

755

Deed Prepared By:
Robert E. Hawthorne, VSB #12154
Hawthorne & Hawthorne, P.C.
P. O. Box 603
110 South Broad Street
Kenbridge, Virginia 23944
434-676-3275

Real Property ID Map Number:
35A6-4-K-1, 35A6-4-K-2, 35-A6-4-K-1
35A6-4-K-4, 35A6-4-K-4A
Title Insurance Underwriter:
Fidelity National Title Ins.Co.
Consideration: \$150,000.00
Assessed Value:\$101,500.00

THIS DEED, made this 1st day of July, 2019, by and between
RICHARD W. HARRIS, Grantor; and MAPLE GROVE, LLC, a Virginia
limited liability company, 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, Grantor does hereby grant and convey
with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the
said Maple Grove, LLC, a Virginia limited liability company,
Grantee, the following described real estate, to-wit:

TRACT I

All of that certain piece or parcel of
land situate, lying and being within the
corporate limits of the Town of Kenbridge,
Lunenburg County, Virginia, designated and
described as the eastern portion of Block
No. "Y", according to the official map of
the Town of Kenbridge, which map is of
record in the Clerk's Office of said County
in Map Book No. 2 at page 94, and bounded as

Return

follows: Beginning at a stake located on the southern edge of Main Street where the alley between Block No. "Y" and Block No. "K" intersects said Main Street, thence in a northerly direction along the southern edge of Main Street N 49 deg 36 min W 75 feet to a stake, corner with the lands now or formerly owned by Cecil R. Hazlewood and Roy B. Hazlewood; thence along a new line S 51 deg 54 min W 40.2 feet to the northern line of said alley located between Block No. "Y" and Block No. "K"; thence along the said alley S 75 deg 00 min E 91.9 feet to the stake on the southern edge of Main Street a point of beginning. The said property hereby conveyed is triangular in shape fronting 75 feet on Main Street, 91.9 feet on the said alley, and 40.2 feet on the property of said Cecil R. and Roy B. Hazlewood. The said property hereby is further designated on A Plat of Survey entitled "Map Showing Property in Kenbridge, Lunenburg County, Virginia for Clarence R. Hurt" as made by J. W. Blackburn, C.L.S., in March 1961. Said property hereby conveyed is further designated as the eastern seventy-five (75) feet of Lot No. 3 according to a Plat of Survey as Lots Nos. 1, 2, and 3 in Block No. "Y" of the Town of Kenbridge as made by J. W. Blackburn on September 22, 1955, said map being of record in said Clerk's Office in Map Book No. 5 at page 6.

TRACT II

All of those certain lots pieces or parcel of land lying and being within the corporate limits of the Town of Kenbridge, Lunenburg County, Virginia, designated and described as Part of Block No. "Y", a part of Lot No. 4 in Block No. "K" and a part of Lot No. 5 in Block No. "K", according to the

official map of said Town, said map being of record in the Clerk's Office of Lunenburg County, Virginia, in Map Book No. 2 at Page 94, said property being bounded and described as follows: Beginning at a stake located on the southern edge of Main Street, said stake being located seventy-five (75) feet west of the eastern tip of Block No. "Y"; thence leaving Main Street along the western bounded line of the property of Clarence R. Hurt and Elizabeth G. Hurt (Bill's Supermarket property) South 51 deg 54 min West 145.9 feet to a stake in Lot No. 5 of Block No. "K"; thence South 03 deg 49 min West 50 feet to a stake on the northern edge of Park Avenue; thence North 86 deg 11 min West 20 feet to a stake located on the boundary line between Lot No. 5 and Lot No. 6 in said Block No. "K" of the Town of Kenbridge; thence along the said boundary line North 03 deg 49 min East 132 feet to a stake located on the southern edge of said alley between Block No. "Y" and Block No. "K"; thence North 51 deg 54 min East 92.5 feet to a stake on the southern edge of Main Street; thence along the southern edge of Main Street South 49 deg 36 min East 75 feet to the stake at the point of beginning.

TRACT III

All of those two certain lots or parcels of land lying and being within the corporate limits of the Town of Kenbridge, Lunenburg County, Virginia, designated and described as Lots Nos. 4 and 5 in Block No. "K" according to the official map of said Town, said map being of record in the Clerk's Office of said County in Map Book No. 2 at page 94. Said lots have a combined frontage of 100 feet on Park Avenue and extend back at right angles thereto between parallel lines to an alley. The eastern

line of Lot No. 4 being approximately 112 feet in length and the western line of said Lot No. 5 being approximately 132 feet in length.

LESS AND EXCEPT that certain piece or parcel of land conveyed unto Cecil R. Hazlewood, et al, by Clarence R. Hurt, et ux, by deed dated April 4, 1961, recorded in Deed Book 103 at Page 311, and described as consisting of a portion of Lot No. 5 and a portion of Lot No. 4 in Block No. "K", according to the official map of said Town, and bounded as follows: Beginning at a stake on the northern edge of Park Avenue where the boundary line between Lot No. 5 and Lot No. 6 intersects said Avenue; thence along said boundary line N 03 deg 49 min E 132 feet to a stake on the southern edge of the alley between Block No. "K" and Block No. "Y"; thence along the southern edge of said alley S 75 deg 00 min E 93 feet to a stake; thence along a new line S 51 deg 54 min W 95.7 feet to a stake; thence S 03 deg 49 min W to the northern edge of Park Avenue; thence along the northern edge of said Park Avenue N 86 deg 11 min W 20 feet to the stake at the point of beginning.

TRACT IV

All of those certain lots or parcels of land lying and being within the corporate limits of the Town of Kenbridge, Lunenburg County, Virginia, designated and described as Lots Nos. 1, 2 and 3 in Block "K" according to the official map of said Town. Said Lot No. 1 was conveyed to Clarence R. Hurt and Elizabeth G. Hurt from Adams, Harris & Company, Inc. by deed dated July 30, 1958, and of record in Deed Book No. 100 at page 432; said Lot No. 2 was conveyed to Clarence Hurt (the same as Clarence R. Hurt)

from Mrs. L. E. Hood, widow, by deed dated April 7, 1959, and of record in said Clerk's Office in Deed Book No. 101 at page 158; and Lot No 3 in said Block "K" was conveyed to Clarence R. and Elizabeth G. Hurt from Norman H. Neblett and wife by deed dated February 2, 1961, and of record in said Clerk's Office in Deed Book No. 103 at page 111.

LOT V

By agreement dated April 4, 1961, and recorded in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Deed Book 103 at Page 237, Clarence R. Hurt and Elizabeth G. Hurt, his wife, Cecil R. Hazelwood and Roy B. Hazelwood, partners, trading as Hazlewood Brothers Garage, Kenbridge, Virginia, and E. J. Silverman and Hedren R. Silverman, his wife, and H. J. Crenshaw agreed and consented that the ten-foot alley located between Block "K" and Block "Y" be vacated, closed and abandoned to facilitate the development of Block "K". The agreement was approved by the Town of Kenbridge who adopted a resolution at the April 4, 1961 meeting vacating, closing and abandoning th said ten-foot alley located between Block "K" and Block "Y" of the Town, subject to all rights of the Town with respect to the sewer lines of the Town located in said alley.

Being in all respects the identical property conveyed unto Richard W. Harris by Thomas W. Gaulding, Executor Under the Will of Elizabeth Gaulding Hurt, by deed dated August 31, 2000, recorded in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Deed Book 257 at Page 866.

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 signature and seal:

Richard W. Harris (SEAL)
Richard W. Harris

STATE OF VIRGINIA

COUNTY OF LUNENBURG, to-wit:

The foregoing instrument was acknowledged before me on the 22nd day of July, 2019, by Richard W. Harris.

My commission expires 11-30-2022

Ruby L. Martin
Notary Public

Grantees Address:

P.O. Box 974
Kenbridge, VA 23944



BOOK 408 PAGE 942

BOOK 408 PAGE 943

INSTRUMENT 190000755
RECORDED IN THE CLERK'S OFFICE OF
LUNENBURG CIRCUIT COURT ON
JULY 2, 2019 AT 02:25 PM
\$150.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$75.00 LOCAL: \$75.00
GORDON F. ERBY, CLERK
RECORDED BY: MAS