

210007760

RETURN TO AND
PREPARED BY:
Brent A. Shelton
217 Lynn Street
Danville, VA. 24541
VSB # 92518

Tax Pin: 2427-52-1770
Mail Tax Bill to: 19660 East Country Club Drive
Aventura, FL. 33180

This transaction is exempt from recordation taxation by Section 58.1-801 and 58.1-811D of the 1950 Virginia Code, as amended.

TITLE NOT EXAMINED BY THIS DRAFTSMAN. TITLE INSURANCE UNKNOWN TO THIS DRAFTSMAN.

THIS DEED OF GIFT made this 15th day of October, 2021, by and between **MANFRED M. STRAEHLE, and STACY L. JONES-STRAEHLE, divorced**, Grantors, and **MANFRED M. STRAEHLE, single**, Grantee,

WITNESSETH

AS A GIFT and not for consideration, Grantors do hereby give and grant, with general warranty and English covenants of title, unto Grantee, in fee simple absolute, all that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in PITTSYLVANIA COUNTY, VIRGINIA, and more particularly described as follows:

TAX PARCEL #2427-52-3770

BEGINNING at an old iron in the Southern margin of a 25 foot outlet road at the southeastern corner of the property herein conveyed, as shown on the hereinafter referred to map; thence leaving said outlet road South 88 degrees 58' West 105.78 feet to an old iron; thence North 31 degrees 24' East 274.38 feet to a new iron; thence South 09 degrees 06' West 235.37 feet to the point of beginning, being all of that certain triangular lot, containing 0.29 acre, more or less, shown as Lot C, 0.29 acre on plat recorded in Deed Book 543, at Page 246.

TOGETHER WITH the right of ingress and egress across the certain 25-foot outlet road as shown on the herein before mentioned plat, connecting the property herein conveyed with an outlet road which leads to State Route 691, also shown on the herein before mentioned plat and **BEING IN FACT**, the same property conveyed to Manfred M. Straehle and Stacy L. Jones-Straehle, by deed dated July 8, 2019 from Virginia Habitat For Humanity, LLC, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia as Instrument #19-03257, to which map and deed references is here made for a more particular description of the property herein conveyed.



WITNESS the following signatures and seals:



(SEAL)

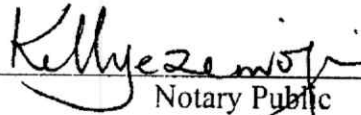
STACY L. JONES-STRAEHLE

STATE OF ~~VIRGINIA~~ *Maryland*

CITY/COUNTY OF *Prince Georges* to-wit:

The foregoing deed was acknowledged before me this *29th* day of

October, 2021, by STACY L. JONES-STRAEHLE.



Notary Public

KELLY K WOOD
NOTARY PUBLIC
Prince George's County, Maryland
My Commission Expires 7/14/2024



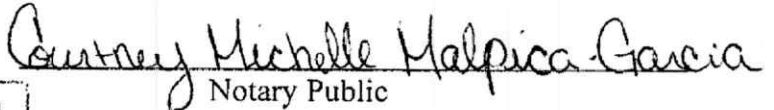
WITNESS the following signatures and seals:

 (SEAL)
MANFRED M. STRAEHLE

STATE OF VIRGINIA

CITY OF Danville to-wit:

The foregoing deed was acknowledged before me this 15 day of
October, 2021, by **MANFRED M. STRAEHLE**.

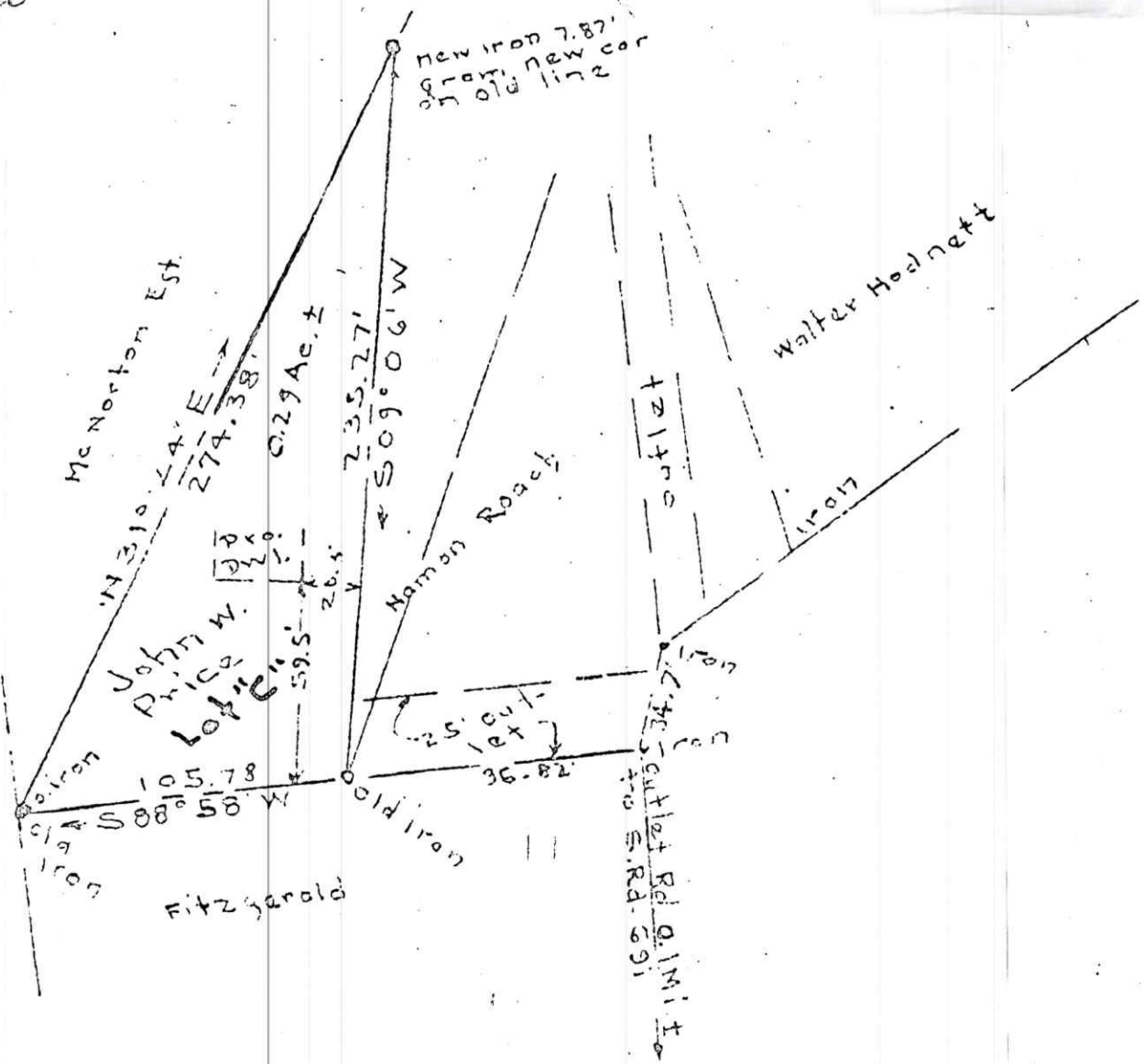

Notary Public

Courtney Michelle Malpica-Garcia
NOTARY PUBLIC
REG. # 7856122
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES April 30, 2023

INSTRUMENT 210007760
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY CIRCUIT ON
DECEMBER 14, 2021 AT 12:36 PM
MARK W. SCARCE, CLERK
RECORDED BY: SXA



246



Pittsylvania County, Virginia
 Chatham Magisterial District, about one
 mile N. E. of Chatham.

Survey of Lot "C" 0.29 Acre + to
 JOHN W. PRICE (Single)
 From
 NAMON HENRY ROACH, and
 BETTY JEAN ROACH (hub-wife).

Scale 1" 50' August 26, 1971
 Survey and Drawg. by C.D. Murray
 Cert., Surv., No. 596.

*John W. Price, Inc. 9-27-71
 P.O. Box 200
 Danville, Virginia*

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF PITTSYLVANIA,
 ON THE 27th DAY OF Sept 1971 AT 8:45 A M. THE FOREGOING survey map
 U. ON ITS CERTIFICATE OF ACKNOWLEDGMENT WAS ADMITTED TO RECORD TAX UNDER SECTION
 58.54 (a), (b), HAVING BEEN PAID IN THE AMOUNT OF \$ 1.50.
 ANDERSON & ANDERSON
 SUITE 600-MASONIC BUILDING
 DANVILLE, VIRGINIA 24541
 TESTE: L. W. Swanson, CLERK