

170000933

TITLE INSURANCE UNDERWRITER: NONE

Deed from Corporation to Stockholders Exempt pursuant to VA Code 58.1-811 A(7)

THIS **DEED** made and entered into this the 24th day of May, 2017, by and between **EARLY SUNRISE CONSTRUCTION COMPANY OF VIRGINIA**, a Virginia Corporation, hereinafter referred to as Grantor, and **TAMARA PSIHAS, SCOTT WAX, BELINDA CLIFFORD**, and **MICHAEL WAX**, hereinafter referred to as Grantees, whose address is **504 Poplar Lane, South Hill, VA 23970**.

WITNESSETH:

That for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained and sold, and does hereby grant, transfer and convey unto the Grantees, as joint tenants, in fee simple, with General Warranty and English Covenants of Title, that certain lot or parcel of land lying and being situate in the Meherrin Magisterial District, Brunswick County, Virginia, and more particularly described as follows:

TAX MAP ID NO.: 97-E-5-77

All that certain lot or parcel of land, situate and being in the Meherrin Magisterial District, Brunswick County, Virginia, containing **3.07 ACRES**, more or less, and designated as Lot 77 on a Plat made by Crutchfield & Associates, Inc., entitled "**Section E, Siouan Shores Subdivision, Owned by Lake Gaston Development Co., Meherrin District, Brunswick County, VA.**", dated May 30, 1996, and recorded in the Office of the Clerk of the Circuit Court of Brunswick County, Virginia, in Plat Book 13, page 259; reference to said Plat being made for a more accurate description of the property herein conveyed.

Pursuant to Virginia Code §17.1-223

Prepared by: Thomson Lipscomb, Virginia State Bar #13406, Attorney-at-Law,
69 Bank Street, Boynton, VA 23917

TOGETHER WITH all royalties, mineral, oil and gas rights and profits, water, water rights, water stock and all other property rights pertaining to the Property.

TOGETHER WITH all that certain easement or right-of-way, 50' in width, shown as "Occanecchi Trail" and "Meherrin Trail" on a Plat recorded in Plat Book 13, page 202, and shown as "Occanecchi Trail", "Saponi Drive", and "Siouan Court", on Plat made by Crutchfield & Associates, Inc., dated August 2, 1990, and recorded in the aforesaid Clerk's Office in Plat Book 12, page 78, et seq., as amended by Plat made by Crutchfield & Associates, Inc., dated October 9, 1990, entitled "Plat Revising R/W of Occanecchi Trail Adjacent to Lots 9-12, Section A, Siouan Shores Subdivision, Meherrin District, Brunswick County, VA.", and recorded in the aforesaid Clerk's Office in Deed Book 253, page 63, which easement is to be used by the Grantee herein, its assigns and successors in title, as a perpetual and unobstructed means of ingress and egress, in traveling, without let or hindrance, between the property described above and Virginia State Route 723.

Being the same property conveyed to Early Sunrise Construction Company of Virginia, a Virginia corporation, by Deed from Jodi Way, dated August 27, 2013, and recorded in the aforesaid Clerk's Office as Instrument #130001661.

TOGETHER WITH that boat slip shown as **Dock B, No. 2**, on a Plat made by Crutchfield & Associates, Inc., dated July 12, 1995, entitled "**Plat of Proposed Boat Docks, Siouan Shores Subdivision, Meherrin District, Brunswick County, VA Owned By Lake Gaston Development Co.,**" and recorded in the aforesaid Clerk's Office in Plat Book 14, page 58.

TO HAVE AND TO HOLD said property, together with all improvements thereon and appurtenances thereunto in any wise belonging, unto said Grantees, as joint tenants, in fee simple.

This conveyance is made subject to any and all covenants and restrictions with reference to said property, and all visible or recorded easements.

Taxes for the year 2017 have been prorated and are hereby expressly assumed by said Grantees.

By executing this Deed the Grantor covenants the information contained herein is true and correct and it is the sole owner of said property.

WITNESS the following signature and seal, pursuant to duly authorized corporate resolution.

EARLY SUNRISE CONSTRUCTION COMPANY OF
VIRGINIA, a Virginia Corporation

By Tamara R. Psihas (SEAL)
Tamara R. Psihas
Its: President and Director

STATE OF VIRGINIA
COUNTY OF MECKLENBURG

The foregoing instrument was acknowledged before me this 30 day of MAY, 2017, by Tamara R. Psihas, President and Director of Early Sunrise Construction Company of Virginia, a Virginia corporation, on behalf of said corporation.



[Signature]

Notary Public

My Commission Expires: 2/28/21

IT IS EXPRESSLY UNDERSTOOD AND AGREED THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY THE SCRIVENER OR A CURRENT ACCURATE SURVEY AND THE GRANTEE HEREIN ACCEPTS SAME WITHOUT ANY REPRESENTATION BY THE SCRIVENER AS TO THE STATUS OF RECORD TITLE TO THE PROPERTY HEREIN CONVEYED OR WHAT MATTERS WOULD BE REVEALED BY A CURRENT ACCURATE SURVEY.

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INSTRUMENT 170000938
RECORDED IN THE CLERK'S OFFICE OF
BRUNSWICK COUNTY ON
June 2, 2017 AT 01:20 PM
V. EARL STANLEY, JR., CLERK
RECORDED BY: CCH