

PREPARED BY: KEPLEY BIGGS, PLC
 JAMES D. KEPLEY, JR. (VSB #30603)
 2211 PUMP ROAD
 RICHMOND, VA 23233

RETURN TO:

TAX MAP NO.: 27B 4 4P
CONSIDERATION:
ASSESSED VALUE: \$45,000

GRANTEE'S ADDRESS:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of March 22, 2023, by and between BLUE RIDGE BANK, N.A. ("Grantor"), and NAME OF PURCHASER, a Virginia [type of entity] ("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 which is hereby acknowledged, Grantor does hereby grant and convey, with Special Warranty of Title, unto Grantee, the following described property located in the County of Lancaster, Virginia (the "Property"):

SEE EXHIBIT 1 ATTACHED HERETO

This conveyance is made subject to easements, conditions, covenants, reservations, agreements, and restrictions of record insofar as they may lawfully affect the Property or any part thereof.

WITNESS the following signature:

GRANTOR:

BLUE RIDGE BANK, N.A.

By _____
Dean Crouch
Its Senior Vice President

COMMONWEALTH OF VIRGINIA
COUNTY OF CHESTERFIELD, to wit:

I, _____, a Notary Public of the jurisdiction aforesaid, do certify that DEAN CROUCH, in his capacity as Senior Vice President of BLUE RIDGE BANK, N.A., has signed the forgoing Special Warranty Deed as the act of the bank, and has acknowledged the same before me in my jurisdiction aforesaid. Given under my hand this ____ of _____, 2023.

Notary Public

[SEAL]

EXHIBIT 1

Property Description

TAX MAP NO. 27B-4-4P

ALL that certain lot or parcel of land, together with all improvements thereon, situate, lying and being in Christ Church Magisterial District, Lancaster County, Virginia, containing approximately 0.85 of an acre, be the same however, ever so much more or less, this conveyance to be made in gross and not by the acre, and being more particularly shown and described as Lot 2C of The Highlands Subdivision on a certain plat of survey entitled, "The Highlands at The Tides Lodge", made by Tomlin & Keyser, P.C., C. L. S., dated May 16, 1990, a copy of which plat of survey is recorded in the Clerk's Office of the Circuit Court of Lancaster County, Virginia, in Plat Book 2 at Pages 29, 30 and 31, by this reference is expressly made a part hereof for a further and more accurate description of the real estate herein conveyed.

BEING the said real estate conveyed to Blue Ridge Bank, N.A., by Deed in Lieu of Foreclosure dated January 31, 2023, from Matson C. Terry, II, Trustee of The Arthur's Cove Land Trust, and recorded in the Clerk's Office of the Circuit Court of the County of Lancaster, Virginia, on March 7, 2023, as Instrument No. 230000388.