

13-05649 PG0059 SEP 13 2

THIS INSTRUMENT WAS PREPARED AT THE REQUEST OF THE GRANTORS
WITHOUT THE BENEFIT OF A TITLE EXAMINATION

TAX MAP: 2458-74-6658

Consideration \$200,000.00
Assessed Value \$122,600.00

THIS DEED, made this 1st day of August, 2013, by and between Robert Joseph
VELARDI and Lara C. VELARDI, formerly known as Lara C. COX, as parties of the first part,
hereinafter called the Grantors, and George CLARK and Mary CLARK, husband and wife, as
parties of the second part, whose mailing address is 1361 Markham Rd., Gretna, VA 24557,
hereinafter called the Grantees;

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in
hand paid by the Grantees to the Grantors, and other good and valuable consideration, receipt
whereof is hereby acknowledged, the Grantors do hereby GRANT, BARGAIN, SELL and
CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the
Grantees, as tenants by the entirety with the right of survivorship as at Common Law, the
following described property, to-wit:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION.

Title Insurance Underwriter:
Unknown to preparer

RETURN TO:
First Virginia Title & Escrow, LLC
223A Bulifants Blvd.
Williamsburg, VA 23188

PREPARED BY:
William F. Miller, P.C.
210 Parkway Dr.
Williamsburg, VA 23185
VSB #14022

Given-Mailed to John Gilstrap

WITNESS the following signatures and seals:

Robert Joseph Velardi (SEAL)
ROBERT JOSEPH VELARDI

Lara C. Velardi (SEAL)
LARA C. VELARDI

STATE OF VIRGINIA
CITY/COUNTY OF Fairfax, to-wit:

I, *Nora L. Perez*, a notary public of the City/County of
Fairfax, State of Virginia, do hereby certify that Robert Joseph Velardi
and Lara C. Velardi, whose names are signed to the writing above bearing date on the 1st day of
August, 2013, have acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 27th day of August, 2013.

Nora L. Perez
NOTARY PUBLIC

My Commission Expires: 12/31/2016

Registration No. 7113202



EXHIBIT "A"

All that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in the County of Pittsylvania, Virginia and more particularly described as follows: 19 acres, more or less, this conveyance being in gross and not by the acre, and being all the land located on the north side of Virginia Secondary Highway #686, as shown on a plat of survey labeled "Map Showing the Katherine W. Hardin Farm", made by E. B. Fitzgerald, County Surveyor, dated December 15, 1944, a copy of which plat is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Map Book O, at page 83, to which plat reference is hereby made; SAVE AND EXCEPT, HOWEVER, tract containing 0.21 acre, more or less, as shown on a plat of survey labeled "Map Showing C.L. Andrews and J. H. Andrews Cemetery Lot," dated May 1945, made by E. B. Fitzgerald, County Surveyor, a copy of which said plat is of record in the aforesaid Clerk's Office in Map Book P, at page 9, conveyed to C. L. Andrews and J. H. Andrews by deed dated July 6, 1945, from R. C. Motley and Lucy Motley, recorded in the aforesaid Clerk's Office in Deed Book 268, at page 349 and BEING, IN FACT, the same property conveyed to David Scott Wagner and Barbara Queen Tucker, as joint tenants, from David Scott Wagner by deed dated April 5, 2001, recorded in the aforesaid Clerk's Office in Deed Book 1234, at page 815.

This conveyance is made subject to all easements, rights of way and restrictions now of record and affecting subject property.

Being the same property as that conveyed unto Robert Joseph Velardi and Lara C. Cox, by deed dated July 2, 2010 from David Scott Wagner, unmarried, and Barbara Queen Tucker, unmarried, and recorded in the aforesaid Clerk's Office as Document No. 100003675.

INSTRUMENT #130005649
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY ON
SEPTEMBER 13, 2013 AT 11:00AM
\$200.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$100.00 LOCAL: \$100.00

H. F. HAYMORE, CLERK
RECORDED BY: KKJ