

000077
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:

1904763

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: \$97,500.00

TAX ASSESSED VALUE: \$235,200.00

TAX MAP NO.: 107-240

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

THIS DEED, made and entered into on December 16, 2019, by and between GINA MARIE FROST and EVERETT DARRELL FROST, JR., wife and husband (hereinafter "Grantors"), and CHAD M. HENRY and JENNIFER J. HENRY, husband and wife, or the survivor (hereinafter "Grantees").

Grantees' Address: 128 SANTILLANE FARM ROAD FINCASTLE VA 24090

- 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 Grantees to the Grantors, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, with General Warranty and English Covenants of Title, unto the Grantees, Chad M. Henry and Jennifer J.

OPN LAW, PLC
ROANOKE, VA

{00225397-1 ;

1

000078

Henry, husband and wife, as tenants by entireties with the right of survivorship as at common law, all of the following lot or parcel of land situated in the County of Botetourt, State of Virginia, and described as follows:

BEING all of that 45.8 acre tract shown as the southernmost of four tracts shown on a plat by G. O. Reed dated March 13, 1936, and recorded in Plat Book 2, at Page 29, in the Clerk's Office of the Circuit Court of Botetourt County, Virginia, and subsequently described by metes and bounds as follows:

"Beginning at a point in State Highway No. 114, corner to Kessler and Garber; thence with said Highway, N. 25° W. 23.1 poles to a point in said highway; thence continuing with said highway N. 7 ½° W. 2.24 poles to a point, corner to the 19.8 acres conveyed to James N. Starkey by Lucy P. Booth, unmarried, et al, by deed dated April 4, 1936, and recorded in the aforesaid Clerk's Office in Deed Book Y, at Page 191; thence with said 19.8 acres, S. 85° W. 187 1/2 poles to a point in the outside line on the mountain; thence S. 67° E. 167 poles to a stake; thence N. 26° E. 47 poles; thence N. 17 ¾° W. 32 poles; thence N. 71 ¾° E. 14.2 poles; thence S. 41 ¾° E. 26 poles to the place of Beginning."

LESS AND EXCEPT, HOWEVER, the following subsequent conveyances:

1. 0.48 acre tract conveyed to J. W. Kessler by deed dated July 14, 1936 and recorded in the said Clerk's Office in Deed Book Y, at Page 379, and therein described by metes and bounds as "Beginning at a stake in O. S. Garber's line and corner to said Kessler and with his line N. 41 ¾° W. 26 poles to a post on the bank of the spring branch, thence S. 89° E. 8.5 poles crossing the main branch to a point in said state highway, thence S. 25° E. 21.1 poles to the beginning"; and currently owned by Gospel Light

OPN LAW, PLC
ROANOKE, VA

000079

Baptist Church and listed in the land books as Tax Parcel 107 (A) 238;

2. 1.78 acre tract conveyed to Fred P. Najjum by deed dated June 27, 1952, and recorded in the said Clerk's Office in Deed Book 107, at Page 227; and
✓ currently owned by Najjum, LC, a Virginia limited liability company and listed in the land books as Tax Parcel 107 (A) 239;

3. 0.02 acre tract conveyed to the Commonwealth of Virginia by deed dated July 2, 1964, and recorded in
✓ the said Clerk's Office in Deed Book 165, at Page 237;

4. 2.0172 acre tract conveyed to Tammie Collins
✓ Kiser by deed recorded in the said Clerk's Office as Instrument No. 010008078.

BEING the same property conveyed to the Grantors
✓ herein from Gina Marie Frost by deed dated March 7, 2014, and recorded in the Clerk's Office of the Circuit Court for the County of Botetourt, Virginia, as Instrument No. 140000925. Reference is also made to deed from Kit B. Kiser to Gina Marie Frost dated November 1, 2001, recorded in the aforesaid Clerk's Office as Instrument No. 010008079.

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

Upon the death of Chad M. Henry or Jennifer J. Henry, the fee simple title shall belong to the survivor.

[THE REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

OPN LAW, PLC
ROANOKE, VA

000080

WITNESS the following signatures and seals:

Gina Marie Frost (SEAL)
GINA MARIE FROST

Everett Darrell Frost Jr (SEAL)
EVERETT DARRELL FROST, JR.

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

The foregoing instrument was acknowledged before me on
December 17th, 2019, by GINA MARIE FROST and EVERETT
DARRELL FROST, JR.

Heather Robertson Wyatt
Notary Public

My commission expires: 01/30/23
Notary Registration Number: 255279

HEATHER ROBERTSON WYATT
NOTARY PUBLIC
Commonwealth of Virginia
Registration No. 255279
My Commission Expires 01/30/23

OPN LAW, PLC
ROANOKE, VA

{00225397-1 }

INSTRUMENT 190004763
RECORDED IN THE CLERK'S OFFICE OF
BOTETOURT CIRCUIT COURT ON
DECEMBER 18, 2019 AT 02:48 PM
\$235.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
4 STATE: \$117.75 LOCAL: \$117.75
TOMMY L. MOORE, CLERK
RECORDED BY: SMB

L. Lewitt, DC