

260001315

Prepared by:

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Bar No. 07392
Outten and Whitby, P.C.
102 N. Main Street
Lawrenceville, Virginia 23868

Tax Map Parcel Number: 22-18C, 22-18 & 22-18C1
Consideration: \$195,000.00
Assessment: \$142,000.00

THIS DEED made this 16th day of September 2026, by and QUINCEY R. ROBERTS and JOSHUA C. ROBERTS, Grantors, and DIGITAL BUSINESS CORP., a California corporation, 440 N. Barranca Ave, #3650, Covina, CA 91723, Grantee:

WITNESSETH

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, cash in hand paid, receipt whereof is hereby expressly acknowledged, Grantors do grant and convey with General Warranty of Title and with English Covenants of Title unto Grantee, DIGITAL BUSINESS CORP., a California corporation, the following described real estate, to-wit:

Tax Map Parcel 22-18C

1. All that certain tract or parcel of land situate in Belfield Magisterial District, Greenville County, Virginia, shown and designated as containing 10.9 acres, more or less, on a plat entitled "Plat of Survey of Property Owned by Lester Roberts for Conveyance to Perry E. Roberts", dated August 18, 1978, made by S. G. Keedwell C.L.S., which plat is of record in the Clerk's Office of the Circuit Court of Greenville County, Virginia, in Deed Book 121, Page 501.

Said real estate is the same real estate conveyed to Perry Edward Roberts (as Perry E. Roberts), by Deed of Gift from Lester Lorenzo Roberts and Queen Batts Roberts, husband and wife, dated 21 August 1978, recorded 24 August 1978, in the Clerk's Office aforesaid in Deed Book 121, Page 499.

Tax Map Parcel 22-18

2. All those two certain tracts or parcels of land situate in Belfield Magisterial District, Greenville County, Virginia, containing, in the aggregate, 95.2125 acres, and being in all respects the residue of property conveyed to Lester Roberts by Deed from Annie B. Mason and George Mason, her husband, dated February 14, 1961, and recorded in the Clerk's Office of the Circuit Court of Greenville County, Virginia, in Deed Book 79, at page 295, as follows:

(a) "All that certain lot, piece or parcel of land, lying and being situate in Belfield Magisterial District, Greensville County, Virginia, containing twenty-one (21) acres, and being designated as Lot No. one (1) on plat of property of Robert Blanks Estate, made by George C. Faville, Jr., Surveyor dated August 12, 19389, and of record in the Clerk's Office of the Circuit Court of Greensville County, Virginia, in Plat Book 3, at page 103."

(b) "All that certain tract, piece or parcel of land lying and being situate in Belfield Magisterial District, Greensville County, Virginia, containing eighty-six and eighty one-hundredths (86.80) acres, more or less, and being the residue of a tract of land containing ninety-one and seventy-one hundredths (91.70) acres, designated as Tract No. 2 on a plat of the property of Robert Blanks Estate, made by George C. Faville, Surveyor, dated August 12, 1938, and of frecored in the Clerk's Office of the Circuit Court of Greensville County, Virginia, in Plat Book 3, at page 103, after deducting therefrom the portion conveyed to Atlantic Coastline Railroad Company, by Deed dated January 3, 1956, of record in the Clerk's Office aforesaid in Deed Book 68, at page 460, and that portion thereof conveyed to Thomas B. Turner, by Deed dated August 28, 1959, of record in the Clerk's Office aforesaid in Deed Book 77, at page 499."

AFTER DEDUCTING THEREFROM the following parcels:

a.) A lot 104' x 200' conveyed unto Joseph Whitaker and Sara Jane Whitaker, by Deed from Lester Roberts and Queen B. Roberts, dated March 12, 1968, of record in Deed Book 94 at page 239.

b.) 10.9 acres conveyed unto Perry Edward Roberts, by Deed from Lester Roberts and Queen B. Roberts dated August 21, 1978, of record in Deed Book 121 at page 499.

c.) 1.21 aces conveyed unto Perry Edward Roberts, by Deed of Gift from Lester Lorenzo Roberts and Queen Batts Roberts, husband and wife, dated March 6, 1998, and recorded in Deed Book 237 at page 194.

Said real estate is the same real estate conveyed to Perry Edwards Roberts, by Deed from Lester Lorenzo Roberts and Queen Batts Roberts, husband and wife, dated 6 March 1998, recorded 25 June 1998, in the Clerk's Office aforesaid in Deed Book 237, Page 194.

Tax Map Parcel 22-18C1

All that certain parcel of land, lying and being situate in Belfield Magisterial District, Greensville County, Virginia, containing one (1) acre, more or less, as shown on a certain plat entitled "Plat Showing Part of the Property of Perry E. Roberts", dated June 3, 1987, surveyed and drawn by George T. McFarland,

C.L.S., of record in the Clerk's Office of the Circuit Court of Greenville County, Virginia, in Deed Book 160, at page 247.

Said real estate is the same property conveyed to Perry Edwards Roberts (as Perry Roberts), by Deed from Brenda S. Roberts, dated 6 February 1995, recorded 3 January 2005, in the Clerk's Office aforesaid as Instrument Number 050000001.

Perry Edward Roberts a/k/a Perry E. Roberts a/k/a Perry Roberts died, intestate, on June 2, 2015, survived by his sons, Quincey R. Roberts and Joshua C. Roberts as evidenced by a List of Heirs filed for record in the Clerk's Office aforesaid as Instrument 15-53.

This conveyance is made SUBJECT TO all easements, conditions, restrictions and encumbrances which are of record, or which may be disclosed by a current survey of the property, or a personal inspection of the subject property, which may lawfully affect title to the subject property.

WITNESS the following signatures and seals:

 (SEAL)
QUINCEY R. ROBERTS

COMMONWEALTH OF Virginia, Chesterfield City/County, ss:

I, Megan Ikley, a Notary Public of the City/County of Chesterfield, Commonwealth of Virginia do hereby certify that QUINCEY R. ROBERTS personally appeared before me this 16th day of September 2026, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 16th day of September 2026.

My commission expires: 05/31/2029.

(SEAL)




Notary Public

Joshua C. Roberts (SEAL)
JOSHUA C. ROBERTS

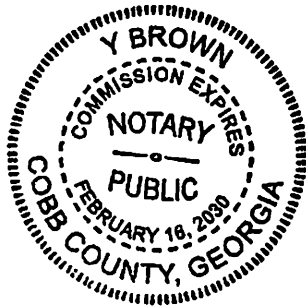
STATE OF Georgia, Fulton City/County, ss:

I, Yasmiene Brown, a Notary Public of the City/County of
Fulton, State of Georgia do hereby certify that JOSHUA C.
ROBERTS personally appeared before me this 16 day of September 2026, and acknowledged
the due execution of the foregoing instrument.

Witness my hand and official seal this 16 day of September 2026.

My commission expires: 2/16/2030

(SEAL)



[Signature]
Notary Public

INSTRUMENT 260001315
RECORDED IN THE CLERK'S OFFICE OF
GREENSVILLE CIRCUIT COURT ON
SEPTEMBER 22, 2026 AT 12:04 PM
\$195.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$97.50 LOCAL: \$97.50
LINDA B. EDWARDS, CLERK
RECORDED BY: JTR