

Prepared by The Law Office of Steven R. Grant
Bar Number 27178
Tax ID: 148 A 32
Title Insurance: Fidelity National Title
Consideration: \$125,000

Assessment: \$144,100

THIS DEED; made and entered into on this the 19 day of December, 2016,
by and between, JOHN D. HILLSMAN, JR. and NANCY LEE HILLSMAN
BURGESS, Grantors; and KRW, LLC, A Virginia Limited Liability Company,
Grantee;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10) and other good
and valuable consideration, cash in hand paid by the said Grantee unto the said
Grantors, the receipt of which is hereby acknowledged, the said Grantors do hereby
GRANT and CONVEY, with 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, KRW, LLC, the following described
real estate, to-wit;

All that certain lot or parcel of land belonging, together with the buildings and
improvements thereon and the appurtenances thereunto belonging, situate in Center
Magisterial District, Bedford County, Virginia, containing 22.461 acres, as more
particularly shown on a plat of survey entitled "Plat Showing RE-Survey of Being
Conveyed By: June E. Hillsman Estate.....,"made by Slusher Surveying, dated
December 14, 2016, a copy of which is attached hereto and made a part hereof.

Being the same property conveyed unto Winnie Wray Kinzer by deed dated
December 2, 1948 and recorded in the Clerk's Office, Circuit Court, Bedford County,
Virginia in Deed Book 224, Page 569.

That the said Winnie Wray Kinzer died and under here Last Will and Testament (as Item 3) dated November 26, 1976 probated in Fairfax County, Virginia with a copy recorded in the Clerk's Office, Circuit Court, Bedford County, Virginia on December 15, 1976 in Will Book 130, Page 566, the herein described property was devised to June E. Hillsman for life with remainder to her children, Barry Wayne Hillsman, John D. Hillsman, Jr, and Nancy Lee Hillsman (now Burgess). That the said June E. Hillsman died on or about September 1, 1990 per List of Heirs of record in the aforementioned Clerk's Office in Will Book 147, Page 434, having been predeceased by her son, Barry Wayne Hillsman, per list of heirs of record in the aforementioned Clerk's Office in Will Book 137, Page 550, leaving John D. Hillsman, Jr and Nancy Lee Hillsman Burgess as the law heirs.

The above conveyance is made expressly subject to any and all rights- of-way, easements, reservations and restrictions, whether the same be of record, apparent from an inspection of the premises or apparent from an inspection of the aforementioned plat.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

 (SEAL)
JOHN D. HILLSMAN, JR

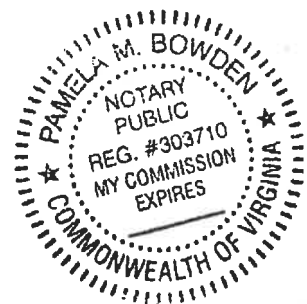
STATE OF VIRGINIA

CITY/COUNTY OF BEDFORD

The foregoing instrument was acknowledged before me on this the 19
day of Dec, 2016, by JOHN D. HILLSMAN, JR.

My commission expires: 10-31-17


Notary Public



Nancy Lee Hillsman Burgess (SEAL)
NANCY LEE HILLSMAN BURGESS

STATE OF VIRGINIA

CITY/COUNTY OF BEDFORD

The foregoing instrument was acknowledged before me on this the 19
day of Dec., 2016, by NANCY LEE HILLSMAN BURGESS.

My commission expires: 10-31-17

Pamela M Bowden
Notary Public

Plat & Survey-Plat Bk 58 pg 283



RETURNED
 MAILED

Steve Grant

687.83

INSTRUMENT #160012142
RECORDED BEDFORD CO CIRCUIT COURT CLERK'S OFFICE
Dec 20, 2016 AT 02:46 pm
CATHY C. HOGAN, CLERK by CMM
\$144.50 GRANTOR TAX WAS PAID
AS REQUIRED BY SEC 58.102 OF THE VA. CODE
STATE: \$72.25 LOCAL: \$72.25

STEVEN R. GRANT
ATTORNEY AT LAW
P.O. BOX 361
BEDFORD, VIRGINIA 24523
BAR # 27178