

Prepared by: Woods Rogers, PLC
123 East Main Street, 5th Floor
Charlottesville, VA 22902
(Timothy I. Kelsey – VSB #47781)

Parcel ID No.: 119-52 (portion) and 119-53 (portion)

Assessed Value: \$ Not Assessed

Consideration: \$90,000.00

Title Ins. Co: Old Republic National Title Insurance Company

DEED

THIS DEED, made this 26th day of September, 2022, by and among **LEES BRANCH LLC**, a Virginia limited liability company, Grantor; and THOMAS G. **MITCHELL** and CYNTHIA K. **MITCHELL**, husband and wife, Grantees, whose address is **832 Dawson Circle, Chesapeake VA 23322;**

WITNESSETH:

That for and in consideration of the sum of **TEN DOLLARS (\$10.00)** cash in hand paid, receipt of which is hereby acknowledged the Grantor does hereby GRANT, BARGAIN, SELL, and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantees as husband and wife, tenants by the entirety with the right of survivorship as at common law and not as tenants in common, the real estate hereinafter described as follows:

SEE ATTACHED, SCHEDULE A

This conveyance is made subject to any easements, reservations, restrictions and conditions contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the Property which have not expired by a time limitation contained therein or have not otherwise become ineffective.

WITNESS the following signature and seal:

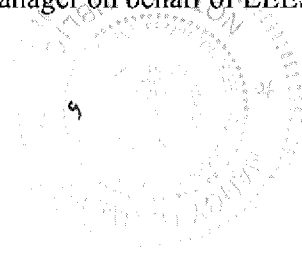
LEES BRANCH LLC

By  (SEAL)
C. Glenn Loucks, Manager

COMMONWEALTH OF VIRGINIA

CITY / COUNTY OF Harrisonburg:

The foregoing Deed was acknowledged before me this 29th day of September, 2022, by C. Glenn Loucks as Manager on behalf of LEES BRANCH LLC.




Notary Public

**SCHEDULE A
LEGAL DESCRIPTION**

ALL THAT certain lot or parcel of land lying and situate in Samuel Miller Magisterial District of Albemarle County, Virginia, being all of Lot 10, containing 6.90 acres more or less as shown on a plat made by Roger W. Ray & Associates, Inc. dated May 4, 2022, entitled "Rural Subdivision Plat -Lots A, B, C, D, & E and LOTS 1, 2, 5, 8, 9, 10 & 13 - A Division of The Properties of Lees Branch LLC" which said plat appears of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia at Instrument # 202200010150

AND BEING portions of the same property conveyed to Lees Branch LLC, a Virginia Limited Liability Company by deed from Weyerhaeuser Company, a Washington Corporation dated February 8, 2022 and recorded in the Clerk's Office of the Circuit Court of the County of Albemarle, Virginia on February 8, 2022 as Instrument #202200001682.

INSTRUMENT # 202200011547
E-RECORDED IN THE CLERK'S OFFICE OF
ALBEMARLE ON
OCTOBER 3, 2022 AT 11:29AM
\$90.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$45.00 LOCAL: \$45.00
JON R. ZUG, CLERK
RECORDED BY: MEB