

#292

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-10

Title Insurance Underwriter:  
Fidelity National Title Ins. Co.

Consideration: \$5,000.00

Assessed Value: \$45,000.00

THIS DEED, made this 3rd day of July, 2019, by and between  
RODGER C. DELP, SR., 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:

All that certain tract or parcel of  
land with improvements thereon and  
appurtenances thereto, lying and being in  
the Town of Kenbridge, Lunenburg County,  
Virginia described and designated as Lot No.  
10 in Block K, according to the Official Map  
No. 1 of the Town of Kenbridge. The said lot  
has a frontage of 94 feet on Shade Avenue  
and runs along the line of Lot No. 9, in  
Block K, a distance of 157 feet, thence in a  
northerly direction 25 feet; thence south

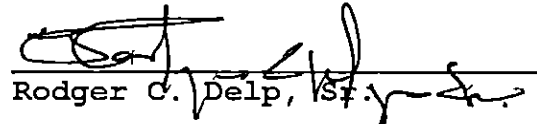
177 feet to Shade Avenue, and being further described by a plat of the same made by J. Hunter Love on November 9, 1934 as follows: Beginning at a point on Shade Avenue 120 feet from Park Avenue; thence along Shade Avenue in a northerly direction a distance of 94 feet; thence south 77 degrees east 177 feet to a point; thence south 25 feet to a cedar post; thence west 157 feet to the point of beginning.

Excepting therefrom the portion of the above described property conveyed to the Commonwealth of Virginia by deed from Mary Marker Moore dated August 2, 1993 of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Deed Book 211, page 496.

Being a portion of the same property conveyed to Rodger C. Delp, Sr. by deed from Citizens Community Bank, dated April 29, 2013, and recorded in the Clerk's Office aforesaid in Deed Book 368, page 372.

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:

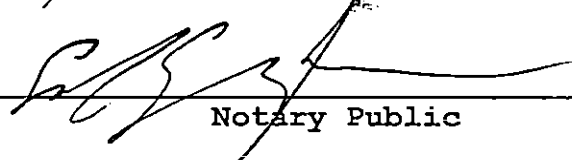
 (SEAL)  
Rodger C. Delp, Sr.

STATE OF VIRGINIA

COUNTY OF LUNENBURG, to-wit:

The foregoing instrument was acknowledged before me on the 9 day of July, 2019, by Rodger C. Delp, Sr.

My commission expires 10/31/20.

  
\_\_\_\_\_  
Notary Public

Grantees Address:

P.O. Box 974  
Kenbridge, VA 23944

**SIDNEY M SMYTH**  
NOTARY PUBLIC  
REG. #281412  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES OCT. 31, 2020

INSTRUMENT 190000792  
RECORDED IN THE CLERK'S OFFICE OF  
LUNENBURG CIRCUIT COURT ON  
JULY 11, 2019 AT 08:01 AM  
\$45.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$22.50 LOCAL: \$22.50  
GORDON F. ERBY, CLERK  
RECORDED BY: GFE