

150001460

THIS DEED OF GIFT is made this 4<sup>th</sup> day of September 2015, by and between JAMES HUGH MCADEN, IV, the Grantor herein and KC & J PROPERTIES, LLC, a Virginia limited liability company, the Grantee herein whose address is 2915 Canaan Church Road, Brodnax, Virginia.

**WITNESSETH**

For and in consideration of the love and affection the Grantor has for the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, with GENERAL WARRANTY and ENGLISH COVENANTS of title, unto the said KC & J Properties, LLC, all the following described property, to-wit:

Tax Map # - 59-38-C  
Common Address - 3959 Governor Harrison Parkway, Brodnax, Virginia

All that certain tract, parcel or lot of land, together with buildings and improvements thereon, situate in the Meherrin Magisterial District, Brunswick County, Virginia, designated as Tract #2, containing 11.93 acres, fronting on U. S. Highway 58 and being more fully shown and described on that certain "Plat of Two Parcels Of Land, Situated In Meherrin District, Brunswick County, Virginia, Now Belonging To J. Hugh McAden, Jr. prepared by Julian E. Moore, C.L.S. dated 5 October 1989 of record in the Clerk's Office of the Circuit Court of ~~Greensville~~ Brunswick County, Virginia in Plat Book 12 at page 195.

Being in all respects the same property conveyed to James High McAden, III by deed of gift dated 30 December 1991 from James Hugh McAden, Jr. and Peggy P. McAden, his wife, of record in the aforesaid Clerk's Office in Deed Book 259 at page 703.

Being in all respects the same property conveyed to James High McAden, III by deed of gift dated 8 January 1992 from James Hugh McAden, Jr. and Peggy P. McAden, his wife, of record in the aforesaid Clerk's Office in Deed Book 260 at page 7.

Being in all respects the same property conveyed to James High McAden, III by deed of gift dated 3 January 1994 from James Hugh McAden, Jr. and Peggy P. McAden, his wife, of record in the aforesaid Clerk's Office in Deed Book 276 at page 139.

Being in all respects the same property conveyed to James High McAden, III by deed of gift dated 2 January 1995 from James Hugh McAden, Jr. and Peggy P. McAden, his wife, of record in the aforesaid

- Prepared by -  
W. William Robinson, III  
The Law Office of W. William Robinson, III, PLLC  
316 South Main Street  
Emporia, VA 23847

Clerk's Office in Deed Book 284 at page 32.

As a matter of information, James Hugh McAden, III died 23 June 2014, testate, while a resident of Brunswick County, Virginia. By Article III on page 2 of his Last Will and Testament admitted to probate in the aforesaid Clerk's Office, recorded as Instrument #140000134, James Hugh McAden, III devised the above described property to his son, James Hugh McAden, IV.

**TITLE NOT EXAMINED BY PREPARER OF THIS DEED**

This property is conveyed subject to any and all liens, easements, restrictions, reservations and rights of way affecting said property.

**This conveyance is exempt from transfer taxes pursuant to §55-518 (5) of the Code of Virginia, as amended.**

Witness the following signature and seal, to-wit:

*James Hugh McAden, IV* (SEAL)  
James Hugh McAden, IV

COMMONWEALTH OF VIRGINIA  
COUNTY OF MECKLENBURG, TO-WIT:

This is to certify that the foregoing deed was signed and acknowledged before me, in my jurisdiction, by James Hugh McAden, IV on this 4<sup>th</sup> day of September 2015.

My commission Expires:

1-31-2016



*Audra Kaprive*  
Notary Public

INSTRUMENT #150001460  
RECORDED IN THE CLERK'S OFFICE OF  
BRUNSWICK COUNTY ON  
SEPTEMBER 8, 2015 AT 10:12AM

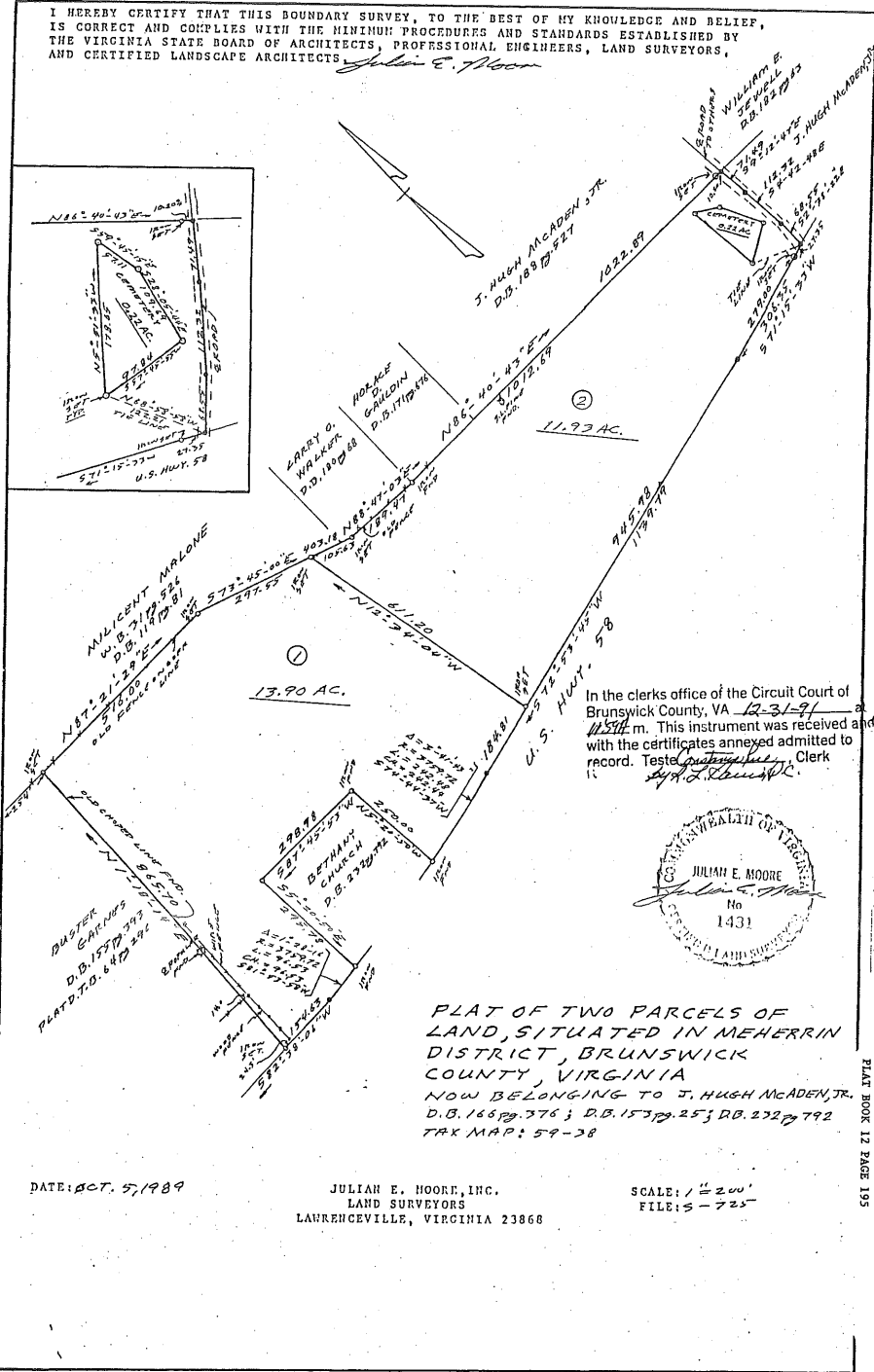
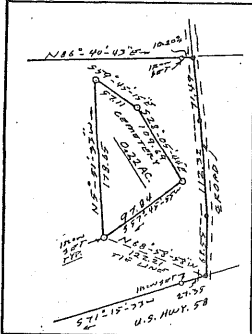
V. EARL STANLEY, JR., CLERK  
RECORDED BY: CCH

Prepared by -  
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The Law Office of W. William Robinson, III, PLLC  
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Emporia, VA 23847

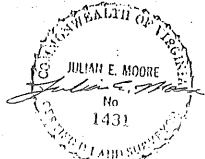
2172-91

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS

*Julian E. Moore*



In the clerks office of the Circuit Court of Brunswick County, VA 12-31-91 11:57 a.m. This instrument was received and with the certificates annexed admitted to record. Teste *John H. ...* Clerk



PLAT OF TWO PARCELS OF LAND, SITUATED IN MEHERRIN DISTRICT, BRUNSWICK COUNTY, VIRGINIA NOW BELONGING TO J. HUGH McADEN, JR. D.B. 166pg. 376; D.B. 153pg. 25; D.B. 222pg. 792 TAX MAP: 59-28

DATE: OCT. 5, 1989

JULIAN E. MOORE, INC. LAND SURVEYORS LAWRENCEVILLE, VIRGINIA 23868

SCALE: 1" = 200' FILE: 5-725



PLAT BOOK 12 PAGE 199