

#157

Deed Prepared By:
Robert E. Hawthorne, VSB #12154
Hawthorne & Hawthorne, P.C.
P. O. Box 603
110 South Broad Street
Kenbridge, Virginia 23944
434-676-3275

Real Property ID Map Number:

060-((02))-0-13A

060-((02))-0-15A

Title Insurance Underwriter,

Fidelity National Title

Consideration: \$209,664.00

Assessed Value: \$206,300.00

THIS DEED, made this 19th day of January, 2015, by and between MIDWEST FARMS, L.L.C., a Ohio limited liability company, Grantor; and HENDRIX-ISA LLC, a Delaware limited liability company, Grantee;

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 Hendrix-ISA LLC, a Delaware limited liability company, Grantee, the following described real estate, to-wit:

PARCEL I: All that certain tract or parcel of land, lying and being in Lochleven Magisterial District, Lunenburg County, Virginia, and being more particularly described as follows:
Beginning at a stake on the west side of Virginia State Route No. 138 at the intersection of the north side of a farm road; thence in a westerly direction along the north side of said farm road approximately 640 feet, more or less, to a stake; thence in a southerly direction parallel to Virginia State Route No. 138 approximately 340 feet, more or less, to a stake; thence in a easterly direction approximately 640 feet, more or less, to point

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KENBRIDGE, VIRGINIA 23944

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located on the west side of Virginia state Route No. 138; thence with same in a northerly direction 340 feet, more or less, to the place of beginning and containing 5.00 acres, more or less, including the four (4) poultry houses, egg room, office and metal outbuilding. Said parcel is also shown as Parcel 2 on a plat of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia in Deed Book 294, page 460.

Said parcel is subject to that certain 30' easement conveyed to Joseph W. Borum, et als., by deed of easement dated April 27, 2004, of record in the Clerk's Office aforesaid in Deed Book 294, page 461.

PARCEL II: All that certain lot, tract or parcel of land, lying and being in Lochleven Magisterial District, Lunenburg County, Virginia, containing 7.86 acres and being designated as Parcel 1 on a plat made by Timberlake & Co. dated March 22, 2004, of record in the Clerk's Office aforesaid in Deed Book 294, page 460.

RESERVING THEREFROM a 30' easement for ingress, egress and utilities over the existing outlet road shown on the aforesaid plat for the benefit of the remaining property of Joseph W. Borum, William J. Callis, and Lunenburg Investment Company located west of Parcel 1 for access to Virginia Rte. 138.

Being the same property conveyed to Midwest Farms, LLC, an Ohio limited liability company by deed from Brickland Breeder Farm, Inc. dated January 25, 2008 and to be recorded in the Clerk's Office aforesaid in Deed Book 333, page 372.

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:

MIDWEST FARMS, LLC
 AN OHIO LIMITED LIABILITY COMPANY

By *Bruce Lackey* (SEAL)
 Bruce Lackey, General Manager
 1-20-15

STATE OF VIRGINIA

COUNTY OF *Lunenburg*, to-wit:

The foregoing instrument was acknowledged before me on the
20th day of January, 2015, by Bruce Lackey, General Manager of
 Midwest Farms, L.L.C., an Ohio limited liability company, on
 behalf of said company.

My commission expires 11-30-2018.

Ruby L. Martin
 Notary Public

Grantees Address:

135 Epes Street
 Blackstone, VA 23824

RUBY L. MARTIN
 NOTARY PUBLIC
 REG. #315766
 MY COMMISSION EXPIRES

INSTRUMENT #150000157
 RECORDED IN THE CLERK'S OFFICE OF
 COUNTY OF LUNENBURG ON
 FEBRUARY 13, 2015 AT 10:58AM
 \$210.00 GRANTOR TAX WAS PAID AS
 REQUIRED BY SEC 58.1-802 OF THE VA. CODE
 STATE: \$105.00 LOCAL: \$105.00

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