

FILED Apr 30, 2018 AT 01:51 pm
INSTRUMENT # 180003827
TOTAL PAGES 0004
CMM

Consideration: \$189,950.00
Assessed Value: \$204,000.00
Tax Map No:
Grantee Address:

Prepared By:
David B. Bullington, Esq.
VSB # 28074
The Bullington Law Firm, PC
Return To:
Settlement Services
20580 Timberlake Road
P.O. Box 4461
Lynchburg, VA 24502

Title Insurance: Old Republic National Title Insurance Company

This Deed, made and entered into this 24th day of April, 2018, by and between **KATHERINE ELIZABETH KISH** and **DAVID CHARLES KISH**, **DÉVISEES AND CO-EXECUTORS UNDER THE WILL OF GEORGE BELA KISH**, also known as **GEORGE B. KISH**, deceased (“Grantors”) and **MICHAEL D. MCDONALD** and **DAVID J. YOZVIAK** (“Grantees”).

-Witnesseth-

WHEREAS, the hereinafter described real property is the same property conveyed to George B. Kish, also known as George Bela Kish, and Elizabeth M. Kish, husband and wife, as tenants by the entireties with the right of survivorship, by deed dated March 26, 2003, of record in the Clerk’s Office of the Circuit Court of the County of Bedford, Virginia, as Instrument Number 030005974; and

WHEREAS, the said Elizabeth M. Kish died on September 14, 2008, thereby vesting fee simple title to the hereinafter described real property in George B. Kish as survivor; and

WHEREAS, the said George B. Kish died testate on February 9, 2016, seized and possessed of the hereinafter described real property, and by the terms of his Will, of record in the aforesaid Clerk’s Office in Will Instrument Number 160000075, he nominated Katherine Elizabeth Kish to be his Executor and nominated David Charles Kish as his Alternate Executor; and

WHEREAS, the said Katherine Elizabeth Kish and David Charles Kish requested permission to qualify as Co-Executors, and such permission was granted as evidenced by Certificate of record in the aforesaid Clerk’s Office in Will Instrument Number 160000075.

RETURN TO:
HUGH J. M. JONES, III
20580 TIMBERLAKE RD.
LYNCHBURG, VA 24502

518077

Now therefore and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the Grantees unto the Grantors, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby bargain, sell, grant and convey, with General Warranty and English Covenants of Title unto the Grantees, as joint tenants with the right of survivorship, all that certain lot or parcel of land, lying and being in the **County of Bedford, Commonwealth of Virginia**, and being more particularly described as follows, to-wit:

Lot 12, as more particularly shown on that certain plat entitled, "Plat Showing Harvey Creek Acres Owner: Helen L. and Lilbert H. Bramlett," made by Donnie W. Slusher, Land Surveyor, dated July 10, 1997, revised May 7, 1998, a copy of which is recorded in the Office of the Clerk, Circuit Court, Bedford County, Virginia, in Plat Book 36, at page 258.

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 restrictions recorded in the aforesaid Clerk's Office as Instrument Number 980009558.

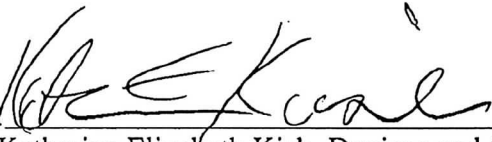
TOGETHER WITH the right of ingress and egress over and across the "New 50' joint use driveway" and the 50' private road shown as Bramlett Road on the aforesaid plat. The Grantees herein by their acceptance of this Deed agree to share in the maintenance of said joint use driveway and 50' private road.


This Deed is made subject to all easements, reservations, restrictions, and conditions of record affecting the hereinabove described property.

The attorney preparing this Deed has not examined or certified title and has been engaged solely to prepare this instrument based on information provided by the settlement agent.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Witness the following signatures and seals.

By:  {SEAL}
Katherine Elizabeth Kish, Devisee and Co-
Executor under the Will of George Bela Kish,
also known as George B. Kish

By:  {SEAL}
David Charles Kish, Devisee and Co-Executor
under the Will of George Bela Kish, also known
as George B. Kish

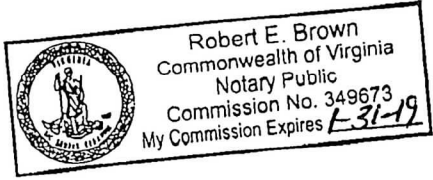
State of Virginia }
County of Roanoke } ss

The foregoing instrument was acknowledged before me on 4-24-2018
by Katherine Elizabeth Kish and David Charles Kish, Devisees and Co-Executors under the Will
of George Bela Kish, also known as George B. Kish.



Notary Public

My Commission Expires: 01-31-2019



AFFIDAVIT

This day, Hugh J. M. Jones, III, appeared before me and stated under oath as follows:

1. The property description is: 1068 Anna Lane, Moneta, Virginia 24121
Harvey Creek Acres, Lot 12. Tax ID # 179-14-12 U R P 17904911
2. The assessed value of the property is \$ 204,000.⁰⁰
3. The sale price is \$ 189,950.⁰⁰
4. This is an arms length transaction between a willing buyer and a willing seller.

The price of \$ 189,950.⁰⁰ has been agreed upon as the fair market value.

[Signature]
HUGH J. M. JONES, III

Subscribed and sworn to before me this 25th day of April, 2018.

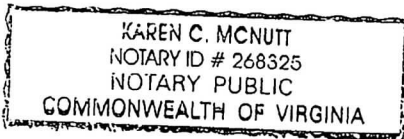
My commission expires: 9/30/2018

Karen C Ward Commissioner

Karen C McNutt
Notary Public

268325
Notary Registration Number

(SEAL)



RETURNED
 MAILED

Settlement Services
\$ 866.33

INSTRUMENT # 180003827
RECORDED BEDFORD CO CIRCUIT COURT CLERK'S OFFICE
Apr 30, 2018 AT 01:51 pm
CATHY C. HOGAN, CLERK by CMM
\$190.00 GRANTOR TAX WAS PAID
AS REQUIRED BY SEC 58.102 OF THE VA. CODE
STATE: \$95.00 LOCAL: \$95.00