

BK 1 202 PG 0591

03443

This instrument prepared by: Timothy J. Tolbert, Esquire (VSB #27726)
 When recorded, return to: Timothy J. Tolbert, P. O. Box 250, Hillsville, VA 24343
 Title Insurance Company: unknown
 Tax Map #: 143-8-68
 Consideration: \$32,000
 Assessment: \$52,600

THIS DEED made this 29th day of August 2022, by and between **BRENDA S. COOK** and **BOB L. MIDDLETON**, parties of the first part; and **KEITH CLARK** and **SARAH CLARK**, husband and wife, 123 Armory Road, Galax, Virginia 24333, parties of the second part.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the parties of the second part to the parties of the first part, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part do hereby bargain, sell, grant, and convey with General Warranty and Modern English Covenants of Title unto the parties of the second part, in fee simple, as tenants by the entirety with the right of survivorship as at common law, all that tract or parcel of land lying and being in the **Fancy Gap Magisterial District** of Carroll County, Virginia, and more particularly described as follows:

BEING *Lot #68, containing 2.345 acres, of Reflections Farm, Phase 5*, as shown on plat of survey by Brian L. Sutphin, LS, dated August 5, 2022, Job #2779, a copy of which is of record in the Clerk's Office of the Circuit Court of Carroll County, Virginia, in Plat Cabinet 3, Slide 3034, Page 1, and being a portion of the land conveyed to **GEORGE S. COOK** and **BOB L. MIDDLETON** from **IDA MAE EDWARDS, ET ALS.**, by Deed dated January 25, 2000, of record in the aforesaid Clerk's Office in Deed Book 573, at Page 250.

BY WAY OF EXPLANATION, George S. Cook departed this life on October 11, 2021, and by virtue of his Last Will and Testament of record in the aforesaid Clerk's Office in Will Book 121, at Page 634, he devised his interest in the above-described properties to Brenda S. Cook.

This conveyance is made subject to the Declaration of Restrictions governing

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Reflections Farm of record in the aforesaid Clerk's Office in Deed Book 581, at Page 407.

This conveyance is further made subject to any other easements, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title, which have not expired by a time limitation contained therein or have otherwise become ineffective, and to matters visible upon inspection.

WITNESS the following signature and seal:

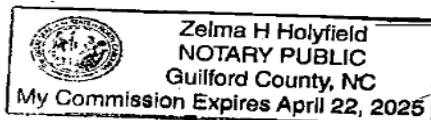
Brenda S. Cook (SEAL)
BRENDA S. COOK

STATE OF North Carolina

COUNTY OF Guilford, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 6 day of September 2022, by BRENDA S. COOK.

My commission expires: 4-22-2025



Zelma H. Holyfield
Notary Public

INSTRUMENT 220003443
RECORDED IN THE CLERK'S OFFICE OF
CARROLL COUNTY CIRCUIT COURT ON
SEPTEMBER 7, 2022 AT 01:57 PM
\$53.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$26.50 LOCAL: \$26.50
GERALD R. GOAD, CLERK
RECORDED BY: SRG

BK1202PG0593

WITNESS the following signature and seal:

Bob L. Middleton (SEAL)
BOB L. MIDDLETON

STATE OF Virginia
COUNTY OF Carroll, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before
me this 7th day of September 2022, by BOB L. MIDDLETON.

My commission expires: 9-30-23

Tina R. McMillon
Tina R. McMillon
Notary ID #280405
Notary Public
Commonwealth of Virginia
My Commission Expires
September 30, 2023

Notary Public

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENTInstrument Date: 8/29/2022Instrument Type: DBSNumber of Parcels: 1 Number of Pages: 3[] City [X] County CARROLL COUNTY COURT
CIRCUIT COURTTax Exempt? VIRGINIA/FEDERAL CODE SECTION

[] Grantor:

[] Grantee:

Business/Name

(Area Above Reserved For Deed Stamp Only)

1 Grantor: COOK, BRENDA S.2 Grantor: MIDDLETON, BOB L.1 Grantee: CLARK, KEITH2 Grantee: CLARK, SARAH

Grantee Address

Name: KEITH CLARKAddress: 123 ARMORY ROADCity: GALAX State: VA Zip Code: 24333Consideration: \$32,000.00 Existing Debt: \$0.00 Actual Value/Assumed: \$52,600.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: [] City [] County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 143-8-68Short Property Description: FANCY GAP DISTRICT

Current Property Address:

City: FANCY GAP State: VA Zip Code: 24328Instrument Prepared By: TIMOTHY J. TOLBERT Recording Paid By: TOLBERT & TOLBERT LLPRecording Returned To: TIMOTHY J. TOLBERTAddress: P. O. BOX 250City: HILLSVILLE State: VA Zip Code: 24343