

#776

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:

35A6-5-1

Title Insurance Underwriter:

Fidelity National Title Ins. Co.

Consideration: \$85,000.00

Assessed Value: \$86,500.00

THIS DEED, made this 3rd day of July, 2019, by and between
JAMES DANIEL WEBB COOPER and MARIANNE CICALA, husband and wife,
Grantors; 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, Grantors do 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 lot or parcel of land with
the improvements thereon and appurtenances
thereon belonging situate, lying and being
in the Town of Kenbridge, Lunenburg County,
Virginia, which property contains, 0.680
acres, more or less, and is located on the
south side of State Route No. 40 as shown on
a plat by Blackburn and Blackburn
Engineering, dated November 15, 1982, which

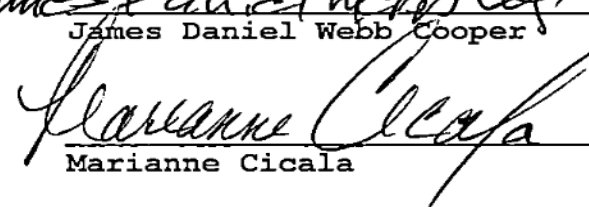
plat is of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia, in Deed Book 154, at Page 420, the property being described thereon in metes and bounds LESS AND EXCLUDING a parcel of 0.002 acres conveyed to the Commonwealth of Virginia, by deed of recorded Deed Book 234, at page 285.

Being the same property conveyed to James Daniel Webb Cooper and Marianne Cicala, as tenants by the entirety with the right of survivorship as at common law, by deed from Elizabeth M. Ozaist and Natalia Holowko dated May 28, 2010, of record in the Clerk's Office aforesaid in Deed Book 351, at page 25.

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:


James Daniel Webb Cooper (SEAL)


Marianne Cicala (SEAL)

STATE OF VIRGINIA

COUNTY OF LUNENBURG, to-wit:

The foregoing instrument was acknowledged before me on the
5th day of July, 2019, by James Daniel Webb Cooper and
Marianne Cicala.

My commission expires 11-30-2022.



Notary Public

Grantees Address:

P.O. Box 974
Kenbridge, VA 23944

INSTRUMENT 190000776
RECORDED IN THE CLERK'S OFFICE OF
LUNENBURG CIRCUIT COURT ON
JULY 8, 2019 AT 02:53 PM
\$86.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$43.25 LOCAL: \$43.25
GORDON F. ERBY, CLERK
RECORDED BY: GFE