

Tax Map Reference No.: 117-A-42
 Title Insurance Underwriter: Chicago Title Insurance Company
 Consideration: \$400,000.00
 Tax Value: \$321,400.00
 Property Address: 8214 Snake Creek Road, Hillsville, VA 24343
 Prepared by: Scot S. Farthing (VSB#44045), Farthing Legal, PC, 490 W. Monroe Street, Wytheville, VA 24382
 Return to: Freedom Settlement Services, 775 W. Main Street, Suite 2, Wytheville, VA 24382

THIS DEED, made and entered into this the ~~29th~~ 27th day of June, 2023, by and between KENNETH W. COSTA and MAGDALEN COSTA, as Grantors, and CURTIS J. MILLER and JESSICA R. MILLER, husband and wife, 8214 Snake Creek Road, Hillsville, VA 24343, as Grantee;

WITNESSETH

THAT FOR and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and lawful consideration, the receipt of which is hereby acknowledged by Grantors, the Grantors do hereby grant, bargain, sell and convey, with covenants of general warranty of title, to the Grantees, as tenants by the entirety with right of survivorship, all of that certain parcel or tract of real estate, with all the privileges and appurtenances thereto, situated in the Laurel Fork Magisterial District, Carroll County, Virginia, more particularly bounded and described as follows, to-wit:

"BEGINNING at an iron on the 40' right of way of Virginia Secondary Route #670, corner to lands of William Theodore Martin; thence with said right of way, S. 33-22-42 E., 77.97 feet to an iron; thence S. 37-35-38 E., 64.59 feet to an iron; thence S. 40-08-24 E., 284.75 feet to an iron; thence S. 42-16-02 E., 58.92 feet to an iron; thence S. 46-35-31 E., 55.71 feet to an iron; thence S. 51-07-49 E., 56.48 feet to an iron; thence S. 53-35-09 E., 90.63 feet to an iron; thence S. 53-35-09 E., 142.16 feet to an iron; thence S. 51-59-37 E., 166.19 feet to a 3/4" iron pipe set; thence leaving said right of way, S. 51-51-27 W., 413.91 feet to a 3/4" iron pipe set; thence S. 51-51-27 W., 234.81 feet to a 3/4" iron pipe set; thence S. 51-51-27 W., 192.15 feet to a 3/4" iron pipe set; thence N. 35-01-53 W., 171.74 feet to a 3/4" iron pipe set; thence N. 35-01-53 W., 167.62 feet to a 3/4" iron pipe set; thence N. 54-58-07 E., 218.39 feet to an iron in fence; thence N. 45-12-08 W., 233.74 feet to an iron; thence N. 45-12-08 W., 233.75 feet to an iron in fence; thence N. 50-33-33 W., 228.34 feet to a point (27.09 feet from double poplar in fence); thence N. 55-03-05 E., 182.12 feet to an iron; thence N. 55-03-05 E., 200.00

NO TITLE EXAMINATION PERFORMED BY FARTHING LEGAL, PC



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feet to an iron; thence N. 55-03-05 E., 200.00 feet to the point of the BEGINNING, containing **14.025 acres (Tax Map #117-A-42)** as shown on plat of survey by David B. Scott, C.L.S., dated September 4, 1979, and revised October 13, 1982, May 3, 1985, February 1, 1993, and June 1, 1993, Job No. 4117, and being a portion of the land conveyed to the parties of the first part from ANDREW CARRIL, JR. and MARY M. CARRIL, husband and wife, by deed dated October 31, 1986, of record in the Clerk's Office of the Circuit Court of Carroll County, Virginia, in Deed Book 351, at Page 581."

Being the same property conveyed from Andrew Carril, Jr. and Mary M. Carril, husband and wife, to Kenneth W. Costa and Magdalen Costa, husband and wife, by Deed dated April 26, 2000, recorded in the Carroll County Clerk's Office in Deed Book 578, page 135.

This conveyance is made subject to a 15 foot right of way reserved for the benefit of the Martin-Semones Cemetery, it successors and assigns, together with the right of ingress and egress as shown on a plat of survey recorded in the Carroll County Clerk's Office in Plat Cabinet #1, Slide 242, Page 3.

This conveyance is made subject to such conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply to the property conveyed.

Real estate taxes for the year 2023 on the property herein conveyed will be prorated between Grantors and Grantees as of the date of delivery of this deed.

Possession of the premises shall be delivered by the Grantors to the Grantees with the delivery of this deed.

Grantors covenant that they will warrant generally the title to the property conveyed; that they have the right to convey the same in fee simple; that they have done no act to encumber the same; that they will execute such further assurances of title as may be requisite, and that the Grantees shall have the quiet possession thereof.



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No title examination was performed by Farthing Legal, P.C.

WITNESS the following signatures and seals:

Kenneth W. Costa (SEAL)
KENNETH W. COSTA

STATE OF VIRGINIA,
COUNTY OF WYTHE, To Wit:

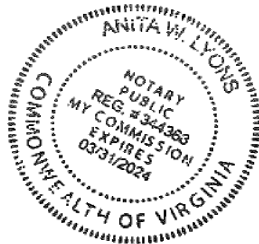
I, Anita W Lyons, a Notary Public in and for the State and County aforesaid, do hereby certify that **Kenneth W. Costa** has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 29th day of June, 2023.

My commission expires:

Notary I.D.#:

Anita W Lyons
Notary Public



Magdalen Costa (SEAL)
MAGDALEN COSTA

STATE OF VIRGINIA,
COUNTY OF WYTHE, To Wit:

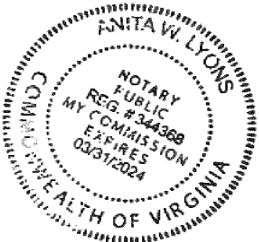
I, Anita W Lyons, a Notary Public in and for the State and County aforesaid, do hereby certify that **Magdalen Costa** has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 29th day of June, 2023.

My commission expires:

Notary I.D.#:

Anita W Lyons
Notary Public



INSTRUMENT 230002002
RECORDED IN THE CLERK'S OFFICE OF
CARROLL COUNTY CIRCUIT COURT ON
JUNE 30, 2023 AT 02:23 PM
\$400.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$200.00 LOCAL: \$200.00
GERALD R. GOAD, CLERK
RECORDED BY: CJS



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