

202601985

CONSIDERATION: \$86,000.00
ASSESSED VALUE: \$40,000.00
PREPARED BY:
L. ANDERSON HUGHES, JR. VSB #17859
WITHOUT TITLE EXAMINATION BY THE PREPARER
9702 GAYTON ROAD, #129
HENRICO, VA 23238
TAX ID# 1-5-H1

Title Company: FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS DEED OF BARGAIN AND SALE, made this 9th day of June, 2026, by and between **GARY L. CROWDER**, herein called Grantor, and **LEWIS CLARK LAND HOLDINGS LLC**, herein called Grantee;

WITNESSETH:

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, the Grantor hereby grants and conveys with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, except as hereinafter noted, unto the Grantee the real estate described in Schedule "A" attached hereto and made a part hereof, in fee simple.

Plural shall be substituted for singular and the singular for the plural wherever the context hereof so requires.

This conveyance is made subject to the restrictions, conditions, easements and agreements of record, if any, to the extent that same may lawfully affect the above real estate.

Atlantic Coast Settlement Services,
2405 Dovercourt Drive
Midlothian, VA 23113

WITNESS the following signature and seal:

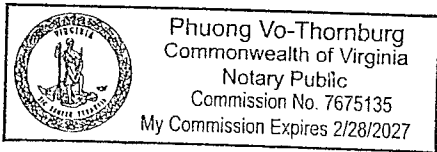
Gary L. Crowder (SEAL)
GARY L. CROWDER

STATE OF VIRGINIA

CITY/COUNTY OF *Henric* to-wit:

The foregoing instrument was acknowledged before me this *30* day of *June* 2026, by GARY L. CROWDER.

My commission expires: *2/28/27*



Pho-Thornburg
NOTARY PUBLIC

Grantee's Address:

P.O. Box 31319
Alexandria VA 22310

Schedule "A"

ALL that certain lot, piece or parcel of land, with the improvements thereon and appurtenances thereto belonging, lying and being in Dinwiddie County, Virginia, containing 5.000 acres, more or less, shown and designated as Lot 2 on plat entitled "PLAT SHOWING PROPERTY SURVEYED FOR GARY L. & CYNTHIA A. CROWDER BEING 16.623 ACRES +/- ON THE NORTH SIDE OF ROUTE 623 IN NAMOZINE DISTRICT, DINWIDDIE COUNTY, VIRGINIA", made by Ronald H. Gordon & Associates, dated August 3, 1998, recorded March 6, 2003, in the Clerk's Office, Circuit Court, Dinwiddie County, Virginia, in Plat Book 17, page 217, to which plat reference is hereby made for a more particular description of the real estate herein conveyed.

SUBJECT TO a non-exclusive easement for ingress and egress to and from State Route 623 for the benefit of Parcel 3, on plat recorded in Plat Book 17, page 217 as " 50' OUTLET".

BEING a portion of the same real estate conveyed to Gary L. Crowder by Deed from Gary L. Crowder and Cynthia A. Crowder, dated July 19, 2006, recorded October 2, 2006, in the Clerk's Office, Circuit Court, Dinwiddie County, Virginia, in Deed Book 728, Page 244.

FURTHER BEING the same real estate conveyed to Gary L. Crowder and Cynthia A. Crowder by Deed from Connie Allen Angel, dated September 10, 1998, recorded September 18, 1998 in the aforesaid Clerk's Office, as Instrument No. 98-3262.

INSTRUMENT 202601985
RECORDED IN THE CLERK'S OFFICE OF
DINWIDDIE CIRCUIT COURT ON
JULY 6, 2026 AT 09:45 AM
\$86.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$43.00 LOCAL: \$43.00
J. BARRETT CHAPPELL, JR., CLERK
RECORDED BY: DTS