LS, identified as Plan No. L-5794, dated April 1, 2023, revised April 15,

2023 recorded as Instrument Number 24000 00138 and which bears the following legend, to-wit:

“PLAT
of a
Boundary Retracement Survey
prepared for
Douglas C. Stiltner, Larry G. Stiltner
John P. Stiltner, and Ralph D. Hagy
located on Wolf Creek
Rocky Gap Magisterial District
Bland County, Virginia
Scale: 1” = 100’ 1 April 2023”

BEING the same real estate conveyed by deed dated March 3, 1986, from LAURA NAN DRAEGER to DOUGLAS C. STILTNER, LARRY G. STILTNER, JOHN P. STILTNER and RALPH D. HAGY and of record in the Bland County Clerk’s Office in Deed Book 89, page 203.

The said Larry Gene Stiltner, a/k/a Larry G. Stiltner, departed this life intestate on November 12, 2017, and per a List of Heirs recorded as Court File No. 24000 ⁰⁰~~236~~ 21, he was survived by Kelsie Irene Stiltner.

The said Ralph D. Hagy departed this life testate on March 9, 1998, and per his Last Will and Testament recorded as Court File No. 24000 0022, he devised his property to Elizabeth Diann Stiltner Hagy, who is now known as Elizabeth Diann Blankenship.

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.

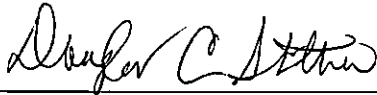
Real estate taxes for the year 2024 on the property herein conveyed will be prorated between Grantors and Grantees as of the date of delivery of this deed.

The parties of the first part covenant that they have the right to convey the subject property; 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 Andrew J. Harman, Attorney at Law

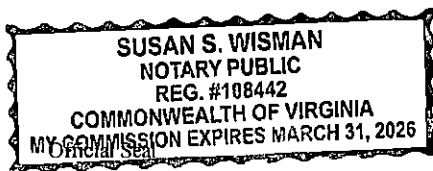
WITNESS the following signatures and seals:


_____(SEAL)
DOUGLAS C. STILTNER

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

I, Susan S. Wisman, a Notary Public in and for the State and County aforesaid, do hereby certify that Douglas C. Stiltner has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 13 day of March, 2024.





Notary Public
Registration Number: 108442
My Commission Expires: 3/31/2026

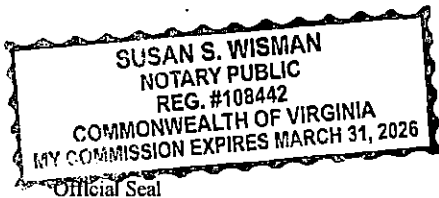
WITNESS the following signatures and seals:

Sharon Kay Stiltner (SEAL)
SHARON KAY STILTNER

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

I, Susan S. Wisman, a Notary Public in and for the State and
County aforesaid, do hereby certify that Sharon Kay Stiltner has personally appeared
before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 13 day of March, 2024.



Susan S. Wisman
Notary Public
Registration Number: 108442
My Commission Expires: 3/31/2026

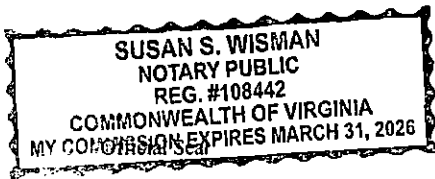
WITNESS the following signatures and seals:

 (SEAL)
JOHN P. STILTNER

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

I, Susan S. Wisman, a Notary Public in and for the State and
County aforesaid, do hereby certify that John P. Stiltner has personally appeared before
me in my State and County aforesaid and acknowledged the same.

Given under my hand this 13 day of March, 2024.




Notary Public
Registration Number: 108442
My Commission Expires: 3/31/2026

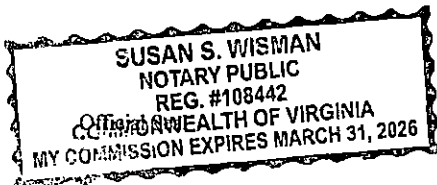
WITNESS the following signatures and seals:

Mary Catherine Stiltner (SEAL)
MARY CATHERINE STILTNER

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

I, Susan S. Wisman, a Notary Public in and for the State and
County aforesaid, do hereby certify that Mary Catherine Stiltner has personally
appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 13 day of March, 2024.



Susan S. Wisman
Notary Public
Registration Number: 108442
My Commission Expires: 3/31/2026

WITNESS the following signatures and seals:

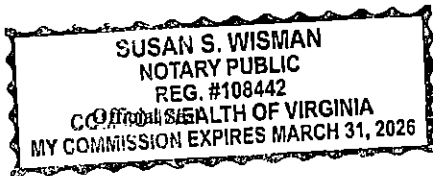
Kelsie Irene Stiltner (SEAL)

KELSIE IRENE STILTNER, heir of LARRY GENE STILTNER, a/k/a LARRY G. STILTNER, deceased

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

I, Susan S. Wisman, a Notary Public in and for the State and
County aforesaid, do hereby certify that Kelsie Irene Stiltner has personally appeared
before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 13 day of March, 2024.



Susan S. Wisman

Notary Public

Registration Number: 108442

My Commission Expires: 3/31/2026

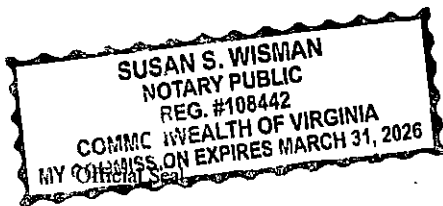
WITNESS the following signatures and seals:

Elizabeth Diann Blankenship (SEAL)
ELIZABETH DIANN BLANKENSHIP, f/k/a ELIZABETH DIANN STILTNER
HAGY, devisee under the Last Will and Testament of RALPH D. HAGY, deceased

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

I, Susan S. Wisman, a Notary Public in and for the State and
County aforesaid, do hereby certify that Elizabeth Diann Blankenship, f/k/a Elizabeth
Diann Stiltner Hagy, has personally appeared before me in my State and County
aforesaid and acknowledged the same.

Given under my hand this 13 day of March, 2024.



Susan S. Wisman
Notary Public
Registration Number: 108442
My Commission Expires: 3/31/2026

INSTRUMENT 240000139
RECORDED IN THE CLERK'S OFFICE OF
BLAND CIRCUIT COURT ON
MARCH 13, 2024 AT 02:55 PM
\$158.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$79.00 LOCAL: \$79.00
LISA A. HALL, CLERK
RECORDED BY: LCB

Lisa Berry, Dep