

BK1111PG1672

DOCUMENT PREPARED BY A VA ATTY:

David C. Helscher VSB #12626
3140 Chaparral Dr., Suite 200-C
P. O. Box 20487
Roanoke, VA 24018

Return To:

RETURN TO: Acquisition Title & Settlement Agency, Inc.
3140 Chaparral Dr. SW Suite 107
Roanoke, VA 24018

TITLE INSURANCE UNDERWRITER : Fidelity National Title Insurance Company

CONSIDERATION: 95,000.00

TAX ASSESSED VALUE: 43,100.00

TAX MAP NO.: 39-6.1.B

**THIS DEED HAS BEEN PREPARED
WITHOUT BENEFIT OF TITLE EXAMINATION
BY ITS PREPARER**

THIS DEED, made and entered into on August 9, 2018, by and between LEONARD L. HODGES, (hereinafter "Grantor"), and WILSON FAMILY PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, (hereinafter "Grantee").

Grantee's Address: 860 Old Well Rd Spencer, VA 24165

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars cash in hand paid by the Grantee to the Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, with General Warranty and English Covenants of Title, unto the Grantee, all of the following lot or parcel

2018 AUG 13 PM 12:43

180004924

OPN LAW, PLC
ROANOKE, VA

of land situated in the County of Franklin, State of Virginia,
and described as follows:

✓ All that certain tract or parcel of land, lying and being in the Blackwater Magisterial District, Franklin County, Virginia, situate, lying and being on the western side of Virginia State Route 602, containing 21.733 acres, more or less, according to plat of survey prepared by Philip H. Mundy, L.S., dated June 7, 1994, and revised July 25, 1994, a copy of which is recorded with Deed of record in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia in Deed Book 552, at page 1570.

✓ **THE GRANTOR** herein does hereby vacate the 50' underground utility easement as shown on plat recorded in the aforesaid Clerk's Office at Plat Book 552, page 1570. The Grantor does hereby further abandon any right in and to the phone lines within this easement and the **GRANTEE does** hereby grant unto the **GRANTOR** the right to remove the phone lines, which right shall survive closing and recordation of this deed.

✓ **THE GRANTOR** does further **AMEND THE RESTRICTIONS** as recorded in the aforesaid Clerk's Office at Deed Book 1076, page 1580 and re-recorded at Deed Book 1077, page 803, to attach plat, as follows:

"3." Is hereby amended to allow Modular Homes.

"4." The minimum square footage for one story single family dwelling will be 1200 square feet not including porches and garages. Minimum square footage for the two story or split level single family dwelling will be 1600 square feet not including porches and garages.

"10." Shall be amended to allow chickens.

ALL OTHER TERMS AND PROVISIONS OF THE AFORESAID RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT.

BK 1111 PG 1674

BEING the same property conveyed unto Leonard L. Hodges and Laura J. Hodges, husband and wife as ✓ tenants by the entirety with the right of survivorship as at common law, by deed from Clifton N. Holmquist, et ux, by deed dated September 3, 1994, and recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia, in Deed Book 552, page 1566. The said Laura J. Hodges having since departed this life on March 10, 2011, thereby vesting the fee simple title in the survivor, Leonard L. Hodges.

This Deed is made subject to all easements, restrictions, and conditions of record affecting the hereinabove-described property.

The Grantee joins herein and does hereby agree for itself and its successors in title, as to the herein conveyed parcel and Tax Map No. 0390000601, to RELEASE and VACATE any and all right or easement to the use of the portion of the 50 foot right of way shown on the plat recorded in the aforesaid Clerk's Office in Deed Book 382, page 1632, beginning at the southerly property line of the property herein conveyed, and at the northerly property line of property currently owned by Leonard L. Hodges (Tract 2, 87.80 acres) located on the westerly side of Route 602, and following said line to the northerly terminus of the said Tract 2 (87.80 acres), all as shown on the aforesaid plat.

OPN LAW, PLC
ROANOKE, VA

WITNESS the following signatures and seals:

Leonard L. Hodges (SEAL)
LEONARD L. HODGES

STATE OF Virginia,

CITY/COUNTY OF Roanoke, TO-WIT:

The foregoing instrument was acknowledged before me on
August 10, 2018, by LEONARD L. HODGES.

KATHI Z. ANDERSON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #225690
My Commission Expires _____

Kathi Z. Anderson
Notary Public

My commission expires: 9-30-18
Notary Registration Number:

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BK1111PG1676

WILSON FAMILY PROPERTIES, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY

By: The James M. Wilson Revocable
Trust Agreement dated May 12,
2017, as amended, Member

Philip G. Gardner, Successor Trustee James M. Wilson Revocable Trust Agreement
By: Wilson Family Properties LLC (SEAL)
PHILIP G. GARDNER,
SUCCESSOR TRUSTEE

STATE OF Virginia,

CITY/COUNTY OF Roanoke, TO-WIT:

The foregoing instrument was acknowledged before me on
August 10, 2018, by PHILIP G. GARDNER, SUCCESSOR
TRUSTEE OF THE JAMES M. WILSON REVOCABLE TRUST AGREEMENT DATED
MAY 12, 2017, AS AMENDED, MEMBER OF THE WILSON FAMILY
PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY.

KATHI Z. ANDERSON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #225690
My Commission Expires _____

Kathi Anderson

Notary Public

My commission expires: 9/30/18
Notary Registration Number:

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WILSON FAMILY PROPERTIES, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY

By: The James M. Wilson Revocable
Trust Agreement dated May 12,
2017, as amended, Member

By: *Kathryn Wilson Rowe* (SEAL)
KATHRYN WILSON ROWE,
TRUSTEE

STATE OF Virginia,
CITY/COUNTY OF Roanoke, TO-WIT:

The foregoing instrument was acknowledged before me on
August 10, 2018, by KATHRYN WILSON ROWE, TRUSTEE
OF THE JAMES M. WILSON REVOCABLE TRUST AGREEMENT DATED MAY 12,
2017, AS AMENDED, MEMBER OF THE WILSON FAMILY PROPERTIES, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY.

KATHI Z. ANDERSON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #225690
My Commission Expires _____

Kathi Z. Anderson
Notary Public

My commission expires: 1/30/19
Notary Registration Number:

INSTRUMENT 180004924
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY CIRCUIT ON
August 13, 2018 AT 12:43 PM
\$95.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$47.50 LOCAL: \$47.50
TERESA J. BROWN, CLERK
RECORDED BY: SMP

COURT ADDRESS:
 P. O. BOX 567
 ROCKY MOUNT, VA. 24161
 PHONE #: 540-483-3065



OFFICIAL RECEIPT
 FRANKLIN COUNTY CIRCUIT
 DEED RECEIPT

DATE : 08/06/2018 TIME : 12:01:11

RECEIPT # : 18000010617 TRANSACTION # : 18080600026

CASHIER : PEP REGISTER # : B058

INSTRUMENT : 180004796 BOOK : 1111

GRANTOR : HOLMQUIST, BARBARA A

GRANTEE : WILSON FAMILY PROPERTIES LLC

RECEIVED OF : ACQUISITION TITLE - JAY

ADDRESS : 860 OLD WELL RD SPENCER, VA 24165

DATE OF DEED : 08/01/2018

CHECK : \$127.50 CHECK NUMBER : 244857

DESCRIPTION 1 : PARCEL

NAMES : 0

CONSIDERATION : \$15,000.00

AVAL : \$19,500.00

CASE # : 067CLR180004796

FILING TYPE : DBS

RECORDED : 08/06/2018

EX : N

EX : N

PAYMENT : FULL PAYMENT

AT : 11:53

LOC : CO

PCT : 100%

PAGES : 006

OP : 0

MAP : 0390000601

PIN :

ACCOUNT CODE	DESCRIPTION	PAID
035	VOF FEE	\$1.00
036	DEED PROCESSING FEE	\$20.00
038	DEEDS OF CONV.	\$9.75
039	DEEDS & CONTRACTS	\$48.75
106	(TTF) TECHNOLOGY TRUST FUND FEE (CIRCUIT COURT)	\$5.00

ACCOUNT CODE	DESCRIPTION	PAID
145	VSLF	\$1.50
212	TRANSFER FEE	\$1.00
213	COUNTY GRANTEE TAX	\$16.25
220	GRANTOR TAX	\$9.75
301	DEEDS	\$14.50

TENDERED : \$ 127.50

AMOUNT PAID : \$ 127.50

BK1111PG1090

DOCUMENT PREPARED BY A VA ATTY:

David C. Helscher VSB #12626
3140 Chaparral Dr., Suite 200-C
P. O. Box 20487
Roanoke, VA 24018

Return To:

RETURN TO: Acquisition Title & Settlement Agency, Inc.
3140 Chaparral Dr. SW Suite 107
Roanoke, VA 24018

TITLE INSURANCE UNDERWRITER : Fidelity National Title Insurance Company

CONSIDERATION: \$ 15,000.00

TAX ASSESSED VALUE: \$19,500.00

TAX MAP NO.: 0390000601

**THIS DEED HAS BEEN PREPARED
WITHOUT BENEFIT OF TITLE EXAMINATION
BY ITS PREPARER**

THIS DEED, made and entered into on August 1, 2018, by
and between BARBARA A. HOLMQUIST, (hereinafter "Grantor"), and
WILSON FAMILY PROPERTIES, LLC, A VIRGINIA LIMITED LIABILITY
COMPANY, (hereinafter "Grantee").

Grantee's Address: 860 OLD WELL ROAD, SPENCER, VA, 24165

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars
cash in hand paid by the Grantee to the Grantor, and other
good and valuable consideration, the receipt of which is
hereby acknowledged, the Grantor does hereby grant, bargain,
sell and convey, with General Warranty and English Covenants
of Title, unto the Grantee, all of the following lot or parcel

2018 AUG -6 AM 11:53

180004796

of land situated in the County of Franklin, State of Virginia,
and described as follows:

BEING 100.00 acres, more or less, and designated as Tract No. 1, according to a plat of survey by Dudley & Zeh, C.L.S., dated October 3, 1984, and recorded in the Deed Books of the Clerk of the Circuit Court, Franklin County, Virginia, Said plat being revised October 17, 1984, and recorded accordingly.

The above described property shall be conveyed together with and subject to a non-exclusive easement for ingress and egress along, over and under that certain piece and parcel of land known and designated as 50-foot right-of-way as shown on the above plat of Dudley & Zeh, dated October 17, 1984, and recorded in the above said Clerk's Office. Said easement of ingress and egress is to be improved, maintained and repaired by the users of said easement and decisions as to such shall be made by a majority vote of the users; each household of users located within the property encompassed within the description of Tract No. II set out in deed dated July 1, 1977, recorded in the Clerk's Court of Franklin County, Virginia, in Dead Book 329, at page 352, shall have one vote and shall share costs equally. A member of any household which is an easement user shall be empowered to file an action enjoining any person, corporation, partnership, or other entity, from using the easement because of non-contribution for improvements, maintenance and support when such has been properly decided and voted upon by a majority of the easement users. The Grantee hereby joins in this Deed for the purpose of binding the Limited Liability Company, its successors or assigns, to these covenants.

LESS AND EXCEPT 75.003 acres conveyed to Loyd O. Foley and wife by deed dated March 3, 1989 and recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia, in Deed Book 446, page 856.

LESS AND EXCEPT 21.733 acres conveyed to Leonard L. Hodges and wife by deed dated September 3, 1994 and recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia, in Deed Book 552, page 1566.

TOGETHER WITH the sewer and septic drainfield easements reserved in the above referenced deed recorded in the aforesaid Clerk's Office in Deed Book 552, page 1566.

NOTE: THE REMAINING PROPERTY IS NOW SHOWN AS 3.27 ACRES, MORE OR LESS, LOCATED ON THE WEST SIDE OF ROUTE 602 AND BEING THE REMAINDER OF PROPERTY CONVEYED IN DEED BOOK 382, PAGE 1463.

BEING a portion the same property conveyed unto Clifton N. Holmquist and Barbara A. Holmquist, husband and wife as tenants by the entireties with the right of survivorship as at common law, by deed from Lewis C. Nichols, et ux, by deed dated October 19, 1984, and recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia, in Deed Book 382, page 1463. The said Clifton N. Holmquist having since departed this life on April 19, 2014, thereby vesting the fee simple title in the survivor, Barbara A. Holmquist.

This Deed is made subject to all easements, restrictions, and conditions of record affecting the hereinabove-described property.

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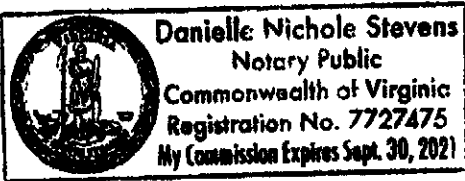
WITNESS the following signatures and seals:

Barbara Holmquist (SEAL)
BARBARA A. HOLMQUIST

STATE OF Virginia,

CITY/COUNTY OF Virginia Beach, TO-WIT:

The foregoing instrument was acknowledged before me on
August 02, 2018, by BARBARA A. HOLMQUIST.



Danielle Nichole Stevens
Notary Public

My commission expires: Sept. 30, 2021
Notary Registration Number: 7727475

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WILSON FAMILY PROPERTIES, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY

By: The James M. Wilson, Revocable
Trust Agreement dated May 12,
2017, as amended, Member

By: [Signature] (SEAL)
~~JAMES MARTIN WILSON~~
~~TRUSTEE (TITLE)~~

Philip G. Gardner
AG CO-TRUSTEE
OF JAMES MARTIN
WILSON TRUST

STATE OF VA,

~~CITY/COUNTY OF~~ Roanoke, TO-WIT:

The foregoing instrument was acknowledged before me on
August 3, 2018, by Philip G. Gardner Co AG ^{AG} ~~JAMES MARTIN WILSON~~, TRUSTEE ^(C)
OF THE JAMES M. WILSON, REVOCABLE TRUST AGREEMENT DATED MAY
12, 2017, AS AMENDED, MEMBER OF THE WILSON FAMILY PROPERTIES,
LLC, A VIRGINIA LIMITED LIABILITY COMPANY.

KATHI Z. ANDERSON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #225690
My Commission Expires _____

[Signature]
Notary Public

My commission expires: 9-30-18
Notary Registration Number:

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BK1111PG1095

WILSON FAMILY PROPERTIES, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY

By: The James M. Wilson, Revocable
Trust Agreement dated May 12,
2017, as amended, Member

By: *Kathryn Wilson Rowe* (SEAL)
KATHRYN WILSON ROWE
Co-TRUSTEE (TITLE)

STATE OF VA,

CITY/COUNTY OF Roanoke, TO-WIT:

The foregoing instrument was acknowledged before me on
August 3, 2018, by KATHRYN WILSON ROWE, TRUSTEE
OF THE JAMES M. WILSON, REVOCABLE TRUST AGREEMENT DATED MAY
12, 2017, AS AMENDED, MEMBER OF THE WILSON FAMILY PROPERTIES,
LLC, A VIRGINIA LIMITED LIABILITY COMPANY.

KATHI Z. ANDERSON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #225690
My Commission Expires _____

Kathi Z. Anderson
Notary Public

My commission expires: 9-30-18
Notary Registration Number:

INSTRUMENT 180004796
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY CIRCUIT ON
August 6, 2018 AT 11:53 AM
\$19.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$9.75 LOCAL: \$9.75
6 TERESA J. BROWN, CLERK
RECORDED BY: PEP

OPN LAW, PLC
ROANOKE, VA

{00145951-1 }