

Returned to:

Ralph E. Turpin, Jr., Attorney
 P.O. Box 376
 Lovingston, VA 22949
 VSB #12381

THIS DEED IS EXEMPT FROM RECORDATION TAXES UNDER SECTION 58.1-811(j) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED

TM 77-A-22

PREPARED WITHOUT A TITLE EXAM

THIS REVOCABLE TRANSFER ON DEATH DEED, made this 17th day of October, 2018, by and between EDWARD T. GRANT, JR., Transferor (the Grantor), whose physical address is 1421 Arrington Road, Arrington, VA 22922, and whose mailing address is P.O. Box 601, Lovingston, VA 22949;

This Revocable Transfer on Death Deed is made pursuant to the provisions of the Uniform Real Property Transfer on Death Act, Virginia Code Section 64.2-621 et seq. In accordance with the provisions of the Uniform Real Property Transfer on Death Act, at my death, I transfer and convey my interest in the below described property to my designated beneficiary as follows:

PRIMARY BENEFICIARY:

I designate EVAN JAMES GRANT as the designated beneficiary of the property.

PROPERTY:

The legal description of the real property that shall be transferred at my death pursuant to this Revocable Transfer on Death Deed is as follows:

DESCRIBED ON SCHEDULE A ATTACHED

RIGHT TO REVOKE AND METHOD TO REVOKE DEED:

Before my death, I have the right to revoke this deed.

Under the Uniform Real Property Transfer on Death Act, an instrument is effective to revoke a recorded transfer on death deed, or any part of it, only if the instrument:

1. Is one of the following:

a. A transfer on death deed that revokes the transfer on death deed or part of the transfer

on death deed expressly:

b. A transfer on death deed that names a designated beneficiary that is inconsistent with the designated beneficiary in a prior transfer on death deed;

c. An instrument or revocation that expressly revokes the transfer on death deed or part of the transfer on death deed; or

d. An inter vivos deed that expressly revokes the transfer on death deed or part of the transfer on death deed.

2. Is acknowledged by the transferor after the acknowledgment of the transfer on death deed being revoked and recorded before the transferor's death in the land records of the Clerk's Office of the Circuit Court where the deed is recorded.

After this transfer on death deed is recorded, it can be revoked only by an effective revocatory instrument recorded prior to the death of the transferor and may not be revoked by a revocatory act taken against or on the original or a copy of the recorded transfer on death deed.

The execution and recordation of this transfer on death deed does not limit the effect of an inter vivos transfer of the property.

At our deaths, a beneficiary takes the property subject to all conveyances, encumbrances, assignments, contracts, mortgages, liens, and other interests to which the property is subject at my death.

WITNESS the following signature and seal:

 (SEAL)
Edward T. Grant, Jr., Transferor

STATE OF VIRGINIA
To-wit:
COUNTY OF NELSON.

The foregoing deed was acknowledged before me this 24th day of Oct., 2018, by Edward T. Grant, Jr., Transferor.

My commission expires: Emmagene McRae Olah
NOTARY PUBLIC # 156643



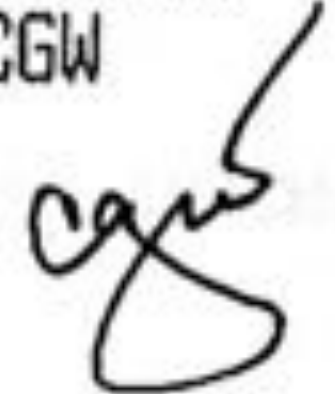
SCHEDULE A

All that certain lot or parcel of land containing 4.25 acres, more or less, together with all buildings and improvements thereon and appurtenances thereunto belonging, lying in the Lovingston District of Nelson County, Virginia, on the north side of and fronting on the public road leading from Arrington to Colleen, now designated as State Route 655.

Being the same property conveyed by deed dated February 1, 2007, from John William Lawhorne and Mary J. Stidham to Edward T. Grant, Jr., of record in the Clerk's Office of the Circuit Court of Nelson County, Virginia, as Instrument No. 070001139.

This conveyance is subject to all easements, rights of way or restrictions of record, if any, affecting the property hereby conveyed and legally binding thereon.

INSTRUMENT 180002559
RECORDED IN THE CLERK'S OFFICE OF
NELSON CIRCUIT COURT ON
NOVEMBER 14, 2018 AT 01:43 PM
LISA D. BRYANT, CLERK
RECORDED BY: CGW



WITNESS THE FOLLOWING SIGNATURES AND NAMES:


John William Lawhorne

Mary J. Stidham

STATE OF VIRGINIA

CLERK OF THE CIRCUIT COURT OF NELSON COUNTY, VIRGINIA

The foregoing instrument was acknowledged before me this 15th day of February, 2007, by John William Lawhorne and Mary J. Stidham.


Clerk of the Circuit Court of Nelson County, Virginia

31-2011

PAGE 1

Document Prepared By:
James P. Baber
Attorney at Law
P. O. Box 183
Cumberland, VA 23040

COUNTY TAX MAP PARCEL NO. 77-A-22.

THIS DEED, made and dated this 1st day of February, 2007, by and between **JOHN WILLIAM LAWHORNE and MARY J. STIDHAM**, as GRANTORS herein; and **EDWARD J. GRANT, JR.** as GRANTEE herein;

WITNESSETH:

THAT IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said GrantorS do hereby GRANT, BARGAIN, SELL and CONVEY, with GENERAL WARRANTY of TITLE and with ENGLISH COVENANTS of TITLE, unto the said **Edward J. Grant, Jr.** the following described real estate, to wit;

SEE ATTACHED SCHEDULE A - DESCRIPTION OF PROPERTY

This conveyance is made subject to the restrictions and easements of record, if any, to the extent that same may lawfully affect the above real estate.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

John William Lawhorne (SEAL)
John William Lawhorne

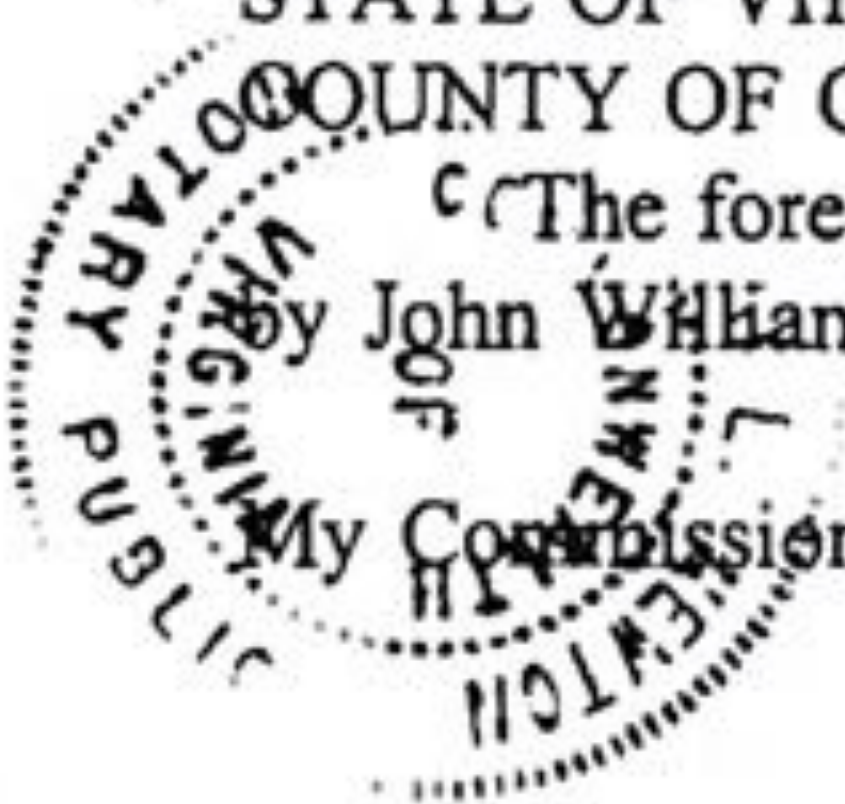
Mary J. Stidham (SEAL)
Mary J. Stidham

STATE OF VIRGINIA
COUNTY OF CUMBERLAND, to wit;

The foregoing instrument was acknowledged before me this 1st day of February, 2007, by John William Lawhorne and Mary J. Stidham.

Randolph Zventy Notary Public

My Commission Expires: 1-31-2011



W Thomas Berry, Esq.

DELIVERED TO:

SCHEDULE A-DESCRIPTION OF PROPERTY

ALL That certain lot or parcel of land containing 4.25 acres, together with all buildings and improvements thereon and appurtenances thereunto belonging, lying in the Lovington District of Nelson County, Virginia, on the north side of and fronting on the public road leading from Arrington to Colleen, now designated as State Route 655, adjoining the lands now or formerly owned by Thornton Lawhorne and Mary Lawhorne.

CHARLES E. TAYLOR and MOLLIE R. TAYLOR, husband and wife, dated this 19th day of July, 1989, by and between

Being the same land conveyed to Thornton W. Lawhorne and Mary K. Lawhorne, husband and wife, as tenants by the entirety with the right of survivorship, by deed from Charles E. Taylor and Mollie R. Taylor, husband and wife,, dated July 19, 1989, which deed is of record in the Clerk's Office of the Circuit Court of Nelson County, Virginia in Deed Book 276, at Page 688.

Mary K. Lawhorne predeceased her husband, Thornton W. Lawhorne. Mary K. Lawhorne departed this life on April 26, 1990, survived by her husband, Thornton W. Lawhorne, and her two children, John William Lawhorne and Mary Jane Stidham. Thornton W. Lawhorne departed this life June 28, 1991, testate, and by his will dated April 12, 1988, probated and recorded in the Clerk's Office of the Circuit Court of Nelson County, Virginia in Will Book 18, at Page 22, devised his property to his children John William Lawhorne and Mary J. Stidham.

Grantees Address:

1421 Arrington Road
Arrington, Virginia 22922

Being the same parcel of land conveyed into the neighbors from Kenneth H. Taylor, et al. by deed dated July 20, 1973 and recorded in the Clerk's Office for the Circuit Court of Nelson County, in Deed Book 226 at page 21.

This conveyance is voided in all easements, conditions, restrictions or covenants of record, except as to the extent of notice thereof and as to the taxing authority.

INSTRUMENT #070000502
RECORDED IN THE CLERK'S OFFICE OF
NELSON ON
FEBRUARY 6, 2007 AT 01:56PM
\$90.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$45.00 LOCAL: \$45.00
JUDY S. SMYTHERS, CLERK
CGW
RECORDED BY: CGW

082489
Do. of people (sister)

BOOK 276 PAGE 688

THIS DEED, made and entered into this 19th day of July, 1989, by and between CHARLES E. TAYLOR and MOLLIE R. TAYLOR, husband and wife, Grantors, and THORTON W. LAWHORNE and MARY K. LAWHORNE, husband and wife, Grantees.

W I T N E S S E T H

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 of which is hereby acknowledged, the Grantors do hereby BARGAIN, SELL, GRANT and CONVEY unto the Grantees, as tenants by the entirety with the right of survivorship as at common law, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, all the following described real estate, to-wit:

All that certain lot or parcel of land containing 4.25 acres, together with all buildings and improvements thereon and appurtenances thereunto belonging, lying in the Lovington District of Nelson County, Virginia, on the north side of and fronting on the public road leading from Arrington to Colleen, now designated as State Route 655, adjoining the lands now or formerly owned by Thorton Lawhorne and Mary Lawhorne.

Being the exact same parcel of land conveyed unto the Grantors from Kenneth H. Taylor, et al. by deed dated July 20, 1983 and recorded in the Clerk's Office for the Circuit Court of Nelson County in Deed Book 205 at page 91.

This conveyance is subject to all easements, conditions, restrictions or covenants of record constituting constructive notice thereof and legally binding thereon.

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WITNESS the following signatures and seals:

Charles E. Taylor (SEAL)
Charles E. Taylor

Mollie R. Taylor (SEAL)
Mollie R. Taylor

STATE OF VIRGINIA
CITY/COUNTY OF Nelson, to-wit:

The foregoing instrument was acknowledged before me this 31st day of July, 1989 by Charles E. Taylor and Mollie R. Taylor, husband and wife.

My commission expires; February 23, 1991

Albee P. Giles
Notary Public

State Tax 039	\$ 42.00
County Tax 213	\$ 14.00
Transfer Fee	\$ 1.00
Clerk's Fee	\$ 10.00
Plats	\$ —
State Tax 038	\$ 14.00
County Tax 220	\$ 14.00
Total	\$ 99.00

VIRGINIA: In the Clerk's Office of the Circuit Court of Nelson County July 31 19 89. This writing was admitted to record at 3:15 o'clock P.M. and the tax imposed by Sec. 58.1-802 of the Code in the amount of \$ 28.00 has been paid.

TESTE: ROSEMARY F. DAVIS Clerk
By J. W. O'Connell, Deputy Clerk

0629-89
Do Joseph Serkes

BOOK 276 PAGE 690

CERTIFICATE OF SATISFACTION

PLACE OF RECORD: Clerk's Office, Circuit Court for Nelson County

DATE OF DEED OF TRUST: July 19, 1983

DEED BOOK: 205 PAGE: 94

AMOUNT SECURED: \$19,000.00

NAME OF GRANTOR: Charles E. Taylor and Mollie R. Taylor

NAME OF TRUSTEES: Joseph M. Serkes and William J. Camden

BRIEF DESCRIPTION OF PROPERTY: 4.25 acres, in Arrington,
on State Route 655, Lovingson District, Nelson
County, Virginia.

MAKERS OF OBLIGATION: Charles E. Taylor and Mollie R. Taylor

I/WE CERTIFY that the lien created and retained in property described above is released, the debt secured thereby having been fully satisfied by payment to the creditor, his agent, attorney, or attorney in fact, who was entitled and authorized to receive the same. (If the cancelled evidence of debt cannot be displayed before the clerk, indicate):

the evidence of debt has been cancelled and delivered to the person by whom it was paid.

OR

the evidence of debt has been lost or destroyed and cannot be produced before the clerk in whose office the encumbrance was recorded.

Given under my/our hand(s) this 31 day of July, 1989.

PEOPLES BANK OF CENTRAL VIRGINIA
(formerly Peoples Bank of Nelson)

By: [Signature]
[Signature]

2011

