

CLR260000178

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

Tax Map Reference Nos.: 085-001-0000-0001

085-001-0000-0002

085-001-0000-0003

Assessed Value: \$50,800.00

Consideration: \$29,000.00

Title Insurance: Fidelity National Title Insurance Company

THIS DEED made and entered into the 15th day of January, 2026, by and between STEPHEN L. HOGUE and NIKOLE C. HOGUE, husband and wife, parties of the first part, hereinafter referred to as "GRANTORS"; and HOWARD D. YOUNG and REBECCA L. YOUNG, husband and wife, parties of the second part, hereinafter referred to as "GRANTEES", whose address is 24 Shasta Lane, Fancy Gap, VA 24328.

~ 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 Tenants by the Entirety with the right of survivorship, 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:

BEING that certain tract containing ±4.434 acres shown on the plat of survey as "Total Lots 1,2,&3" prepared by N. Keith Niday, Land Surveyor, dated November 20, 2023 and which bears the following legend, to-wit:

"PLAT
 prepared for
 Stephen L. Hogue and Nikole C. Hogue

Deed/January 15, 2026

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Return to: NCT at 140 S. 4th St., Wytheville, VA 24382

showing property located on Cove Branch
Lot Numbers 1, 2, & 3 Cove Branch Subdivision
and an un-number lot
Speedwell Magisterial District
Wythe County, Virginia
20 November 2023 Scale: 1" = 80'"

BEING a portion of the same real estate conveyed by deed dated August 11, 2023, from BONNIE M. BARKER, devisee under the Last Will and Testament of BILLY CLARK BARKER, a/k/a BILLY C. BARKER, to STEPHEN L. HOGUE and NIKOLE C. HOGUE, and of record in the Wythe County Clerk's Office as Instrument Number 230001993.

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 2026 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:

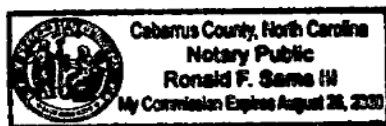
Stephen L. Hogue (SEAL)
STEPHEN L. HOGUE

Nikole C. Hogue (SEAL)
NIKOLE C. HOGUE

STATE of North Carolina)
COUNTY of Cabarrus,) To-wit:

I, Ronald F. Sems III, a Notary Public in and for the State and
County aforesaid, do hereby certify that Stephen L. Hogue and Nikole C. Hogue have
personally appeared before me in my State and County aforesaid and acknowledged the
same.

Given under my hand this 16th day of January, 2026.



Official Seal

Ronald F. Sems III
Notary Public
Registration Number:
My Commission Expires: 8/26/2030

INSTRUMENT 260000178
RECORDED IN THE CLERK'S OFFICE OF
WYTHE CIRCUIT COURT ON
JANUARY 23, 2026 AT 11:22 AM
\$51.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$25.50 LOCAL: \$25.50
JEREMIAH E. MUSSER, CLERK
RECORDED BY: LXX