

2021 JUN -8 PM 2:59

210005374

Consideration \$90,000.00 BK 1164 PG 1095 Document Prepared By:
Tax map/parcel #8.-74 (portion) C. Holland Perdue III
Grantee Address: VSB #81509
3346 Naff Road Raine & Perdue, PLC
Boones Mill, VA 24065 245 South Main Street
Rocky Mount, VA 24151
Return TO:
Raine & Perdue, PLC

THIS DEED, made and entered into this the 1st day
of June, 2021, by and between RICKY THOMAS WRAY, TRUSTEE OF
THE RICKY THOMAS WRAY TRUST DATED MAY 25, 2004, Grantor, and
GREGORY A. MILLS, Grantee.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN
(\$10.00) DOLLARS, cash in hand paid, and for other good and
valuable consideration, the receipt and sufficiency of which
is hereby acknowledged/agreed, the said, RICKY THOMAS WRAY,
TRUSTEE OF THE RICKY THOMAS WRAY TRUST DATED MAY 25, 2004,
do hereby bargain, sell, deed, grant and convey with General
Warranty and English Covenants of Title, unto GREGORY A.
MILLS, Grantee, all that certain tract or parcel of land
situate, lying and being in the Boone Magisterial District,
Franklin County, Virginia, being more particularly shown and
described as NEW TRACT A-1, CONTAINING 23.5171 ACRES according
to plat of survey prepared by Lumsden Associates, P.C., Larry

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EMILY A. OLIVER
ATTORNEY AT LAW
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VIRGINIA 24151

Thomas Ogle, Jr., Land Surveyor, dated May 28, 2021, which plat of survey is recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 1164, at Page 1094, with this reference being made for a more complete and particular description of the subject property and as a means of incorporation by this reference thereto.

TOGETHER WITH AND SUBJECT UNTO a non-exclusive easement 40 feet in width from State Secondary Route 613, over and along the existing road as conveyed to Michael Wayne Wray by Deed of Easement dated May 8, 1979, recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 383, at Page 1250.

TOGETHER WITH AND SUBJECT UNTO a non-exclusive right of way easement which right of way leads from State Route 613, as more particularly described in Deed dated June 15, 1965, recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 221, at Page 197. (As shown on the aforesaid Ogle survey as "Day Break Lane").

ALSO TOGETHER WITH a non-exclusive right of way and easement, for ingress and egress, over the area shown and described on the aforesaid Ogle survey as "New Non-Exclusive ingress easement serving New Tract A (see inset)", which

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reference to said Ogle survey is hereto made for a more complete and particular description of the easement area. Said rights of way and easements to be deemed a covenant appurtenant unto and running with and for the benefit of the subject property.

AND BEING a portion of the same property acquired by Rickey Thomas Wray, Trustee of the Rickey Thomas Wray Trust Dated May 25, 2021 by Deed dated June 13, 2014, which is of record in the Clerk's Office of the Circuit Court, Franklin County, Virginia, in Deed 1049, at Page 879. Also, see Vacation Order recorded in Deed Book 1092, at Page 1217.

This conveyance is granted and made together with and subject unto all rights, easements, reservations, restrictions and benefits affecting the subject property.

TO HAVE AND TO HOLD unto the said GREGORY A. MILLS, his heirs and assigns forever.

[SEE FOLLOWING PAGE FOR SIGNATURE]

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Witness the following signature and seal

RICKEY THOMAS WRAY TRUST DATED
MAY 25, 2004

Rickey Thomas Wray Trust (SEAL)
RICKEY THOMAS WRAY, TRUSTEE

STATE OF Virginia AT LARGE

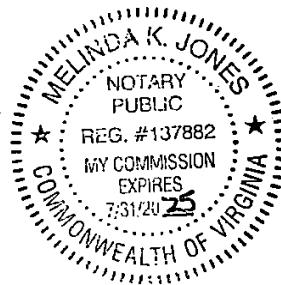
CITY/COUNTY OF Franklin, to-wit:

The foregoing Deed was signed and acknowledged
before me this the 8th day of June, 2021, by RICKEY THOMAS
WRAY, TRUSTEE OF THE RICKEY THOMAS WRAY TRUST DATED MAY 25,
2004.

My commission expires: 7/31/25

Melinda K. Jones
NOTARY PUBLIC

NOTARY ID # 137882



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EMILY A. OLIVER
ATTORNEY AT LAW
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VIRGINIA 24151

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INSTRUMENT 210005374
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY CIRCUIT ON
JUNE 8, 2021 AT 02:59 PM
\$90.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$45.00 LOCAL: \$45.00
TERESA J. BROWN, CLERK
RECORDED BY: JFL