

# 1259

Excise Tax

Recording Time, Book & Page

Tax Lot No. .... Parcel Identifier No. ....  
Verified by ..... County on the ..... day of .....  
by .....

Mail after recording to ..... 3105 Sherwood Drive, Chesapeake, VA 23322

This instrument was prepared by ..... M. F. Darden:

Brief description for the Index Lot #2 of Meherrin River Ridge Subdivision, containing 16.00 acres, as surveyed by Trent Land Surveying, and as recorded in Plat 4, Page 67 of the Lunenburg County Clerk of Court, VA.

### VIRGINIA GENERAL WARRANTY DEED

THIS DEED made this 10th day of July, 2007, by and between

GRANTOR

GRANTEE

New Branch Home & Land, LLC

J. R. Aitken

New Branch Home & Land, LLC

and wife

Mildred Aitken

3105 Sherwood Drive  
Chesapeake, VA 23322

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee as joint tenants, with the right of survivorship, with general warranty, in fee simple, all that

certain lot or parcel of land situated in the City of Na, Rehoboth Magisterial District, Lunenburg County, Virginia, and more particularly described as follows:

Lot #2 of Meherrin River Ridge Subdivision, containing 16.00 acres, as surveyed by Trent Land Surveying, and as recorded in Plat 4, Page 67 of the Lunenburg County Clerk of Court, VA.

(Consideration of \$85,500.00)

*J. R. Aitken*

The property hereinabove described was acquired by Grantor by instrument recorded in  
Deed Book 317, Page 178 of the Lunenburg County Clerk of Court's Office, VA

A map showing this land can be found recorded in Plat 4, Page 67 Lunenburg County Clerk of Court's Office, VA

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

One home per tract; no mobile homes; campers are allowed per county and state regulations; no further subdivision of the land; hunting and shooting are allowed; no junk or trash stored or disposed of on land, driveway permits per VDOT.

  
M. F. Darden, Member/Manager of New Branch Home & Land, LLC

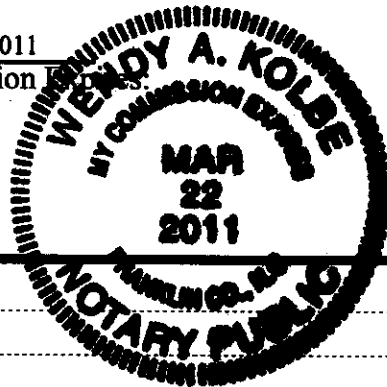
STATE OF NORTH CAROLINA  
COUNTY OF GRANVILLE

I, Wendy A. Kolbe, a Notary Public of the County and State aforesaid, certify that M. F. Darden personally appeared before me this day and acknowledged that he is the Member/Manager of New Branch Home & Land, LLC, a North Carolina Limited Liability Company, and that he, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the company. Witness my hand and official stamp or seal, this date:

  
Notary Public Wendy A. Kolbe

3/22/2011  
My Commission Expires

7/10/2007



The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time shown on the first page hereof.

By \_\_\_\_\_ REGISTER OF DEEDS FOR LUNENBURG COUNTY  
Deputy /Assistant Register of Deeds  
INSTRUMENT #070001259  
RECORDED IN THE CLERK'S OFFICE OF  
COUNTY OF LUNENBURG ON  
JULY 27, 2007 AT 09:22AM  
\$85.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$42.75 LOCAL: \$42.75  
GORDON F. ERBY, CLERK