

Tax Map No. 111-A-46
Consideration: \$181,500.00
Assessed: \$225,000.00

BK 1210 PG 0076

00241

This Deed is exempt from Grantor's Tax pursuant to Virginia Code § 58.1-802(A)

SPECIAL COMMISSIONER'S DEED

THIS DEED, is made and entered into this the 24th day of January, 2023 by and between N. REID BROUGHTON, ESQ., Special Commissioner, on behalf of THOMAS J. BEDSAUL a/k/a T. J. BEDSAUL, a/k/a THOMAS JEFFERSON BEDSAUL, GRACIE F. BEDSAUL, a/k/a GRACE BEDSAUL, DONALD O. BEDSAUL, DOROTHY BEDSAUL, BRENDA EPLING, LUCY MERRITT, BONNIE YARBOROUGH, DAVID BEDSAUL, LENORA ATKINSON, DIANA DAVENPORT, MEL BEDSAUL, ROY J. BEDSAUL, EUGENE BEDSAUL, ROY BEDSAUL, JR., WILLIAM L. BEDSAUL, MARY ELIZABETH BEDSAUL, SHERRY L. VON HATTEN, MARY I. SPICKARD, ANNIE RUTH REECE, IVA L. JENSON a/k/a IVA L. JENSEN, and BOBBY L. BEDSAUL, Grantors, and ZETH STOCKNER and ASHLEY STOCKNER, Grantees, whose address is 268 Jessies Lane, Galax, Virginia 24333.

WHEREAS, by Decree of Sale entered August 30, 2022, in that certain caused styled *The County of Carroll, Virginia v. Heirs of Donald O. Bedsaul, et al.*, CL21-252, now pending in the Circuit Court of Carroll County, Virginia, the Court ordered the sale of the hereinafter described real estate; and

Prepared by an attorney licensed by the Virginia State Bar, to wit:
N. Reid Broughton, Esq. (VSB # 38899)
Sands Anderson PC
P.O. Box 2009
Christiansburg, Virginia 24068
(540) 260-9011 (telephone)
(540) 260-0022 (facsimile)

The existence of title insurance is not known to the preparer of this instrument.

WHEREAS, by Decree of Confirmation entered January 4, 2023, the Court approved and confirmed the sale of the hereinafter described real estate to Zeth Stockner and Ashley Stockner; and,

WHEREAS, the Grantees have deposited the total sum of \$181,500.00 with the Clerk of this Court.

NOW, THEREFORE, in consideration of the sum of \$181,500.00, paid by the Grantees as aforesaid, the Grantor(s) do hereby grant and convey with Special Warranty of Title unto the Grantee, as tenants by the entireties, and not as tenants in common, with the right of survivorship as at common law, the following described real estate, to wit:

Parcel No. 111-A-46

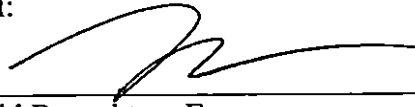
Tax Map No. 111-A-46, lying and being in the Pipers Gap Magisterial District of Carroll County, Virginia, and more fully described as follows, to-wit:

Beginning at a chestnut tree and a large White Oak on the top of a ridge second corner of H. Payne's fifty acre tract of land, now the lands of E. H. Larowe, thence S. 9 E. 60 poles to a rock near a branch, now Lynch Calfee's line thence with said line S. 67 W. 100 poles to a chestnut oak, corner to lands of Joshua Larowe, now lands of P. E. Lawson and Wm. Haynes, thence with the same S. 80 W. 52 poles to a gum tree corner a corner of Harden Paynes old sixty acre tract or land, now E. H. Larowe's land, thence with line of the same N. 8 E. 76 poles to a locust tree in an old field, near the top of a ridge, still with line of sane N. 59 E. 35 poles to a stake by a fence on the top of a ridge, thence continuing with said line N. 64 E. 38 poles to a large chestnut tree thence N. 75 ½ E. 56 poles to the beginning corner, containing 75 acres", more or less; and being the same property conveyed to Thomas J. Bedsaul by Roby M. Brendle and Grace Brendle, by deed dated September 5, 1936, recorded in Deed Book 65 at Page 368, Grayson County Circuit Court Clerk's Office; reference to the aforesaid deed being hereby made for a more complete description and for chain of title to the property herein conveyed. For further chain of title, reference is made to Deed Book 762 at Page 820, and Will Book 45 at Page 133, Carroll County Circuit Court Clerk's Office.

TOGETHER WITH and **SUBJECT TO** covenants, conveyances, conditions, restrictions, and easements set forth in said deed or otherwise of record.

With any and all improvements thereon and appurtenances thereunto belonging,
including but not limited to easements and rights of way appurtenant to the property as shown
upon the records in the Circuit Court of Carroll County, Virginia.

WITNESS the following signature and seal:



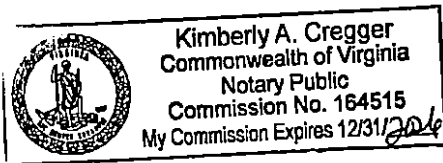
N. Reid Broughton, Esq.,
Special Commissioner

COMMONWEALTH OF VIRGINIA
THE COUNTY OF MONTGOMERY, to-wit:

The foregoing Special Commissioner's Deed was acknowledged before me this the 24th
day of January, 2023 by N. Reid Broughton, Esq., Special Commissioner.


Notary Public

My Commission Expires:



INSTRUMENT 230000241
RECORDED IN THE CLERK'S OFFICE OF
CARROLL COUNTY CIRCUIT COURT ON
JANUARY 26, 2023 AT 01:12 PM
GERALD R. GOAD, CLERK
RECORDED BY: SRG

VIRGINIA LAND RECORD COVER SHEET

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

BK 1210 PG 0079

FORM A – COVER SHEET CONTENTInstrument Date: 1/24/2023Instrument Type: DSCNumber of Parcels: 1 Number of Pages: 7[] City [X] County CARROLL COUNTY COURT
CIRCUIT COURTTax Exempt? VIRGINIA/FEDERAL CODE SECTION[X] Grantor: 58.1-802 (A)

[] Grantee: _____

Business/Name

(Area Above Reserved For Deed Stamp Only)

1 Grantor: BROUGHTON, N. REID SPECIAL COMMISSIONER2 Grantor: BEDSAUL, THOMAS J.1 Grantee: STOCKNER, ZETH2 Grantee: STOCKNER, ASHLEY

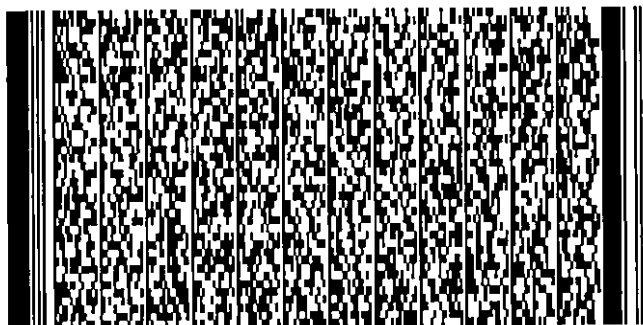
Grantee Address

Name: ZETH STOCKNERAddress: 268 JESSIES LANECity: GALAX State: VA Zip Code: 24333Consideration: \$181,500.00 Existing Debt: \$0.00 Actual Value/Assumed: \$225,000.00

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 [X] County CARROLL Percentage In This Jurisdiction: 100%Book Number: 762 Page Number: 820 Instrument Number: _____Parcel Identification Number/Tax Map Number: 111-A-46Short Property Description: 75 ACRES CROOKED CREEK
APACHE RD.Current Property Address: 75 ACRES CROOKED CREEK, APACHE RD.City: WOODLAWN State: VA Zip Code: 24381Instrument Prepared By: N. REID BROUGHTON Recording Paid By: ZETH & ASHLEY STOCKNERRecording Returned To: N. REID BROUGHTONAddress: SANDS ANDERSON PC, P.O. BOX 2009City: CHRISTIANSBURG State: VA Zip Code: 24068

VIRGINIA LAND RECORD COVER SHEET

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

FORM B – ADDITIONAL GRANTORS/GRANTEES

Instrument Date: 1/24/2023

Instrument Type: DSC

Number of Parcels: 1 Number of Pages: 7

[] City [X] County CARROLL COUNTY COURT
CIRCUIT COURT

BK 1210 PG 0080

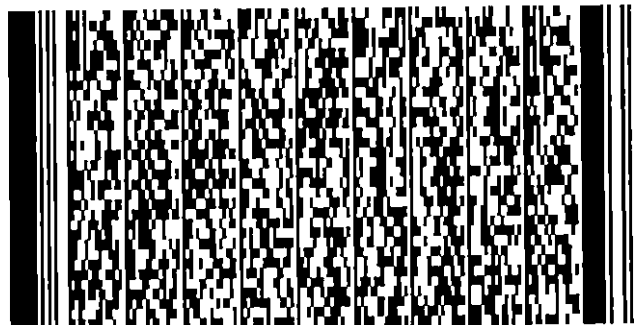
Grantor Business/Name

(Area Above Reserved For Deed Stamp Only)

3 Grantor: BEDSAUL, T. J.
4 Grantor: BEDSAUL, THOMAS JEFFERSON
5 Grantor: BEDSAUL, GRACIE F.
6 Grantor: BEDSAUL, GRACE
7 Grantor: BEDSAUL, DONALD O.
8 Grantor: BEDSAUL, DOROTHY
9 Grantor: EPLING, BRENDA
10 Grantor: MERRITT, LUCY

Grantee Business/Name

..... Grantee:
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VIRGINIA LAND RECORD COVER SHEET

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

FORM B – ADDITIONAL GRANTORS/GRANTEESInstrument Date: 1/24/2023Instrument Type: DSCNumber of Parcels: 1 Number of Pages: 7[] City [X] County CARROLL COUNTY COURT
CIRCUIT COURT**Grantor Business/Name***(Area Above Reserved For Deed Stamp Only)*

11 Grantor: YARBOROUGH, BONNIE

12 Grantor: BEDSAUL, DAVID

13 Grantor: ATKINSON, LENORA

14 Grantor: DAVENPORT, DIANA

15 Grantor: BEDSAUL, MEL

16 Grantor: BEDSAUL, ROY J.

17 Grantor: BEDSAUL, EUGENE

18 Grantor: BEDSAUL, ROY JR.

Grantee Business/Name

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..... Grantee:

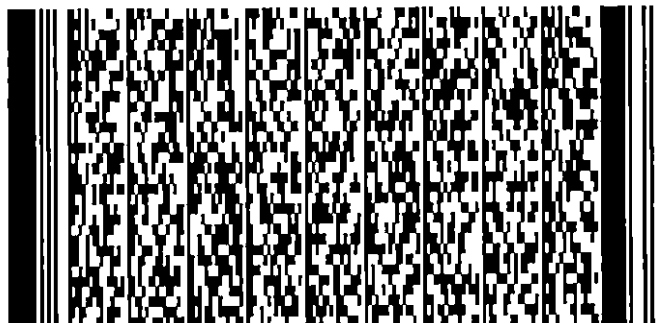
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VIRGINIA LAND RECORD COVER SHEET

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

FORM B – ADDITIONAL GRANTORS/GRANTEESInstrument Date: 1/24/2023Instrument Type: DSCNumber of Parcels: 1 Number of Pages: 7[] City [X] County CARROLL COUNTY COURT
CIRCUIT COURT**Grantor Business/Name***(Area Above Reserved For Deed Stamp Only)*

19 Grantor: BEDSAUL, WILLIAM L.

20 Grantor: BEDSAUL, MARY ELIZABETH

21 Grantor: VON HATTEN, SHERRY L.

22 Grantor: SPICKARD, MARY I.

23 Grantor: REECE, ANNIE RUTH

24 Grantor: JENSON, IVA L.

25 Grantor: JENSEN, IVA L.

26 Grantor: BEDSAUL, BOBBY L.

Grantee Business/Name

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