

This instrument was prepared by:
 Robert W. Hughes, Esquire (VSB #44182)
 Florance Gordon Brown, PC
 901 East Cary Street, Suite 1900
 Richmond, Virginia 23219
 Map Reference Number: 078A18-A-036
 Title Company: Fidelity National Title Insurance Company
 Binder Number: TM20-344

Consideration: \$189,000
 Assessed Value: \$219,600

DEED

THIS DEED is made as of the 17th day of December, 2020, by and between ROY B. CAGE JR. and SHERRI MARKS ARMES (together, "Grantors"), and RONALD E. LONG and PATRICIA A. LONG, husband and wife (together, "Grantees").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby grant and convey unto Grantees, as tenants by the entirety with the right of survivorship as at common law, with Special Warranty of Title, that certain real property located in Mecklenburg County, Virginia, more particularly described in Exhibit A attached hereto, and by this reference made a part hereof (the "Property").

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

The plural shall be substituted for the singular and the singular for the plural wherever the context hereof so requires.

WITNESS the following signatures and seals:

Roy B. Cage Jr. (SEAL)
Roy B. Cage Jr.

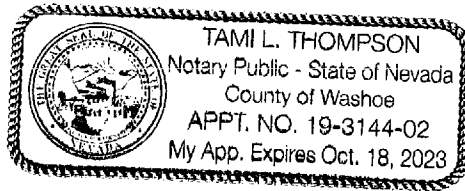
STATE OF NEVADA,
COUNTY OF Washoe, to-wit:

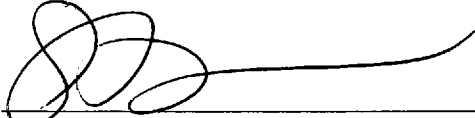
The foregoing Deed was acknowledged before me this 14 day of December, 2020, by Roy B. Cage Jr.

My commission expires: 10/18/2023

Tami Thompson
Notary Public

AFFIX NOTARY SEAL BELOW:



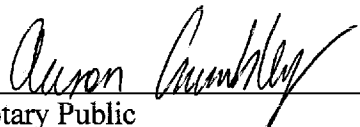


Sherri Marks Armes (SEAL)

STATE OF NORTH CAROLINA,
COUNTY OF Mecklenburg, to-wit:

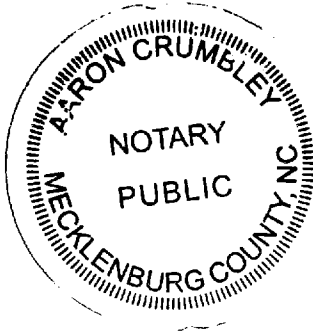
The foregoing Deed was acknowledged before me this 17 day of December, 2020, by Sherri Marks Armes.

My commission expires: August 9, 2022



Notary Public

AFFIX NOTARY SEAL BELOW:



Grantees' Address:

3589 Laurel Branch Road
Kenbridge, VA 23944

EXHIBIT A

ALL that certain lot, piece or parcel of land with improvements thereon and appurtenances thereunto belonging, consisting of 26.21 Acres, more or less, with improvements, known as 269 Maple Lane, lying and being in the in the Town of South Hill in Mecklenburg County, Virginia, and being further depicted on a plat entitled "Boundary Survey of An Existing 26.21 Acre Parcel located in the Town of South Hill, Mecklenburg County, Virginia", made by B & B Consultants, Inc. dated August 5, 2002, a copy of which is recorded July 16, 2010 in the Clerk's Office, Circuit Court, Mecklenburg County, Virginia, in Plat Cabinet 2, Slide 127, Page 1, to which plat reference is hereby made for a more particular description of the property.

LESS AND EXCEPT that certain land conveyed to the Commonwealth of Virginia by deed dated February 3, 2004 and recorded May 27, 2004, in the aforesaid Clerk's Office as Instrument No. 040003212.

BEING (i) a portion of the same property conveyed to R. B. Cage by deed from James C. Jessup and Margaret W. Jessup, his wife, dated January 3, 1949, of record in the Clerk's Office of the Circuit Court of Mecklenburg County, Virginia in Deed Book 130, Page 153, together with and subject to a certain Order of the Circuit Court of Mecklenburg County of record in Deed Book 245, Page 501; (ii) a portion of the same property conveyed to R. B. Cage by deed dated August 18, 1972, of record in the Clerk's Office aforesaid in Deed Book 245, Page 452; and (iii) a portion of the same property conveyed to Elizabeth H. Cage, R. B. Cage, Jr., Melvin Cage, and Jo Ann Cage by deed of exchange with the Town of South Hill, a Virginia municipality, dated March 17, 1998, of record in the Clerk's Office aforesaid in Deed Book 544, Page 607.

The said R. B. Cage, also known as Roy Burch Cage, Sr., died testate on May 8, 1991, and by his will dated April 13, 1987, probated and spread of record in the Clerk's Office aforesaid in Will Book 52, Page 412, devised the above-described property that he received from Deed Book 130, Page 153 and Deed Book 245, Page 452 to his wife, Elizabeth H. Cage, for life, with the remainder to his children, namely, R. B. Cage, Jr., Melvin W. Cage, and Jo-An Cage, in equal shares.

The said Elizabeth H. Cage died testate on November 4, 2010, thus terminating her life estate in the above-described property that R. B. Cage received from Deed Book 130, Page 153 and Deed Book 245, Page 452, and by her will dated June 11, 2002, probated and spread of record in the Clerk's Office aforesaid as Will Instrument Number 100000356, devised the interest in the above-described property that she received from Deed Book 544, Page 607 to her daughter Jo Ann Cage, and her son, Roy B. Cage, Jr., in equal shares.

The said Melvin W. Cage, also known as Melvin Cage and Melvin West Cage, died intestate on April 7, 2016, survived by his daughter, Sherri Marks Armes, as his sole heir at law, as shown on a list of heirs of record in the Clerk's Office aforesaid as Will File Number 160000279.

By deed of correction dated November 21, 2017, of record in the Clerk's Office aforesaid as Instrument Number 170004400, Sherri Marks Arms conveyed all of her right, title, and

interest in the above-described property to Roy B. Cage, Jr. and Jo Ann Cage. For the purposes of information, this deed corrected the deed of record in the Clerk's Office aforesaid as Instrument Number 170003347 between the identical parties.

The said Joann Cage, also known as Jo Ann Cage and Jo-An Cage, died intestate on July 10, 2020, survived by her brother, Roy B. Cage, Jr., and her niece, Sherri Marks Armes, as her sole heirs at law, as shown on a list of heirs of record in the Clerk's Office aforesaid as Will File Number 200000258.

INSTRUMENT 200005242
RECORDED IN THE CLERK'S OFFICE OF
MECKLENBURG COUNTY CIRCUIT ON
DECEMBER 21, 2020 AT 11:27 AM
\$220.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$110.00 LOCAL: \$110.00
MICHELLE G. GORDON, CLERK
RECORDED BY: MBC