

#1378

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:

Part of 35A7-(8)-1-B-1

Title Insurance Underwriter:

Investors Title Ins. Co.

THIS DEED OF GIFT, made this 21st day of September, 2015, by and between STEPHEN S. ISRAEL and PATRICIA F. ISRAEL, 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 love and affection of the Grantors for the Grantee, the 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 those certain lots or parcel os land, together with all buildings and improvements thereon, lying and being in the Town of Kenbridge, Lunenburg County, Virginia, designated and described as Lots No. 2 and 3, in Block No. 1-B, according to the official map of the Town of Kenbridge, as drawn by A. D. Kaylor in 1914. Said lots have a frontage of two hundred (200) feet on Fifth Avenue, and run back between parallel lines at right angles thereto a distance of two hundred and fifty (250) feet.

Being a portion of the same property conveyed

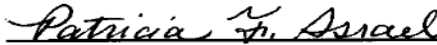
to Stephen S. Israel and Patricia F. Israel by deed from Richard T. Hite dated June 3, 2015, of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Deed Book 381, page 995.

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:



Stephen S. Israel (SEAL)



Patricia F. Israel (SEAL)

STATE OF VIRGINIA

COUNTY OF LUNENBURG, to-wit:

The foregoing instrument was acknowledged before me on the 18th day of ~~September~~ October, 2015, by Stephen S. Israel and Patricia F. Israel.

My commission expires 11-30-2018



Notary Public



Grantee's address:
326 East Fifth Avenue
Kenbridge, VA 23944

INSTRUMENT #150001338
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF LUNENBURG ON
NOVEMBER 23, 2015 AT 01:36PM

GORDON F. ERBY, CLERK
RECORDED BY: GFE