

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 #: **127-A-79**
Consideration: **\$255,000**
Assessment: **\$141,700**

THIS DEED made this 15th day of October 2021, by and between **RICHARD G. SHACKLEFORD** and **DONNA W. SHACKLEFORD**, parties of the first part; and **KEEGAN R. SCHAEFER**, 27 Glen Pine Lane, Fancy Gap, Virginia 24328, party of the second part.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the party 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 party of the second part, in fee simple, 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:

BEGINNING at a stake at the intersection of a road leading out from Country Road, and at the intersection of a road leading to the D. G. Hatcher homeplace, and runs thence with road to Hatcher's house, S. 79 E., 260 feet to a stake on the north side of road; thence runs N. 15 E., approximately 800 feet to a large poplar in old outside line of fence; thence runs N. 81 W., 230 feet to a locust post, Higgins' corner; thence runs S. 15 W., 637 feet with old fence to a stake in Higgin's line; thence runs S. 60 W., to a stake on road, Higgins' southwest corner; thence runs S. 100-3-30 E., to a stake at beginning corner, containing approximately $4 \frac{1}{2}$ acres, being a conveyance by the boundary and not by the acre, and being the same land conveyed to RICHARD G. SHACKLEFORD and DONNA W. SHACKLEFORD from RICHARD G. SHACKLEFORD and DONNA W. SHACKLEFORD, husband and wife, by Deed dated April 11, 2014, of record in the Clerk's Office of the Circuit Court of Carroll County, Virginia, in Deed Book 989, at Page 039.

There is further conveyed a non-exclusive easement of right of way from Virginia State Route 608 to the property herein conveyed as set forth in Deeds of Easement of record in the aforesaid Clerk's Office in

Deed Book 710, at Page 223, Deed Book 710, at Page 229 and Deed Book 777, at Page 110.

This conveyance is further made subject to the rights of others as to the use of the aforesaid easement of right of way as set forth in the aforesaid Clerk's Office in Deed Book 710, at Page 223, Deed Book 710, at Page 229 and Deed Book 777, at Page 110.

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 signatures and seals:

Richard G. Shackelford (SEAL)
RICHARD G. SHACKLEFORD

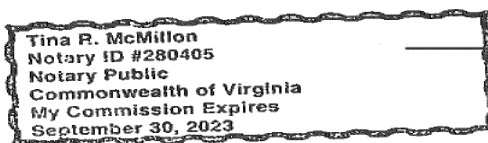
Donna W. Shackelford (SEAL)
DONNA W. SHACKLEFORD

COMMONWEALTH OF VIRGINIA

COUNTY OF Carroll, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 29 day of October 2021, by RICHARD G. SHACKLEFORD and DONNA W. SHACKLEFORD.

My commission expires: 9-30-23



Tina R. McMillon

Notary Public

INSTRUMENT 210004586
RECORDED IN THE CLERK'S OFFICE OF
CARROLL COUNTY CIRCUIT COURT ON
NOVEMBER 1, 2021 AT 08:45 AM
\$255.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$127.50 LOCAL: \$127.50
GERALD R. GOAD, CLERK
RECORDED BY: CJS