

CLR220001040

Deed Prepared By:

Robert E. Hawthorne, VSB #12154  
Hawthorne & Hawthorne, P. C.  
P. O. Box 269  
191 King Street  
Keysville, Virginia 23947  
434-736-8451

Real Property ID Map Number:  
058-A-27A

Title Insurance Underwriter:  
Fidelity National Title Co.

Consideration: \$30,000.00  
Assessment: \$46,900.00

THIS DEED, made this 9th day of August, 2022, by and between JUJUAN LAMBERT, Grantor; and WILLIAM S. LAWHON and BILLIE LEE LAWHON, husband and wife, as tenants by the entirety with the right of survivorship, Grantees;

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 William S. Lawhon and Billie Lee Lawhon, husband and wife, as tenants by the entirety with the right of survivorship, as at common law, Grantees, the following described real estate, to-wit:


All that certain tract or parcel of land lying and being in Columbian Grove Magisterial District, Lunenburg County, Virginia, containing 5.24 acres as shown on a plat made by Maxey-Hines & Associates, P.C., dated August 11, 1997, of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Deed Book 236, Page 746.

Being the same property conveyed to Jujan Lambert by deed of gift from Magnolia H. Goodwin, widow, dated December 19, 2012, of record in the Clerk's Office aforesaid in

Deed Book 365, Page 526, subject to the life estate reserved therein by the said Magnolia H. Goodwin, which terminated upon her death on May 26, 2019.

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)  
Jajuan Lambert

STATE OF North Carolina

COUNTY/CITY OF Columbus/Whiteville, to-wit:

The foregoing instrument was acknowledged before me on the 10<sup>th</sup> day of August, 2022 by Jajuan Lambert.

My commission expires 01/25/2027.

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

JOHNNY P MCNAIR JR  
Notary Public  
Columbus County  
North Carolina

**Grantee's Address:**

**110 Arvin Store Road  
Keysville, VA 23947**

INSTRUMENT 220001040  
RECORDED IN THE CLERK'S OFFICE OF  
LUNENBURG CIRCUIT COURT ON  
AUGUST 12, 2022 AT 02:14 PM  
\$47.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$23.50 LOCAL: \$23.50  
GORDON F. ERBY, CLERK  
RECORDED BY: GFE

JL  
8/10/22