

CLR230001888

Tax Map Reference No.: 066C-002-0000-0014 and 0016  
Title Insurance Underwriter: Investors Title Insurance Company  
Consideration: \$80,000.00  
Tax Value: \$37,200.00  
Property Address: 411 Rural Retreat Lake Road, Rural Retreat, VA 24360  
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 28th day of July, 2023, by and between  
MICHAEL JAMES SIEVERS and KORTNEE MARIE SIEVERS, husband and wife, as Grantors,  
and MARK SOUZA, 946 Smith Hollow Road, Wytheville, VA 24382, as Grantee;

WITNESSETH

THAT FOR and in consideration 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  
Grantee, in fee simple, all of that certain parcel or tract of real estate, with all the privileges and  
appurtenances thereto, situated in the Black Lick Magisterial District, Wythe County, Virginia,  
more particularly bounded and described as follows, to-wit:

"BEING LOT NUMBER 14, containing 1.10 acres, more or less, and LOT  
NUMBER 16, containing 0.95 acre, more or less, and being as shown on a map or  
plat of property of James W. Adams and George T. Fisher, dated September 10,  
1997. Prepared by Douglas T. Casey, CLS #001862, and which said plat is of  
record in the Wythe County Clerk's Office in Plat Book 9, page 85."

Being the property conveyed from John Fehr and Elva Fehr, husband and wife, to Michael  
James Sievers and Kortnee Marie Sievers, husband and wife, by Deed dated September 6, 2022,  
recorded in the Wythe County Clerk's Office as Instrument Number 220002727.

"This conveyance is made expressly subject to the restrictions, conditions, rights-of way,  
and easement, if any contained in the instruments constituting the chain of title to the property  
conveyed herein, and to matters visible upon inspections, especially to those items referred to in a  
deed recorded in the Wythe County Clerk's Office in Deed Book 489, page 292."

Examined August 1, 20 23

Mark Souza  
946 Smith Hollow Rd, Wytheville VA 24382  
Tests: Shirley L. Leland Dep. Clerk  
R.F. Freedom Settlement



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 Grantee as of the date of delivery of this deed.

Possession of the premises shall be delivered by the Grantors to the Grantee 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 Grantee shall have the quiet possession thereof.

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



FARTHING  
LEGAL

WITNESS the following signatures and seals:

Michael James Sievers (SEAL)  
MICHAEL JAMES SIEVERS

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 **Michael James Sievers**, has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 28th day of July, 2023.

My commission expires:

Notary I.D.#:



Anita W Lyons  
Notary Public

Kortnee Marie Sievers (SEAL)  
KORTNEE MARIE SIEVERS

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 **Kortnee Marie Sievers**, has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 28th day of July, 2023.

My commission expires:

Notary I.D.#:



Anita W Lyons  
Notary Public



FARTHING  
LEGAL

INSTRUMENT 230001888  
RECORDED IN THE CLERK'S OFFICE OF  
WYTHE CIRCUIT COURT ON  
AUGUST 1, 2023 AT 09:36 AM  
\$80.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$40.00 LOCAL: \$40.00  
JEREMIAH E. MUSSER, CLERK  
RECORDED BY: TLO

*Jerissa Lomlace*