

190000980

Tax Map Reference No.: 044C-001-0000-0001  
Title Insurance Underwriter: Investors Title Insurance Company  
Consideration: \$155,000.00  
Tax Assessed Value: \$133,100.00  
Property Address: 620 Whispering Pines Road, Max Meadows, VA 24360

THIS DEED, made and entered into this the 17<sup>th</sup> day of April, 2019, by and between TOMMY J. BROOKS and MARVENE S. BROOKS, his wife, as Grantors, and EMILY TRESSLER, 620 Whispering Pines Road, Max Meadows, VA 24360, as Grantee;

WITNESSETH

THAT FOR and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and lawful consideration, the receipt of which is hereby acknowledged by Grantors, the Grantors do hereby grant, bargain, sell and convey, with covenants of general warranty of title, to the Grantee, in fee simple, all of that certain tract or parcel of real estate together with improvements and appurtenances thereto, situate in the Fort Chiswell Magisterial District, Wythe County, Virginia, and more particularly bounded and described as follows, to-wit:

BEGINNING at an iron set in the most northern corner; thence S 74° 00' 00" E 41.92' to a point; thence on a curve along Va. Sec. Rte. #780 "Whispering Pines Road" with the following calls: radius 434.26' arc length 65.39', chord length 65.33', chord bearing S 78° 18' 50" E, delta angle 08° 37' 39" to a point; thence S 04° 59' 53" W 180.43' to a pipe found; thence N 86° 00' 00" W 147.32' to a rod found; thence N 16° 44' 12" E 202.85' to the point of beginning, containing 0.551 acres, more or less, and being more particularly shown on a plat by Brian L. Sutphin, Land Surveyor, dated March 22, 2019, recorded in the Wythe County Clerk's Office in Plat Book 13, page 104

Being the same real estate conveyed from Darrell D. Bowers and Angie R. Bowers, his wife, to Tommy J. Brooks and Marvene S. Brooks, his wife, by Deed dated June 17, 1994; and of record in the Wythe County Circuit Court Clerk's Office in Deed Book 430, page 173.

This conveyance is made subject to such conditions, reservations, restrictions and easements of record to the extent that they may lawfully apply to the property conveyed

This Instrument Prepared by:

Scott S. Farthing  
VSB#44045  
Attorney at Law, PC  
P.O. Box 1315  
Wytheville, VA  
24382

Examined April 17, 2019

Emily Tressler  
620 Whispering Pines Rd Max Meadows, VA 24360  
1 1esis: Geneva Coats Dep. Clerk

"This conveyance is made subject to the following restrictions:

- "1. Property shall be used for residential purposes only.
- "2. Dwelling shall not be less than 1100 square feet.
- "3. Construction shall not include asbestos siding, etc.
- "4. Four lot minimum for single-dwelling houses.
- "5. No mobile homes.
- "6. No pigs or junk cars."

Real estate taxes for the year 2019 on the property herein conveyed will be prorated between Grantors and Grantee as of the date of delivery of this deed.

Possession of the premises shall be delivered by the Grantors to the Grantee with the delivery of this deed.

Grantors covenant that they will warrant generally the title to the property conveyed; that they have the right to convey the same in fee simple; that they have done no act to encumber the same; that they will execute such further assurances of title as may be requisite, and that the Grantee shall have the quiet possession thereof.

This Instrument  
Prepared by:

Scot S. Farthing  
VSB#44045  
Attorney at Law, PC  
P.O. Box 1315  
Wytheville, VA  
24382

WITNESS the following signatures and seals:

KIMBERLIE A. MUTTER  
NOTARY PUBLIC  
REG. #249385  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES 5/31/2021

Tommy J. Brooks (SEAL)  
TOMMY J. BROOKS

STATE OF VIRGINIA,  
COUNTY OF WYTHE, To Wit:

I, Kimberlie A. Mutter, a Notary Public in and for the State and County aforesaid, do hereby certify **Tommy J. Brooks**, whose name is signed to the forgoing deed, has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 17<sup>th</sup> day of April, 2019.

My Commission Expires: 5/31/2021

Notary I.D.#: 249385

Kimberlie A. Mutter  
Notary Public

KIMBERLIE A. MUTTER  
NOTARY PUBLIC  
REG. #249385  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES 5/31/2021

Marvene S. Brooks (SEAL)  
MARVENE S. BROOKS

STATE OF VIRGINIA,  
COUNTY OF WYTHE, To Wit:

I, Kimberlie A. Mutter, a Notary Public in and for the State and County aforesaid, do hereby certify **Marvene S. Brooks**, whose name is signed to the forgoing deed, has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 17<sup>th</sup> day of April, 2019.

My Commission Expires: 5/31/2021

Notary I.D.#: 249385

Kimberlie A. Mutter

Notary Public

INSTRUMENT 190000990  
RECORDED IN THE CLERK'S OFFICE OF  
WYTHE CIRCUIT COURT ON  
APRIL 17, 2019 AT 03:59 PM  
\$155.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$77.50 LOCAL: \$77.50

JEREMIAH E. MUBBER, CLERK  
RECORDED BY: LEC

Lena Gutz

This Instrument  
Prepared by:

Scot S. Farthing  
VSB#44045  
Attorney at Law, PC  
P.O. Box 1315  
Wytheville, VA  
24382