

250000207

Prepared by and return to: Dominic P. Lascara, Esq., State Bar No. 26030  
652 Independence Parkway, Suite 120  
Chesapeake, Virginia 23320

Title Insurance Underwriter: N/A  
Prepared without the benefit of a title examination

Jerry D. HOOKER and  
Mary M. HOOKER, husband and wife

to

Jerry D. HOOKER, married

**DEED OF BARGAIN AND SALE**  
**EXEMPT PURSUANT**  
**TO CODE SECTION 58.1-811.A.15**

THIS DEED made this 3<sup>rd</sup> day of January 2025, by and between Jerry D. HOOKER and Mary M. HOOKER, husband and wife, GRANTORS, parties of the first part, and Jerry D. HOOKER, married, GRANTEE, party of the second part, whose mailing address is: 9013 Southampton Parkway, Drewryville, Virginia 23844.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the said parties of the first part do hereby grant and convey to the party of the second part with GENERAL WARRANTY and the ENGLISH COVENANTS OF TITLE, the following described property, to-wit:

All that certain lot, tract or parcel of land lying, situate and being in the Drewryville Magisterial District, Southampton County, Virginia, containing 17.49 acres, as shown on plat entitled, "PLAT SHOWING PHYSICAL SURVEY OF PROPERTY FOR DAVID M. HOLLAND & VIVIAN J. HOLLAND LOCATED AT 9013 SOUTHAMPTON PKWY., DREWRYVILLE MAGISTERIAL DISTRICT SUOTHAMPTON COUNTY, VIRGINIA SCALE 1" = 300' MARCH 20, 2001 TOTAL AREA = 17.49 ACRES," which said plat is duly recorded in the Clerk's Office of the Circuit Court of Southampton County, Virginia, in Plat Book 24, page 118, to which reference is made for a more particular description.

IT BEING the same property conveyed unto the Grantors herein by Deed from David M. Holland and Vivian J. Holland, husband and wife, dated May 21, 2018, and duly recorded in the aforesaid Clerk's Office on May 23, 2018, as Instrument Number 180001283.

Map/Parcel No.: 68A-2-1

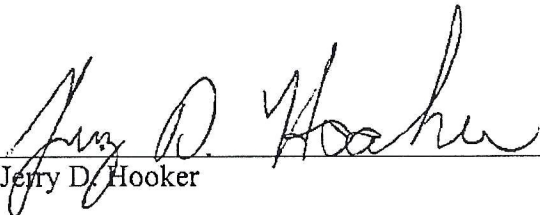
Property Address: 9013 Southampton Parkway, Drewryville, Virginia 23844

The parties of the first part covenant that they are seized in fee simple of said land; that they have the right to convey the said land to the party of the second part; that the party of the second part shall have quiet possession of said land; that the party of the first part will execute such other and further assurances of said land as may be requisite and that they have done no act to encumber said land.

The said property is conveyed subject to all conditions, restrictions and easements of record, if any, constituting constructive notice.

The property is conveyed pursuant to a Stipulation and Agreement executed by the parties dated December 26, 2024.


WITNESS the following signatures.

  
\_\_\_\_\_  
Jerry D. Hooker

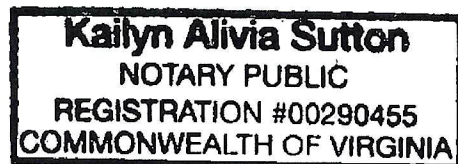
STATE OF VIRGINIA  
COUNTY OF ~~SOUTHAMPTON~~, to-wit:  
Greensville

I, the undersigned, Notary Public in and for the City and State aforesaid do hereby certify that Jerry D. Hooker, whose name is signed to the foregoing Deed, has acknowledged the same before me in my City and State. He is personally known to me or has produced a state issued driver's license as identification.

Given under my hand this 8 day of January 2025.

  
\_\_\_\_\_  
Notary Public

My commission expires: 10-30-28



Mary M. Hooker  
Mary M. Hooker

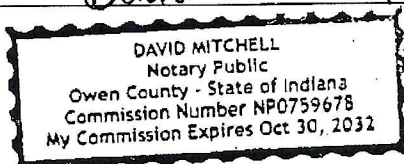
STATE OF INDIANA  
CITY OR COUNTY OF Monroe, to-wit:

I, the undersigned, Notary Public in and for the City and State aforesaid do hereby certify that Mary M. Hooker, whose name is signed to the foregoing Deed, has acknowledged the same before me in my City and State. She is personally known to me or has produced a state issued driver's license as identification.

Given under my hand this 03 day of January 2025.

David Mitchell  
Notary Public

My commission expires: 10/30/2032



**The attorney who prepared this instrument has not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title.**

INSTRUMENT 250000207  
RECORDED IN THE CLERK'S OFFICE OF  
SOUTHAMPTON CIRCUIT COURT ON  
JANUARY 22, 2025 AT 01:26 PM  
RICK FRANCIS, CLERK  
RECORDED BY: RMM