

250005047

Return to: Coastal Title & Settlement, LLC File 2025-107
45 Harbor Drive, Reedville, Virginia 22539

Prepared by: David D. Dickerson, Jr., VSB# 50972
The Dickerson & Smith Law Group
115 S. Lynnhaven Road, Suite 100, Virginia Beach, Virginia 23452

Title Insurance Underwriter: Old Republic National Title Insurance Company

THIS DEED, Made this 19th day of June, 2025, by and between Shawn Daniel
SELLERS, Grantor, and INTEGRITY ACREAGE LLC, a West Virginia Company, Grantee,
whose current address is: 3023 Oaklawn Avenue NW, Roanoke, Virginia 24012

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and
other good and valuable considerations, the receipt of which is hereby acknowledged, the said
Grantor does hereby grant and convey, with GENERAL WARRANTY and ENGLISH
COVENANTS OF TITLE, unto the said Grantee, in fee simple, the following described property,
to-wit:

ALL THAT certain lot or parcel of land, with all appurtenances thereunto
belonging, lying and being in the County of Bedford, Commonwealth of Virginia,
and being more particularly described as follows, to-wit:

TRACT 4, CONTAINING 2.11 ACRES, MORE OR LESS, (TAX MAP ID: 159-
5-4) AS SHOWN ON THE MAP OF HOLIDAY FARMS, DATED DECEMBER
17, 1971, OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT
OF BEDFORD COUNTY, VIRGINIA, IN PLAT BOOK 14, PAGE 42.

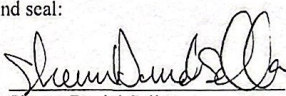
Property Address: Lot 4, Holiday Circle, Vinton, Virginia 24179
Tax Map # 159 5 4 / Parcel # 15915000

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IT BEING a portion of the same property conveyed unto Shawn Daniel Sellers by Deed of Correction from Gregory T. Szabo and Tammy L. Szabo, dated August 23, 2017 and recorded in the aforesaid Clerk's Office on September 13, 2017 as Inst. No. 170008600. Said deed is a correction to that certain deed between the same parties, dated September 27, 2016 and recorded on October 3, 2016 as Inst. No. 160009270 which inadvertently excluded Tract 4 from the legal description.

This conveyance is made expressly subject to the conditions, restrictions and easements, if any, of record, constituting constructive notice.

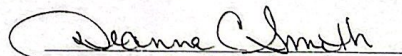
WITNESS the following signature and seal:

 (SEAL)
Shawn Daniel Sellers

COMMONWEALTH OF VIRGINIA

County
CITY OF Bedford, to-wit:
DCS

The foregoing Deed was acknowledged before me this 19th day of June, 2025, by Shawn Daniel Sellers, who is personally known to me or has produced a state issued driver's license as identification.


NOTARY PUBLIC

My Commission Expires: 02/28/2027
(Affix Notary Seal)

