

# 308

CLR200000300

Sales Consideration: \$7,514.12  
Assessed Value: \$5,200.00  
Tax Map Number: 035A6 040K 9B  
Title Insurance: None

THIS DEED, made this 9<sup>th</sup> day of March, 2020, by and between **JAMES W. ELLIOTT**, Special Commissioner, on behalf of **HILDA C. BLANKENSHIP, TIMOTHY RAY MORRIS** and **DWIGHT LEE MORRIS**, parties of the first part, "Grantors" and **MAPLE GROVE, LLC**, a Virginia limited liability company, party of the second part, "Grantee", whose address is 112 Tarleton Lane, Kenbridge, VA 23944.

WITNESSETH, that whereas, it was Ordered and Decreed by the Circuit Court for the County of Lunenburg, Virginia, in the pending Civil case of "The County of Lunenburg, Virginia, Plaintiff vs. Hilda C. Blankenship, et als, Defendants", that the said James W. Elliott be, and was, appointed Special Commissioner to sell subject to confirmation by the Court, all that piece or parcel of land described as follows:

All that certain lot, piece or parcel of land lying and being in the Town of Kenbridge, Lunenburg County, Virginia, at the northeast intersection of Shade Street and Park Avenue, fronting 102 ft. on Park Avenue and 119 ft. on Shade Street, being part of Lot No. 9, in Block K, as shown on the map of the Town of Kenbridge, recorded in Map Book 2, page 94 and designated as Tax Map Number 035A6 040K 9B and Account Number 5480.

LESS AND EXCEPT a conveyance to the Commonwealth of Virginia recorded in Deed Book 211, page 279.

Together with all and singular the buildings and improvements thereon, rights and privileges, tenements, hereditaments, easements and appurtenances unto the said land belonging or in anywise appertaining.

Subject, however, to all restrictions, easements and rights-of-way and other conditions of record.

Return to: Maple Grove, LLC  
112 Tarleton Lane  
Kenbridge, VA 23944

JAMES W. ELLIOTT  
ATTORNEY AT LAW  
POST OFFICE BOX 1410  
YORKTOWN, VA 23692

VSB#016017

Return  
Hawthorne

And being the same property conveyed to Hilda C. Blankenship, by deed from Lizzie Stokes Crenshaw, dated the 22<sup>nd</sup> day of February, 2002 and recorded in the Clerk's Office of the Circuit Court for the County of Lunenburg, Virginia, in Deed Book 270 at page 313.

Hilda C. Blankenship died intestate on June 16, 2014 as evidenced by her obituary listing her heirs as Timothy Ray Morris and Dwight Lee Morris.

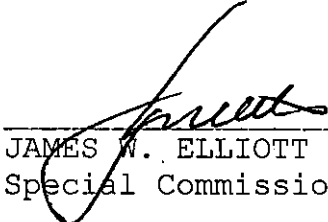
WHEREAS, the said James W. Elliott, Special Commissioner, in pursuance of said Decree, did offer for sale at public auction the piece and parcel of land aforesaid mentioned and described after having first advertised the time, place and terms of sale as specified by the Court, at which sale Maple Grove, LLC, was the highest bidder for the sum of \$7,514.12 and said bidder deposited to the credit of the Special Commissioner, the sum of \$7,514.12 being the full purchase price, and

WHEREAS, the said sale was confirmed by the Court on the 18<sup>th</sup> day of February, 2020, and the Special Commissioner was directed to make, execute and deliver to the said purchaser a deed with covenants of Special Warranty to the property aforesaid, and

WHEREAS, in pursuance of statutes made and provided in such cases, the names of the parties on whose behalf this conveyance is made are here set out, to-wit: **HILDA C. BLANKENSHIP, TIMOTHY RAY MORRIS and DWIGHT LEE MORRIS.**

NOW, THEREFORE, in consideration of the premises and the sum of \$7,514.12, deposited as aforesaid, the said James W. Elliott, Special Commissioner, in order to carry into effect the said sale in pursuance to said Decree, doth give, grant, bargain, sell and convey unto Maple Grove, LLC, with covenants of Special Warranty, the hereinabove described piece and parcel of land with its appurtenances.

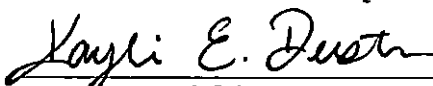
WITNESS the following signature and seal

  
\_\_\_\_\_  
JAMES W. ELLIOTT (seal)  
Special Commissioner

STATE OF VIRGINIA  
COUNTY OF YORK, to-wit:

I, Kaylie E. Reister, a Notary Public in and for the County and State aforesaid, whose commission expires on the 31<sup>st</sup> day of July, 2024, do hereby certify that James W. Elliott, Special Commissioner, whose name is signed to the foregoing deed, has acknowledged the same before me in my said jurisdiction.

Given under my hand this 9<sup>th</sup> day of March, 2020.

  
\_\_\_\_\_  
Notary Public  
Registration #7864206



INSTRUMENT 200000300  
RECORDED IN THE CLERK'S OFFICE OF  
LUNENBURG CIRCUIT COURT ON  
MARCH 17, 2020 AT 08:40 AM  
\$8.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$4.00 LOCAL: \$4.00  
GORDON F. ERBY, CLERK  
RECORDED BY: MAS