

080013541

Return to: **\$425,000.00**
Prepared By: Radford & Wandrei, P.C.
P. O. Box 1008
Bedford, VA 24523

Return to: Colonial Title
Grantees Address: P.O. Box 107
Fincastle, Va 24090

Tax Map # 210-A-11B (portion of) Title ins- First American

THIS DEED, made this the 9th day of October, 2008, by and between **NBI DEVELOPMENT, L.L.C.**, a Virginia limited liability company, party of the first part, Grantor; and **The BANK OF FINCASTLE**, party of the second part, Grantee.

* W I T N E S S E T H *

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, said party of the first part does hereby GRANT and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS of title as provided by Section 55-70 of the Code of Virginia of 1950 as amended, unto the party of the second part, all of the hereinafter described real property located in Bedford County, Virginia, and being more particularly described as follows, to-wit:

Being all that certain lot or parcel of land, lying and being in Lakes District, Bedford County, Virginia, designated as "Residue (Future Lot 15A & Lot 15B) 1.195 Ac." as more particularly shown on a plat entitled "PLAT SHOWING DIVISION FOR TOWN CENTER, DOWNTOWN MONETA EAST, LAKES MAGISTERIAL DISTRICT, BEDFORD COUNTY, VIRGINIA", made by J.A. Michael Nichols, Land Surveyor, dated June 15, 2006, revised December 18, 2006, a copy of which is recorded in the aforesaid Clerk's Office in Plat Book 48, at pages 293 through 295.

Prepared by Robert T. Wandrei
VSB # 07589
RADFORD & WANDREI, P.C.
ATTORNEYS AT LAW
BEDFORD, VIRGINIA

TOGETHER WITH rights in and to the private roads and common areas of Downtown Moneta East.

Being a portion of the property granted and conveyed to the party of the first part by John G. Rocovich, Jr., Trustee, by deed dated March 29, 2004, and recorded in the aforesaid Clerk's Office as Instrument Number 040004675.

The aforesaid property is granted and conveyed subject to such easements and conditions as may be of record or apparent from an inspection of the premises and more particularly to the declaration of covenants and restrictions recorded in the aforesaid Clerk's Office as Instrument Number 070002930.

WITNESS the following signatures and seals:

NBI DEVELOPMENT, L.L.C.

By: Michelle R. Aznavourian (SEAL)

Its: Member manager

STATE OF VIRGINIA

CITY/COUNTY OF BEDFORD

The foregoing instrument was acknowledged before me this the 21st day of October, 2008, by NBI DEVELOPMENT, L.L.C., a Virginia limited liability company by Michelle R. Aznavourian its member/manager.

Lois S. Stevens
Notary Public

My commission expires June 30, 2009.

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BEDFORD, VIRGINIA



THE BANK OF FINCASTLE

By: John F. Kilby (SEAL)

Its: President

STATE OF VIRGINIA

CITY/COUNTY OF Botetourt
~~BEDFORD~~

The foregoing instrument was acknowledged before me this the
27 day of October, 2008, by John F. Kilby,
president of THE BANK OF FINCASTLE.

Deborah J. Aaron
Notary Public

My commission expires 9-30-2012.



moneta/bakoffincastle

INSTRUMENT #080013541
RECORDED IN THE CLERK'S OFFICE OF
BEDFORD COUNTY ON
OCTOBER 27, 2008 AT 12:12PM
\$425.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$212.50 LOCAL: \$212.50

CATHY C. HOGAN, CLERK
RECORDED BY: SWO

Prepared by Robert T. Wandrei
VSB # 07589
RADFORD & WANDREI, P.C.
ATTORNEYS AT LAW
BEDFORD, VIRGINIA

RETURNED 10/14/07
 MAILED Colonial Title