000239 APR -5 AM

Deed No. 210001033

Parcel Number: 28250 & 29360
Consideration: $75,000.00
Assessed Value: $75,996.00

THIS DEED is made and entered into on the 22 day of March, 2021, by and between **JAY W. MARSHALL** and **JUDITH ANN MCGUIRE MARSHALL**, grantors, and **FUQUA LOGGING, INC., a North Carolina Corporation**, grantee, whose mailing address is 216 Fuqua Road, Leasburg, NC 27291.

WITNESSETH

That in consideration of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the grantors do hereby grant, bargain, sell, and convey, with General Warranty and English covenants of title, unto the grantee, the following described real estate, to-wit:

PARCEL ONE:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON, LOCATED IN RED BANK DISTRICT OF HALIFAX COUNTY, VIRGINIA, FRONTING ON THE SOUTHERLY SIDE OF NORFOLK, FRANKLIN & DANVILLE RAILROAD RIGHT OF WAY RUNNING ALONG STATE ROUTE NO. 96, AND HAVING SOME FRONTAGE ON THE EASTERLY SIDE OF STATE ROUTE NO. 725, AND CONTAINING 47.76 ACRES AS SHOWN ON A PLAT OF SURVEY DATED OCTOBER 27, 1993, PREPARED BY WILLIAM W. DICKERSON, JR., L.S., A COPY OF WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HALIFAX COUNTY, VIRGINIA, IN PLAT BOOK 16, AT PAGE 218, AND TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE PARTICULAR DESCRIPTION OF THE REAL ESTATE.

Prepared by and return to:
R. Eugene Lindley, III, VSB # 87755
GRAVITT LAW GROUP, PLC
P.O. Box 999
Halifax, VA 24558
(434) 476-6518

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BEING THE SAME PROPERTY CONVEYED TO JAY W. MARSHALL AND JUDITH ANN MCGUIRE MARSHALL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES WITH THE RIGHT OF SURVIVORSHIP AS AT COMMON LAW, BY DEED FROM CLAYTON C. BRYANT, DIVORCED, DATED JANUARY 3, 1996 AND RECORDED FEBRUARY 9, 1996 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HALIFAX COUNTY, VIRGINIA, IN DEED BOOK 644 AT PAGE 158.

PARCEL TWO:
ALL THAT PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE RED BANK DISTRICT, HALIFAX COUNTY, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO WIT,

BEING A PORTION OF NORFOLK AND WESTERN RAILWAY COMPANY'S (FORMER ATLANTIC AND DANVILLE RAILWAY) RIGHT OF WAY FOR ITS MAIN TRACK, AS IT RAN BETWEEN NORFOLK, VIRGINIA AND DANVILLE, VIRGINIA, AND BEING MORE PARTICULAR IDENTIFIED AND DESCRIBED ON A PLAT TITLED "SURVEYED FOR: JAY W. & JUDITH ANN MCGUIRE MARSHALL", PREPARED BY WILLIAM W. DICKERSON, JR., COMMONWEALTH OF VIRGINIA LAND SURVEYOR NO. 1276, DATED OCTOBER 27, 1993, REVISED AUGUST 26, 1996, BEING RAILROAD DRAWING NO. RB-96-0114, DATED OCTOBER 17, 1996, SAID PARCEL CONTAINING 3.63 ACRES, MORE OR LESS AND MORE FULLY DESCRIBED BY METED AND BOUNDS ON THE ABOVE REFERENCED SURVEY WHICH IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HALIFAX COUNTY, VIRGINIA, IN DEED BOOK 661 AT PAGE 483.

BEING THE SAME PROPERTY CONVEYED TO JAY W. MARSHALL AND JUDITH ANN MCGUIRE MARSHALL BY DEED FROM NORFOLK AND WESTERN RAILWAY COMPANY, A VIRGINIA CORPORATION, DATED NOVEMBER 13, 1996 AND RECORDED DECEMBER 20, 1996 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HALIFAX COUNTY, VIRGINIA, IN DEED BOOK 661 AT PAGE 480.

This conveyance is made subject to all other recorded easements, conditions, restrictions and agreements as they may lawfully apply to the real estate hereby conveyed or any part thereof.

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WITNESS the following signatures and seals:

Jay W. Marshall (SEAL)

Judith Ann McGuire Marshall (SEAL)

STATE OF IN;

AT LARGE, to-wit:

The foregoing instrument was acknowledged before me on March 22nd, 2021, in the City/County of Wayne by Jay W. Marshall and Judith Ann McGuire Marshall.

Notary Public

My commission expires: 12.30.28
My Notary Number: NP0730728

MONTANA NEAL, Notary Public
Hancock County, State of Indiana
Commission Number NP0730728
My Commission Expires December 30, 2028

000242 APR -5 P2:

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COUNTY OF HALIFAX COUNTY

St. R. Tax	039	190.00
Co. R. Tax	213	63.33
Transfer	212	1.00
Clerk	301	14.50
Grantor Tax	038/220	76.00
VSLF	145	3.50
Tech Fund	106	5.00
Add'l St Rec Tax	036	20.00
Open sp pres	035	3.00
Total	$	376.33

The foregoing instrument with acknowledgement was admitted to record on April 5, 2021 at 4:30P M.

Teste: CATHY M. COSBY, CLERK

By: Amanda S. Long Deputy Clerk

Given/Mailed to: Gravitt Law Group PLC
Halifax VA 24558