

160000370

TAX ASSESSMENT: \$83,300.00
TAX MAP NO. 190 A 5 T
CONSIDERATION: \$55,000.00

THIS DEED, made and entered into on this the 12TH day of January, 2016, by and between **ANTHONY E. WADDELL**, Grantor; and **517 BLUE RIDGE AVENUE, LLC**, Grantee;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor does hereby GRANT and CONVEY, with covenants of 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 **517 BLUE RIDGE AVENUE, LLC**, Grantee, the following described real estate, to wit:

All that certain lot or parcel of land, together with the buildings and improvements thereon and the privileges and appurtenances thereunto belonging, situate in the Town (formerly City) of Bedford, Virginia, designated as Lot 4A, containing 3.355 acres, according to a Plat of Survey entitled: "Plat Showing Division of Property Owned By: Piedmont Enterprises, LLC...", dated December 21, 1998, made by Donnie W. Slusher, Land Surveyor, said Plat being of record in the Clerk's Office of the Circuit Court of Bedford County, Virginia, in Plat Book 37, at Page 360; and

BEING the same real property which was granted and conveyed unto Anthony E. Waddell from Piedmont Enterprises LGBO, LLC (formerly known as Piedmont Enterprises, LLC), by a certain Deed dated 9 November 2012, of record in the aforesaid Clerk's Office as Instrument Number 120012197.

This conveyance and the warranty and covenants herein are made expressly subject to the existence of any reservations, restrictions, easements or rights of way which are of record in the chain of title, whether the same be of record, apparent from an inspection of the premises, or apparent from an inspection of any plat(s).

WITNESS THE FOLLOWING SIGNATURE AND SEAL:

(SEAL)

ANTHONY E. WADDELL

STATE OF ~~VIRGINIA~~ NORTH CAROLINA

TOWN/CITY/COUNTY OF ~~BEDFORD~~, to-wit: MAGGIE VALLEY

The foregoing instrument was acknowledged before me by ANTHONY E. WADDELL, on this the 12th day of January, 2016.

My Commission expires: July 10, 2018

(SEAL) ASHLI AUMEN
Notary Public, North Carolina
Haywood County
My Commission Expires
July 10, 2018

Ashli Aumen
NOTARY PUBLIC

INSTRUMENT #160000370
RECORDED IN THE CLERK'S OFFICE OF
BEDFORD COUNTY ON
JANUARY 19, 2016 AT 08:35AM
\$83.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$41.75 LOCAL: \$41.75

CATHY C. HOGAN, CLERK
RECORDED BY: CMH

RETURNED
 MAILED

T. Henry Clarke
\$ 404.17

Prepared by:
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