

Document Prepared By:
Andrew M. Neville, Esq. (VSB No.86372)
P.O. Box 31800
Henrico, Virginia 23294-1800

Title Insurance Underwriter:
Unknown

Purchase Price: \$104,500.00
Assessed Value/Consideration: \$110,100.00

*This Deed is exempt from Grantor's Tax
pursuant to Virginia Code §58.1-802(A)*

Tax Map No.: 15A-1-3 and 15A-1-4
Description: 1059 Fairview Drive,
Big Island, 0.92 acre +/- Panarama
Acres Lot 3 Section 1; 0.91 acres +/-
on Fairview Drive, Panarama Acres
Lot 4 Section 1

SPECIAL COMMISSIONER'S DEED

THIS DEED entered into this the 7th day of June, 2023 by and between Andrew M. Neville, Special Commissioner, on behalf of **DAVID A. ANDREWS, ELSIE G. ANDREWS**, Grantor(s), and **Twin Leaf Farm, LLC**, whose mailing address is 2481 Twin Leaf Road, Big Island, Virginia 24526, Grantee(s).

WHEREAS, by Decree of Sale and Decree of Confirmation entered in that certain cause styled COUNTY OF BEDFORD, VIRGINIA v. DAVID A. ANDREWS, ET AL (), now pending in the Circuit Court of the County of Bedford, Virginia, the sale of the hereinafter described real estate to the Grantee(s) for the sum of \$104,500.00 was approved and confirmed, and John A. Rife, Esq., Jeffrey A. Scharf, Esq., Mark K. Ames, Esq., Andrew M. Neville, Esq., Paul L. LaBarr, Esq., Gregory L. Haynes, Esq., and Seth R. Konopasek, Esq., any of whom may act, were appointed Special Commissioners for the purpose of executing and delivering a Special Warranty Deed conveying, with Special Warranty of Title, said Property to the Grantee(s); and,

WHEREAS, the Grantee(s) have deposited the total sum of \$104,500.00 to the credit of this Court in the above-styled matter.

Special Commissioners Deed
Andrews

::WITNESSETH::

NOW, THEREFORE, that in consideration of the sum of \$104,500.00, paid by the Grantee(s) as aforesaid, the Grantor(s) do hereby grant and convey with Special Warranty of Title unto the Grantee(s), the following described real estate, to wit:

Tax Map No. 15A-1-3
Account No. 140372

All that certain lot, piece, or parcel of real property, together with any improvements thereon and appurtenances thereunto belonging, lying and being situate in Peaks Magisterial District, Bedford County, Virginia, and being Lot No. 3 as shown on a plat of survey entitled, "Plat Showing Panorama Acres Section 1 ..." made by Erskine W. Proffitt dated November 7, 1967 revised April 29, 1968 and recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia in Plat Book 11, at Page 216.

And being the same real property conveyed to David A. Andrews and Elise G. Andrews, husband and wife, as tenants by the entireties from James T. Campbell and Margie G. Campbell, husband and wife, by Deed dated October 24, 1969 and recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia on October 27, 1969 in Deed Book 357 at Page 423.

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Deed Book 436 at Page 696, Plat Book 11 at Page 216.

Tax Map No. 15A-1-4
Account No. 140372

All that certain lot, piece, or parcel of real property, together with any improvements thereon and appurtenances thereunto belonging, lying and being situate in Peaks Magisterial District, Bedford County, Virginia and being Lot No. 4 as shown on a plat of survey entitled, "Plat Showing Panorama Acres Section 1..." made by Erskine W. Proffitt dated November 7, 1967 revised April 29, 1968 and recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia in Plat Book 11, at Page 216.

And being the same real property conveyed to David A. Andrews and Elsie G. Andrews, husband and wife, as tenants by the

Special Commissioners Deed
Andrews

entireties from James T. Campbell and Margie G. Campbell,
husband and wife, by Deed dated January 5, 1977 and recorded in
the Clerk's Office of the Circuit Court of Bedford County, Virginia
on January 14, 1977 in Deed Book 439 at Page 509.
This description is made subject to all easements, conditions,
agreements, restrictions, and reservations of record which affect
the property herein described.

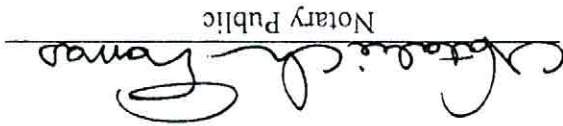
WITNESS the following signature and seal:

Andrew M. Neville, Esq. (VSB No. 86372)
Special Commissioner
Taxing Authority Consulting Services, PC
P.O. Box 31800
Henrico, Virginia 23294-1800
Phone: (804) 545-2500
Facsimile: (804) 545-2378

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO, TO WIT:

I hereby acknowledge that the foregoing Special Commissioner's Deed was

acknowledged by Andrew M. Neville, Esq., Special Commissioner, before me, a Notary Public
under the laws of the Commonwealth of Virginia, on this the 21st day of July, 2023.


Notary Public

My Commission Expires: 1.31.26



INSTRUMENT # 230006246
RECORDED BEDFORD CO CIRCUIT COURT CLERK'S OFFICE
JUL 31, 2023 AT 02:42 PM
JUDY E. REYNOLDS, CLERK BY BNO


☒ RETURNED
☒ MAILED 4/19.00