

180004630

Tax ID: 76-A-14 , 76-A-16C, 76-A-16A, 76-A-16  
Consideration: \$629,969.00  
Assessed Value: \$565,200.00

Prepared by & Return to:  
Patel & Dalrymple  
5200 Fort Avenue  
Lynchburg, Virginia 24502  
Whitaker Johnston, VSB 86831

THIS DEED OF BARGAIN AND SALE made as of October 2, 2018, by and between **BRENDA CARWILE**, as Grantor; and **R B REAL ESTATE, LLC**, a Virginia limited liability company, as Grantee, whose mailing address is 1183 Rocky Branch Dr., Skipwith, VA 23968

WITNESSETH:

That for and in consideration of \$10.00 the Grantor does hereby grant and convey, with General Warranty and English covenants of title, unto the Grantee, the following described property located in the County of Campbell, Virginia (the "Property"):

SEE ATTACHED SCHEDULE A

WITNESS the following signature and seal:

*Brenda Carwile*  
BRENDA CARWILE

COMMONWEALTH OF VIRGINIA

CITY OF LYNCHBURG

On this 3<sup>rd</sup> day of October, 2018, before me personally appeared **BRENDA CARWILE** and known to me (or satisfactorily proven) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that ~~he/she/they~~ executed the same as ~~his/her/their~~ free act and deed.

My Commission Expires: 5/31/2020  
Registration Number: 7517057

*[Signature]*  
\_\_\_\_\_  
Notary Public

WHITAKER RUSTEL JOHNSTON  
NOTARY PUBLIC  
REGISTRATION # 7517057  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
MAY 31, 2020

This deed prepared by 5200 Fort Avenue, Lynchburg, Virginia 24502. Office: 434-832-7030 Fax: 434-832-7033. The attorneys who prepared this instrument have not performed a title examination of the subject property and therefore make no opinion or warranty as to the quality of title. The parties to this instrument agree that they have reviewed, understand, and accept its terms, and acknowledge that the attorney/client relationship between the clients(s) ordering and paying for the instrument and attorneys preparing this instrument is strictly limited to the instrument's preparation. Title insurance underwritten by Old Republic National Title Insurance Company.

## SCHEDULE A

### **Parcel I: 76-A-14**

That certain tract or parcel of land situate in Patrick Henry Magisterial District, Campbell County, Virginia, containing 189.12 acres, more or less, as shown on a plat of survey made by W. Martin Jones, P.L.S. dated July 3, 1989, recorded in the Clerk's Office of the Campbell County Circuit Court in Plat Book 34, at Page 69.

### **Parcel II: 76-A-16C**

All that certain lot, tract or parcel of land situate, lying and being in Patrick Henry Magisterial District of Campbell County, Virginia, and adjoining the land conveyed by deed dated November 13, 1987, from J. L. Seamster, Executor to John Douglas Hevey and Celia Clark Hevey, containing one-half (1/2) acre by estimation, more or less, and being in all respects the identical lot conveyed unto Lilburn H. Yonce and Georgie K. Yonce by deed dated June 1, 1976 from Johnnie Timothy Seamster and wife of record in the Clerk's Office of the Campbell County Circuit Court in Deed Book 512, at Page 430, and Plat at Page 432.

### **Parcel III: 76-A-16**

All that certain tract or parcel of land together with all improvements thereon and all privileges and appurtenances thereunto belonging or in any wise appertaining, situate, lying and being in Patrick Henry Magisterial District of Campbell County, Virginia, lying on Suck Creek and Falling River at and adjoining the end of State Route 708, estimated to contain 143 acres, more or less, but herein conveyed by the boundary and not by the acre, and being more particularly described by deed dated August 8, 2005 and recorded in the aforesaid Clerk's Office at Instrument No. 050006318; and

All of that certain tract or parcel of real estate, together with any all improvements thereon and the appurtenances and privileges thereunto appertaining located in Patrick Henry District of Campbell County, Virginia, just of SR648 (Three Creeks Rd.), containing 36.00 Acres, more or less, and being Parcel A, as shown on plat of survey made by Kevin A. Merkey, Land Surveyor, of Berkley-Howell & Associates, P.C., of Forest Virginia, dated January 2, 2008, attached to and recorded with the deed dated March 11, 2008 and recorded in the aforesaid Clerk's Office at Instrument No. 080001520. Said deed states that the 36.00 Acres, more or less, is

to be combined with the aforementioned 143 acres, more or less, and create an aggregate amount of 179.96 acres, more or less.

**Parcel IV: 76-A-16A**

All of that certain tract or parcel of real estate, together with any and all improvements thereon and the appurtenance and privileges thereunto appertaining located in Patrick Henry District of Campbell County, Virginia, on the East side of Virginia State Route 708 (now Seamster Rd.), containing 0.99 Acre, more or less, as shown on plat of survey made by Ralph P. Hines, Surveyor, dated November 11, 1987, and recorded in Deed Book 661, at Page 449, and reference is hereby made to the deed dated March 22, 2007 and recorded in the aforesaid Clerk's Office at Instrument No. 070002383.

It being the same property conveyed unto Brenda Carwile by deed from Margaret W. Carwile and Danny M. Carwile, as Trustee of the H. Melvin Carwile Testamentary Trust, dated August 24, 2017 and recorded in the Campbell County Clerk's Office at Instrument Number 170004396.

This conveyance is made subject to easements, conditions, and restrictions of record insofar as they may lawfully affect the Property.

INSTRUMENT 180004630  
RECORDED IN THE CLERK'S OFFICE OF  
CAMPBELL COUNTY CIRCUIT COURT ON  
October 4, 2018 AT 11:07 AM  
\$630.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$315.00 LOCAL: \$315.00  
VALERIE P. YOUNGER, CLERK  
RECORDED BY: PBB