

#340

CLR200000340

Deed Prepared By:

Robert E. Hawthorne, VSB #12154
Hawthorne & Hawthorne, P. C.
P. O. Box 269
191 King Street
Keysville, Virginia 23947
434-736-8451

Real Property ID Map Number:
Tax Map #'s: 35A11-2-3A-3A;
35A11-2-3A-7
Title Insurance Underwriter:
Fidelity National Title
Consideration: \$190,000.00
Assessment: \$178,600.00

THIS DEED, made this 17th day of March, 2020, by and between PAUL EDWIN SPRINGER and SUSAN MAE SPRINGER, husband and wife, Grantors; and FULLERTON PROPERTIES, INC., a Virginia corporation, 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 valuable consideration, the receipt of which is hereby acknowledged, Grantors do hereby grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said Fullerton Properties, Inc., a Virginia corporation, Grantee, the following described real estate, to-wit:

TRACT I:

All of those certain lots or parcels of land situate, lying and being within the corporate limits of the Town of Kenbridge, Lunenburg County, Virginia, known and designated as Lt No. 5, in Block 3-A, and the western twenty-five (25) feet of Lot No. 3, in Block 3-A, according to the Official Map of said Town, as drawn by A. D. Kaylor and approved by the Council of said Town in June, 1914, which map is of record in the Clerk's Office of said County, and to which map reference is hereby made for a more particular description.

TRACT II:

Return

1. All of that certain lot or parcel of land, situate, lying and being within the corporate limits of the Town of Kenbridge, Lunenburg County, Virginia, known and designated as Lot No. 7 in Block 3-A, according to the Official Map of said town as drawn by A. D. Kaylor and approved by the Council of said town in June, 1914, which map is recorded in the Clerk's Office of Lunenburg County, Virginia, and to which map reference is hereby made for a more particular description.

2. All of that certain lot or parcel of land, situate, lying and being within the corporate limits of the Town of Kenbridge, Lunenburg County, Virginia, being the eastern thirty (30) feet of Lot No. 9 in Block 3-A, according to the Official Map of said Town, and bounded as follows: Beginning at the northwest corner of Lot No. 7, thence in a westerly direction along the southern edge of Fifth Avenue thirty feet; thence in a southerly direction on a line parallel with the eastern boundary line of Lot No. 11, two hundred and fifty (250) feet to an alley; thence in an easterly direction along said alley thirty (30) feet to the southwest corner of Lot No. 7; thence in a northerly direction along the western boundary line of Lot No. 7 two hundred and fifty (250) feet to the point of beginning.

Being the same property conveyed unto Paul Edwin Springer and Susan Mae Springer, by deed from Jerry H. Wingfield and Marilee C. Wingfield dated June 23, 2015 and of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Deed Book 382 at page 471.

This conveyance is expressly made subject to all unexpired conditions, restrictions, reservations and easements of record to the extent that they may lawfully apply to the property hereby conveyed.

WITNESS the following signatures and seals:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of STANISLAUS)

On MARCH 18, 2020 before me, SUZETTE J. GRAM, NOTARY PUBLIC,
Date Here Insert Name and Title of the Officer

personally appeared PAUL EDWIN SPRINGER AND SUSAN MAE SPRINGER
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/shé/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Suzette J. Gram
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: DEED OF TRUST Document Date: MARCH 17, 2020
Number of Pages: THREE Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: PAUL EDWIN SPRINGER
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: SUSAN MAE SPRINGER
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Paul Edwin Springer (SEAL)
Paul Edwin Springer

Susan Mae Springer (SEAL)
Susan Mae Springer

STATE OF _____

COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me on the _____ day of March, 2020 by Paul Edwin Springer and Susan Mae Springer, husband and wife.

My commission expires _____.

PLEASE SEE CALIFORNIA
ALL-PURPOSE ACKNOWLEDGMENT

Notary Public

Grantee's Address:

P O Box 785
Kenbridge, VA 23944

INSTRUMENT 200000340
RECORDED IN THE CLERK'S OFFICE OF
LUNENBURG CIRCUIT COURT ON
MARCH 24, 2020 AT 09:00 AM
\$190.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
Page 3 of 3 STATE: \$95.00 LOCAL: \$95.00
GORDON F. ERBY, CLERK
RECORDED BY: MAS