Madison Co., VA
Inst. No. 240001562

Tax Assessed Value: $71,000.00
Consideration: None
Tax Map No.: 56-12D
Title Insurance Company: NONE
Prepared by: Jeffrey C. Early, VSB No. 23471
Return: EARLY & POWELL, PLC, Madison, VA 22727

THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
THIS DEED IS EXEMPT FROM RECORDATION TAXES PURSUANT TO VIRGINIA CODE §58.1-810(3).

THIS DEED made and entered into this 19th day of November, 2024, by and between **WILLIAM FRANCIS MCDERMOTT, JR.** and **JANET M. MAUPIN**, husband and wife, Grantors, and **JANET M. MAUPIN**, Grantee, whose address is: 629 Longshot Lane, Rochelle, VA 22738.

WITNESSETH:

That for and in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said William Francis McDermott, Jr. and Janet M. Maupin, husband and wife, Grantors, do hereby GRANT and CONVEY unto Janet M. Maupin, Grantee, the following described real estate, to-wit:

All that certain tract or parcel of land, with all improvements thereon and appurtenances thereto, lying and being situate in the former Locust Dale Magisterial District of Madison County, Virginia, off of State Route 682, containing 6.746 acres, more or less, more particularly described as Parcel D on a plat of survey by Bruce W. Parker, L.S., dated July 18, 2000, last revised on July 31, 2000, recorded in the Clerk's Office of the Circuit Court of Madison County, Virginia, in Plat Book 24, Page 88. Together with a non-exclusive easement and right of way fifty (50) feet wide and a utility easement fifteen (15) feet wide as shown on the aforesaid plat.

AND FURTHER TOGETHER WITH an easement and right of way for an underground drain field as shown on the aforesaid survey. The Grantee and her successors in interest shall have the right to go on the subject property to install, repair and maintain the drain field. There shall be no above-ground improvements of any type.

AND BEING the same property conveyed to the Grantors by Deed from Janet V. Gorman, dated February 26, 2014, and recorded in the Clerk's Office of the Circuit Court of Madison County in Instrument No. 140000209.

This conveyance is subject to the following covenants and restrictions which shall run with the land and be binding upon the Grantees, their heirs, assigns and successors in interest:

1) The Grantees shall pay one-half of the costs to maintain the fifty (50) foot right of way that is used by the owner of Parcel E as shown on the aforesaid plat. The remaining portion of the right of way that is used by the Grantees shall be maintained solely by the Grantees.

2) The gravel road and ditches shall be maintained to the extent there are no potholes, weeds or debris, and shall include removal of snow in the roadway.

3) The fifty (50) foot right of way is granted to the Grantees for access to Parcel D only and shall be used for residential purposes only.

4) The road constructed in the right of way shall be gravel unless agreed upon by the owners of Parcel D and Parcel E.

5) The owner of Parcel E shall have the right to construct a driveway across the utility easement.

6) The Grantees shall be responsible for the repair of any damage to the road or property due to utility repairs or construction caused by grantees or their agents.

7) The Grantees shall pay for one-half of the initial costs of the construction of the gravel road which is used jointly with the owner of Parcel E. The remaining portion of the road used solely by the Grantees shall be constructed at the sole expense of the Grantees.

8) The Grantees and the owner of Parcel E agree to arbitrate any disputes relating to their respective properties.

This conveyance is made expressly subject to all restrictions, covenants and easements of record as the same may lawfully apply.

This is a conveyance between husband and wife, and therefore exempt from recordation taxes pursuant to §58.1-810(3) of the Code of Virginia, as amended.

WITNESS the following signature and seal.

William F McDermott, Jr

_____[Seal]
WILLIAM FRANCIS MCDERMOTT, JR.

Janet M. Maupin

_____[SEAL]
JANET M. MAUPIN

STATE OF VIRGINIA
COUNTY OF MADISON, to-wit:

The foregoing deed was acknowledged before me the 19th day of November, 2024, by William Francis McDermott, Jr. and Janet M. Maupin.

Christy H. Hawkins

Notary Public

My commission expires: 12-31-27.

CHRISTY H. HAWKINS
NOTARY PUBLIC
REG. #7615336
MY COMMISSION EXPIRES
12-31-27
COMMONWEALTH OF VIRGINIA

For informational purposes only:
TMP 56-12D
File No. 24-436

INSTRUMENT 240001562
RECORDED IN THE CLERK'S OFFICE OF
MADISON CIRCUIT COURT ON
NOVEMBER 22, 2024 AT 01:35 PM
LEETA D. LOUK, CLERK
RECORDED BY: JXK
Jamie K. Boyd, Dep Clerk