

**VIRGINIA LAND RECORD COVER SHEET
FORM A – COVER SHEET CONTENT**

Instrument Date: 10/15/2019
Instrument Type: DBS
Number of Parcels: 1 Number of Pages: 3
☐ City ☒ County

ROANOKE

TAX EXEMPT? VIRGINIA/FEDERAL LAW
☐ Grantor: _____
☐ Grantee: _____
Consideration: \$40,850.00
Existing Debt: \$0.00
Actual Value/Assumed: \$62,800.00

PRIOR INSTRUMENT UNDER § 58.1-803(d):

Original Principal: \$0.00
Fair Market Value Increase: \$0.00

Original Book Number: _____ Original Page Number: _____ Original Instrument Number: _____

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%

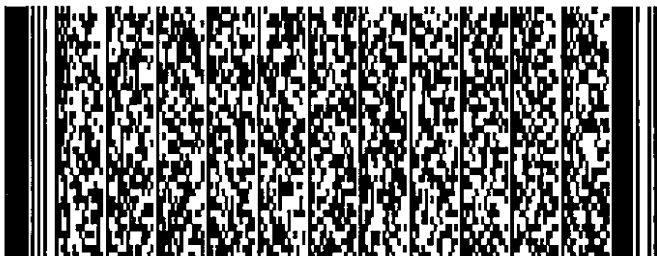
BUSINESS / NAME

1 ☐ Grantor: GASS, GUENTHER
☐ Grantor: _____
1 ☐ Grantee: ATKINSON, ANTHONY L.
2 ☐ Grantee: ATKINSON, SHARON R.

GRANTEE ADDRESS

Name: ANTHONY L. ATKINSON
Address: 2097 TRINITY ROAD
City: TROUTVILLE State: VA Zip Code: 24175
Book Number: _____ Page Number: _____ Instrument Number: _____
Parcel Identification Number (PIN): 084.00-01-09.07-0000 Tax Map Number: 084.00-01-09.07-0000
Short Property Description: _____

Current Property Address: 0 POOR MOUNTAIN ROAD
City: SALEM State: VA Zip Code: 24153
Instrument Prepared By: RICHARD D. SCOTT Recording Paid By: AMERICAN TITLE & SETTLEMENT
Recording Returned To: AMERICAN TITLE & SETTLEMENT AGENCY, LLC
Address: 3035 PETERS CREEK ROAD NW SUITE E
City: ROANOKE State: VA Zip Code: 24019



**VIRGINIA LAND RECORD COVER SHEET
FORM B – ADDITIONAL GRANTORS/GRANTEES**

000111

Instrument Date: 10/15/2019

Instrument Type: DBS

Number of Parcels: 1 Number of Pages: 3

☐ City ☒ County
ROANOKE

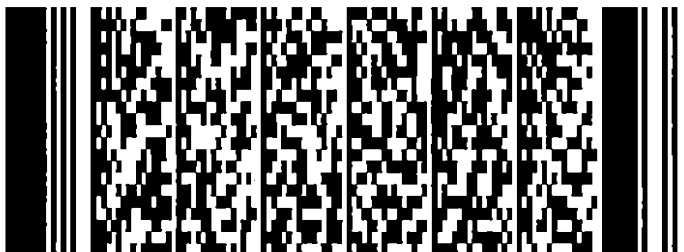
GRANTOR BUSINESS / NAME

[] Grantor: _____
[] Grantor: _____
[] Grantor: _____
[] Grantor: _____
[] Grantor: _____
[] Grantor: _____
[] Grantor: _____
[] Grantor: _____

(Area Above Reserved For Deed Stamp Only)

GRANTEE BUSINESS / NAME

3 [] Grantee: WAYNE, TIMOTHY A.
4 [] Grantee: WAYNE, MELANIE A.
[] Grantee: _____
[] Grantee: _____
[] Grantee: _____
[] Grantee: _____
[] Grantee: _____
[] Grantee: _____



000112

PREPARED BY: Richard D. Scott
TAX MAP NO.: 084.00-01-09.07-0000
UNDERWRITTEN BY: First American Title
VSB NO.: 44527
CONSIDERATION: \$40,850.00
ASSESSED VALUE: \$62,800.00

DELIVER TO: American Title & Settlement Agency
3035 Peters Creek Road, NW, Ste: E
Roanoke VA 24019
Client File #: 19-11723

THIS DEED, made and entered into on October 15, 2019, by and between GUENTHER GASS, hereinafter referred to as the Grantor, and ANTHONY L. ATKINSON and SHARON R. ATKINSON, husband and wife, and TIMOTHY A. WAYNE and MELANIE A. WAYNE, husband and wife, all as joint tenants, hereinafter referred to as the Grantees, whose mailing address is 2097 Trinity Road, Troutville, VA 24175.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND EIGHT HUNDRED FIFTY DOLLARS AND 00/100 (\$40,850.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby Bargain, Sell, Grant and Convey, with General Warranty of Title and English Covenants of Title, unto the Grantees, as joint tenants with the right of survivorship as at common law, all of that certain real property lying and being in the Cave Spring Magisterial District, County of Roanoke, State of Virginia, and more particularly described as follows:


SEE ATTACHED SCHEDULE "A"

000113

This conveyance is made expressly subject to all restrictions, covenants and easements now of record on said property as the same may lawfully apply.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance.

WITNESS the following signatures and seals:


_____(SEAL)
GUENTHER GASS

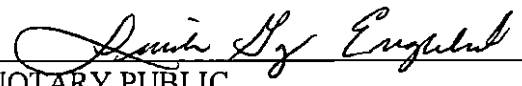
STATE OF VA,

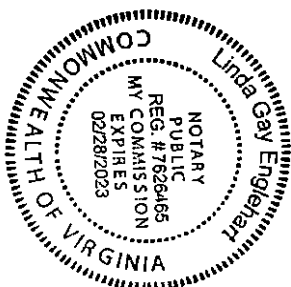
CITY/COUNTY OF Roanoke, to-wit:

The foregoing instrument was acknowledged before me on Oct. 15, 2019, by Guenther Gass, who is known to me/provided satisfactory proof of identification to me.

My commission expires: 2/28/2023

Notary No.: 7626465


NOTARY PUBLIC



SCHEDULE "A"

ALL that certain tract or parcel of ground together with all and singular the buildings and improvements thereon and privileges and appurtenances thereunto belonging, situate, lying and being in Cave Springs Magisterial District, Roanoke County, Virginia, designated as Tract 4, and more particularly described in a plat of survey of the "Boundary Survey for Burruss Timber Associates", in Cave Springs Magisterial District, and prepared by William S. Callahan, C.L.S., said plat dated October 18, 1988 and recorded in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Deed Book 1334, at page 391, said Tract 4 containing 43.14 acres; and

TOGETHER WITH a non-exclusive easement of ingress and egress along that certain 50 foot right-of-way known as the APCO Road to and from Virginia State Rout 612 and as shown on the aforesaid plat; and

BEING the same property conveyed to Guenther Gass from Patten Corporation South Atlantic, trading as Atlantic Timber Company, by Deed dated December 10, 1990, recorded February 11, 1991, in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia, in Deed Book 1337, Page 452.