

160000487

Prepared by The Law Office of Steven R. Grant  
Bar Number 27178  
Tax ID: 174-1-42  
Title Insurance: Fidelity National Title  
Consideration: \$78,400  
Assessment: \$85,600

THIS DEED, made and entered into on this the 20th day of December, 2016,  
by and between, FERRIS BOOTH, JR., Grantor; and PLEASURE HILL FARMS,  
LLC, a Virginia Limited Liability Company, Grantee;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10) and other good  
and valuable consideration, cash in hand paid by the said Grantees unto the said  
Grantor, the receipt of which is hereby acknowledged, the said Grantor does hereby  
GRANT and CONVEY, with GENERAL WARRANTY AND ENGLISH  
COVENANTS OF TITLE as provided for in Section 55-70, et seq. of the Code of  
Virginia of 1950, as amended, unto the said, PLEASURE HILL FARMS, LLC, the  
following described real estate, to-wit;

All that certain lot or parcel of land, together with the buildings and  
improvements thereon and the appurtenances thereunto belonging, situate in Bedford  
County, Virginia containing 21.163 acres and being designated as Lot 1, and more  
particularly shown on a plat of survey entitled, "Subdivision of 21.163 acres from  
The Property of Stephen Edward (Deceased) & Cathlyn Ridgeway Booth, a copy of  
which is recorded in the Clerk's Office, Circuit Court, Bedford County, Virginia in  
Plat Book 39, Page 90.

Being the same property conveyed unto Ferris Booth, Jr. from Ferris Booth, Jr. and  
Michael W. Booth by deed of gift dated November 2010 and recorded in the  
aforementioned Clerk's Office, Circuit Court, Bedford County, Virginia as  
Instrument Number 100011182; and

All that certain tract or parcel of land, together with the easements and appurtenances  
thereunto belonging, situate and being in the Blue Ridge Magisterial District,  
Bedford County, Virginia, designated as Part and Parcel 3, containing 0.034 acre, as  
more particularly described on that certain plat of survey entitled, "Subdivision of  
9.137 Acres, Property of Ferris Beverly Booth, Jr. & Michael Wayne Booth, ..."

STEVEN R. GRANT  
ATTORNEY AT LAW  
P.O. BOX 381  
BEDFORD, VIRGINIA 24523  
BAR # 27178

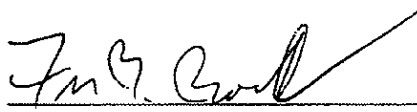
dated February 16, 2005, made by B.R. Shrader, Land Surveyor, a copy of which is recorded in the Clerk's Office, Circuit Court, Bedford County, Virginia in Plat Book 46, Page 332.

The parcel being conveyed herein is not being sold as a separate building lot but is to become part and parcel of that certain 21.163 acre parcel which the grantees acquired by that certain Deed dated March 27, 2000 and recorded in the aforesaid Clerk's Office as Instrument Number 000003470, creating a new 21.197 acre parcel.

Being the same property conveyed unto Ferris Booth Jr. from Ferris Beverly Booth, Jr. and Michael Wayne, by deed dated January 15, 2016 and recorded in the aforementioned Clerk's Office contemporaneously herewith.

The above conveyance is made expressly subject to any and all rights- of-way, easements, reservations and restrictions, whether the same be of record, apparent from an inspection of the premises or apparent from an inspection of the aforementioned plat.

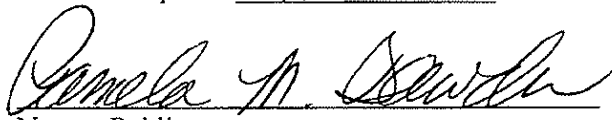
WITNESS THE FOLLOWING SIGNATURES AND SEALS:

  
\_\_\_\_\_(SEAL)  
FERRIS BOOTH, JR.

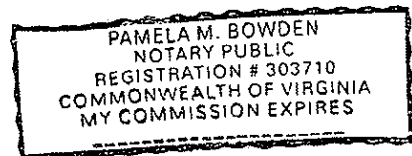
STATE OF Virginia  
CITY/COUNTY OF Bedford

The foregoing instrument was acknowledged before me on this the 20  
day of Jan, 2016, by FERRIS BOOTH, JR..

My commission expires: 10-31-17

  
\_\_\_\_\_  
Notary Public

STEVEN R. GRANT  
ATTORNEY AT LAW  
P.O. BOX 361  
BEDFORD, VIRGINIA 24523  
BAR # 27178



INSTRUMENT #160000487  
RECORDED IN THE CLERK'S OFFICE OF  
BEDFORD COUNTY ON  
JANUARY 20, 2016 AT 02:34PM  
\$86.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$43.00 LOCAL: \$43.00

CATHY C. HOGAN, CLERK  
RECORDED BY: SWO

RETURNED  
 MAILED

S. Grant-414.33