

#777

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-A-25, 35A6-5-2
Title Insurance Underwriter:
Fidelity National Title Ins.
Consideration: \$100,000.00
Assessed Value:\$114,100.00

THIS DEED, made this 2nd day of July, 2019, by and between VINCENT DANIEL HANCOCK, 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, lying and being in the corporate limits of the Town of Kenbridge, Lunenburg County, Virginia, being parts of Lots Nos. 1, 2 and 3 in Block No. Y according to the official map of the Town of Kenbridge and further described according to a plat of the same entitled "Plat showing Parcel of Land in Kenbridge, Lunenburg County, Virginia, surveyed for Hazlewood Brothers" made by J. W. Blackburn, CLS, on May 11, 1976, and of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia, in Deed Book No. 129 at page 730, as follows: Beginning at an iron rod on the southern right of way line of Virginia Highway No. 40, corner with the property of John and

Margie Clem; thence S 50° 44' 45" E along the southern right of way line of Virginia Highway No. 40 a distance of 50 feet to a stake; thence continuing along the southern right of way line of Virginia Highway No. 40 S 49° 36' E a distance of 175 feet to a stake, corner with the lands of Clarence R. Hurt Estate; thence S 52° 11' W along the property line of the lands of Clarence R. Hurt Estate a distance of 87.4 feet to a stake in the center of a 10 foot alley (alley has been closed); thence N 75° 10' W along the center line of said former alley a distance of 151.09 feet to a stake; thence N 68° 57' E a distance of 8.42 feet to a stake; thence N 75° 10' W a distance of 83.05 feet to a stake, corner with the lands of John and Margie Clem; thence N 40° 24' E along the property line of the lands of John and Margie Clem a distance of 178.2 feet to an iron rod on the southern edge of Virginia Highway No. 40, the point of beginning.

Being the same property conveyed to Vincent Daniel Hancock and Janice Quinn Hancock, husband and wife, as tenants by the entirety with the right of survivorship, by deed from Cecil R. Hazlewood, et als. dated May 11, 1976, of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Deed Book 129, page 728; the said Janice Quinn Hancock having died February 8, 2009; thereby vesting title in her widower, Vincent Daniel Hancock.

The said Vincent Daniel Hancock executes this deed by and through Ann Hancock Filut, his attorney-in-fact, pursuant to Power of Attorney dated December 3, 2008, and recorded in the Clerk's Office aforesaid in Deed Book 407, page 444.

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:

VINCENT DANIEL HANCOCK

By *Ann Hancock Filut* (SEAL)
Ann Hancock Filut, his attorney-in-fact

STATE OF VIRGINIA

COUNTY OF LUNENBURG, to-wit:

The foregoing instrument was acknowledged before me on the 8th day of July, 2019, by Ann Hancock Filut, as attorney-in-fact for Vincent Daniel Hancock.

My commission expires 02/28/22.

Kathryn Lindsay Spence
Notary Public

Grantees Address:
P.O. Box 785
Kenbridge, VA 23944

KATHRYN LINDSAY SPENCE
NOTARY PUBLIC
REGISTRATION # 7086357
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 28, 2022

INSTRUMENT 190000777
RECORDED IN THE CLERK'S OFFICE OF
LUNENBURG CIRCUIT COURT ON
JULY 8, 2019 AT 02:55 PM
\$114.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$57.25 LOCAL: \$57.25
GORDON F. ERBY, CLERK
RECORDED BY: GFE