

180002645

Instrument prepared by
Alejandro Emilio Gómez, Attorney at Law
Wytheville, VA 24382
VA State Bar #88187

Tax Map Reference Nos.: 069-004-0000-0007A & 069-004-0000-0006

Source Deed: Instrument No. 020001936

Consideration: \$ 95,000.00

Assessed Value: \$123,200.00

Property Address: 503 Matney Flats Road, Wytheville, Virginia 24382

Title Insurance: Fidelity National Title Insurance Company

Return to: New Century Title & Settlement Agency, Inc.

140 South 4th Street, Wytheville, Virginia 24382

THIS DEED made and entered into this 28th day of September, 2018, by and between MICHAEL SHAINÉ PORTER, party of the first part, hereinafter referred to as "GRANTOR"; and RUSTIC RETREAT RENTALS LLC, A Virginia Limited Liability Company, party of the second part, hereinafter referred to as "GRANTEE".

~ W I T N E S S E T H ~

That for and in consideration of the sum of TEN DOLLARS and no cents (\$10.00) cash in hand and other good and valuable consideration paid by the parties of the second part to the party of the first part, the receipt of which is hereby acknowledged, the party of the first part does hereby Bargain, Sell, Grant and Convey, with General Warranty of Title, unto Grantee, in fee simple, all those certain tracts or parcels of real estate, situate in the Speedwell Magisterial District, Wythe County, Virginia, more particularly bounded and described as follows, to-wit:

"TRACT NO. 1: 'That certain parcel of land situated in the Speedwell Magisterial District, Wythe County, Virginia, and BEING TRACT 6 CONTAINING 5.74 ACRES, however more or less, and being as shown on that plat prepared by H.L. Louthen, C.L.S. #754, Property of Jones Land Co., referred to as 'MATNEY FLATS SECT. 2', Date June, 1979, and of record in the Clerk's Office in Plat Book 6, page 88."

"TRACT NO. 2: 'BEGINNING at a point in the middle of a 50 foot right of way, corner to Tract No. 8, as shown on the hereinafter described map or plat; thence with the division line with Tract No. 8, S 07° 43' 41" W 975.00 feet to a point; thence N 81° 57' 33" W 144.53 feet to a point in the division line with Tract No. 6; thence with the division line with Tract No. 6, N 07°

Examined Oct 1, 20 18
Rustic Retreat Rentals LLC
215 Briarwood Way
Wytheville, VA
Don Clark

Returned to New Century Title

43' 41" E 933.00 feet to a point in the middle of said 50 foot right of way; thence with the middle of the said 50 foot right of way, N 86° 56' E 57.54 feet to a point; thence continuing N 78° 36' E 93.14 feet to the point of BEGINNING, and being as shown on that map or plat bearing the following legend, to-wit:

WYTHE COUNTY, VA.
SPEEDWELL MAG. DIST.
PROPERTY OF
JIMMY DEAN STROUPE
D.B. 351 PG. 88
TO BE CONVEYED TO
TERRY L. HAWKINS, ET UX
REF: JONES LAND CO. MAP
PLAT BK. 6 PG. 88
SURVEYED BY
H.L. LOUTHEN C.L.S.
525 W. MAIN STREET
WYTHEVILLE, VA
DATE: 10-14-86
SCALE: 1" = 100'

"Grantor reserves an easement of right of way running generally north and south, 12 feet in width and parallel to and along the entire west boundary of the realty herein conveyed for the purpose of ingress and egress from the remaining realty of the Grantors to the hereinbefore referred to 50 foot right of way."

BEING the same property conveyed by Deed dated March 14, 2002, from MICHAEL SHAINÉ PORTER and VENESSA A. PORTER to MICHAEL SHAINÉ PORTER, and of record in the Wythe County Clerk's Office on April 23, 2002, as Instrument 020001936.

Real estate taxes for the year 2018 on the property herein conveyed will be prorated between Grantor and Grantee as of the date of delivery of this Deed.

This conveyance is made subject to all restrictions, easements and rights of way of record affecting the aforesaid real estate, and to matters upon inspection.

The party of the first part covenants that he has the right to convey the subject property in fee simple; that he has created no liens or encumbrances against the same; and that the Grantee shall have quiet possession of the same.

Possession is delivered to the Grantee with the delivery of this deed.

NO TITLE SEARCH OR REPORT FURNISHED by Alejandro Emilio Gómez, Attorney at Law

SIGNATURES ON NEXT PAGE

WITNESS the following signature and seal:

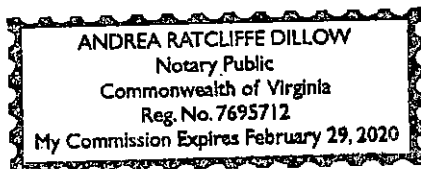
Michael Shaine Porter (SEAL)
MICHAEL SHAINÉ PORTER

COMMONWEALTH of VIRGINIA

COUNTY of Wythe) To-wit:

I, Andrea Ratcliffe Dillow, a Notary Public in and for the Commonwealth and County
aforesaid, do hereby certify that MICHAEL SHAINÉ PORTER, has personally appeared before
me in my Commonwealth and County aforesaid and acknowledged the same.

Given under my hand this 28th day of September, 2018.



Official Seal

Andrea Ratcliffe Dillow

Notary Public

Registration Number: 7695712

My Commission Expires: 02/29/2020

Grantee's Address:

215 Briarwood Lane

Rural Retreat, VA 24368

INSTRUMENT 180002645
RECORDED IN THE CLERK'S OFFICE OF
WYTHE CIRCUIT COURT ON
October 1, 2018 AT 09:21 AM
\$123.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$61.75 LOCAL: \$61.75
FRANCES C. AKERS, CLERK
RECORDED BY: ADC

Ashley King