

CLR230000309

Prepared by:  
C. Butler Barrett, VSB #7360  
BARRETT LAW OFFICE  
314 South Main Street  
Emporia, VA 23847

Tax Map Nos. 27-80 & 27-81

Exempt from recordation taxes pursuant to §58.1  
811(D) of the Code of Virginia, 1950, as amended

THIS DEED OF GIFT made this 13<sup>th</sup> day of March,  
2023, by and between **MARTHA CATO LAND**, Grantor, and **MARY LEE CATO**,  
**TRUSTEE OF THE MARY LEE CATO REVOCABLE TRUST** dated February 21,  
2018, with a mailing address of 155 Battery Park Drive, Bridgeport, CT 06605, Grantee;

WITNESSETH:

That for no monetary consideration the Grantor does hereby give, grant, convey and confirm with SPECIAL WARRANTY OF TITLE, unto Mary Lee Cato, Trustee of the Mary Lee Cato Revocable Trust dated February 21, 2018, Grantee, all her right, title and interest, it being an undivided one-fourth (1/4) interest, in the following described real estate, to-wit:

1-All that certain tract, piece or parcel of land, lying and situate in Hicksford Magisterial District, Greenville County, Virginia, a small portion thereof being within the corporate limits of the City of Emporia, containing one hundred ten (110) acres, more or less, and being bounded on the west by the property of Madeline L. Hutchenson; on the north by the Virginia Electric and Power Company and others; on the east by Mill Road and Emma Alston and others; and on the south by what is locally known as Dry Bread Road.  
Tax Map # 27-80

LESS AND EXCEPT those portions conveyed therefrom by deeds of record in the Clerk's Office, Circuit Court, Greenville County, Virginia.

2- That certain strip or parcel of land situate in Hicksford Magisterial District, Greenville County, Virginia, being a portion of the road bed and right-of-way of the so-called Hitchcock Branch (abandoned) of the Atlantic and Danville Railway Company, fifty (50) feet in width, lying and between parallel lines running twenty-five (25) feet from the center line of the road bed of said railroad and the former tract in a westerly direction following the said abandoned railroad and road bed for a distance of one thousand six hundred-seventy-one (1671) feet, more or less to the Cooke Property.  
Tax Map # 27-81

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The above described properties are a portion of that which Anna F. Baker died seized and possessed.

The said Anna F. Baker died, intestate, in 1966, survived by her daughters, Virginia Lee Baker and Martha Baker Cato.

The said Martha Baker Cato died, intestate, in 1970, survived by her husband Albert F. Cato, who has since died, and by survived by two daughters, Mary Lee Cato and Martha Ann Cato ( now Land).

The said Virginia Lee Baker died on 9 April 1988, and by her Last Will and Testament dated 16 February 1983, of record in the Clerk's Office aforesaid in Will Book 42, at page 3, devised her property to Mary Lee Cato.

WITNESS the following signature and seal.

Martha Cato Land (SEAL)  
Martha Cato Land

STATE OF Georgia

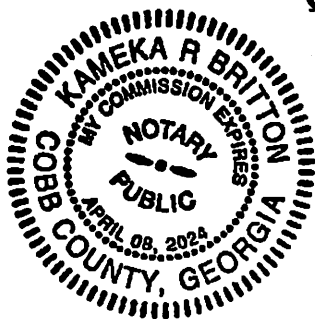
COUNTY/CITY OF COBB, to-wit:

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of March, 2023 by Martha Cato Land.

My commission expires: April 8, 2024

Kameka R. Britton  
Notary Public

(SEAL)



INSTRUMENT 230000309  
RECORDED IN THE CLERK'S OFFICE OF  
GREENSVILLE CIRCUIT COURT ON  
MARCH 21, 2023 AT 12:06 PM  
LINDA B. EDWARDS, CLERK  
RECORDED BY: EDP

TITLE NOT EXAMINED BY THE PREPARER OF DEED

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