CLR240000860

GRANTEE'S ADDRESS:
6003 Dutchman Creek Road
Southport, NC 28461

PREPARED BY:
Harold E. Slate, II, VSB #70299
403 Patrick Avenue
Stuart, VA 24171

RETURN TO:
Appalachian Title Co., Inc.
104 W. Blue Ridge Street
Stuart, VA 24171

Title Underwriter: Fidelity National Title Ins. Co.

[redacted]

Tax Map #: 4414-( )- -55-
Account #: 41020

ERNEST W. DARBY
SANDRA L. DARBY

FROM: DEED

SUSAN DEVEREAUX MOORE

THIS DEED, made and entered into this 28th day of May, 2024, by and between SUSAN DEVEREAUX MOORE, Grantor, and ERNEST W. DARBY and SANDRA L. DARBY, Grantees;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby bargain, sell, grant and convey unto the said ERNEST W. DARBY and SANDRA L. DARBY, husband and wife, as tenants by the entirety with rights of survivorship as at Common Law, in fee simple with General Warranty and New English Covenants of title, all that certain tract or parcel of land with improvements thereon and appurtenances thereunto belonging, lying and being in the Blue Ridge Magisterial District of Patrick County, Virginia, and being more particularly described as follows, to-wit:

HAROLD E. SLATE, II
ATTORNEY AT LAW
H.E. "CHIP" SLATE, II, P.C.
FLOYD, VIRGINIA
STUART, VIRGINIA
VSB #70299

Containing 39.1709 acres, as shown on Plat of Survey entitled "JOHN R. NUISMER & EILEEN R. NUISMER," prepared by Larry G. Rakes, LLS, dated May 22, 1996, and recorded in the Clerk's Office of the Circuit Court of Patrick County, Virginia, in Plat Cabinet 1, Slide 117-J;

TOGETHER WITH an easement over and along Wildcat Road for ingress and egress to State Route #632, as shown on the aforesaid Plat of Survey; and

BEING that same tract or parcel of land conveyed to Grantor herein by Deed from John R. Nuismer and Eileen R. Nuismer, dated May 21, 1998, and recorded in the aforesaid Clerk's Office in Deed Book 330, page 399, to which deed and map reference is here made for a more particular description of the property herein conveyed.

This conveyance is subject to any and all easements, covenants and restrictions of record as they may lawfully apply to the aforesaid property.

NO TITLE EXAMINATION PERFORMED BY HAROLD E. SLATE, II NOR H. E. "CHIP" SLATE, II, P.C. IN PREPARING THIS DEED AND THIS DEED PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY.

WITNESS the following signatures and seals.

Susan Devereaux Moore
SUSAN DEVEREAUX MOORE

HAROLD E. SLATE, II
ATTORNEY AT LAW
H.E. "CHIP" SLATE, II, P.C.
FLOYD, VIRGINIA
STUART, VIRGINIA
VSB #70299

STATE OF Maryland,

CITY/COUNTY OF Worcester, TO-WIT:

The foregoing Deed was acknowledged before me by SUSAN DEVEREAUX MOORE, this 29TH day of May, 2024.

Notary Public

My Commission expires: 1-2-2026

Notary Registration #: _____

LAURA MCCOY
NOTARY PUBLIC
WICOMICO COUNTY, MD

HAROLD E. SLATE, II
ATTORNEY AT LAW
H.E. "CHIP" SLATE, II, P.C.
FLOYD, VIRGINIA
STUART, VIRGINIA
VSB #70299

INSTRUMENT 240000860
RECORDED IN THE CLERK'S OFFICE OF
PATRICK COUNTY CIRCUIT COURT ON
MAY 31, 2024 AT 11:30 AM
$575.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $287.50 LOCAL: $287.50
MORGAN E. BOOTHE, CLERK
RECORDED BY: TLO