

160002857

Prepared by A. Benton Chafin, Jr., VSB #24732  
Tax Map Nos. 43-1-30, 43-1-29, 43-1-29A, 43-1-28, 43-1-27, 43-1-26  
Tax Assessed Value of \$ 536,100.00

**THIS DEED**, made and entered into this the 24<sup>th</sup> day of October, 2016, by and between **ROBERT L. DORTON** and **THE FIRST BANK AND TRUST COMPANY, TRUSTEE OF THE WILLIAM J. "BILLY" DORTON, III, TRUST**, Grantors; and **THE SAVVAS PAKKIDIS AND BARBARA J. PAKKIDIS INTERVIVOS TRUST OF 2005**, Grantee, whose address is 231 KOA ROAD, Wytheville, VA 24382 :

**WITNESSETH:**

**THAT FOR** and in consideration of the sum of **THREE HUNDRED THOUSAND DOLLARS (\$300,000.00)**, cash in hand paid, 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, with all privileges and appurtenances thereto belonging, situate in the Fort Chiswell Magisterial District, Wythe County, Virginia, and more particularly bounded and described as follows:

**BEGINNING** at a "pipe" found in the east boundary line of the S.D. Amos and Walter Grub\*<sup>b</sup> Property (Plat Book 2 Page 62); said pipe being located at the southwest corner of a certain fifty foot right-of-way owned by Robert Gayle Davis and Janie B. Davis; said pipe also located 507.34 feet from the southern right of way line of Frontage Road "C"; thence S 80 16 19 E, 50.18 feet to an iron rod set; said iron rod being the southeast corner of the heretofore mentioned fifty foot right of way ; thence leaving said right of way, S 41 32 39 E, 70.56 feet to a spike set; thence S 66 07 21 E, 37.23 feet to a spike set; thence S 89 00 29 E, 35.04 feet to a spike set; thence N 62 24 41E, 37.55 feet to an iron rod set; thence N 45 59 05 E, 31.20 feet to a point; said point being on the southern line of Lot No. Fourteen (14) of the Robert Gayle Davis and Janie B. Davis Lands (DB 447 Page 253); thence leaving said lot line and for a division line through the Robert Gayle Davis Lands, N 45 59 05 E,

Examined Oct 27, 2016  
Savvas PAKKIDIS INTERVIVOS  
Barbara J. Pakkidis  
Dep. Clerk  
Sra. m. h. 11/11/16, M. 11/11/16

**PREPARED BY:**

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Lebanon, VA 24266  
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16.94 feet to an iron rod set; thence N 87 25 26 E, 168.94 feet to an iron rod set; said iron rod being in the western boundary line of Lot No. Twelve (12); said Lot No. Twelve (12) now or formerly owned by George Jones (Deed Book 148 Page 391); thence with said western boundary of said Lot No. Twelve (12), S 11 50 45 W, 49.70 feet to a point near a metal post; said point being the southwest corner of said Lot No. Twelve (12); thence with the southern line of Lot No. Twelve (12), S 80 16 19 E, 100.31 feet to a fence post; said post being the southeast corner of Lot No. Twelve (12) and the southwest corner of Lot No. Eleven (11); said fence post also being the northeast corner of Tract No. Twenty Eight (28) of the Robert Gayle Davis and Janie B. Davis Lands; thence leaving said heretofore mentioned Lot Nos. Eleven (11) and Twelve (12) and with the eastern boundary line of Tract No. Twenty Eight (28), S 11 57 47 W, 278.60 feet to an iron rod found in said tract line; said iron rod being the southwest corner of the lands now or formerly owned by "METSGER"; thence for a division line through Tract No. Twenty Seven (27) and along the northern boundary of the Robert Gayle Davis and Janie B. Davis (now W.J. Dorton Jr. Estate) 9.97 acre tract (Instrument No. 980003896); S 52 50 50 E, 642.21 feet to an iron rod found in the western boundary line of East Street, being a Fifty (50) foot right of way; thence with the western boundary of said East Street, S 11 53 36 W, 611.35 feet to an iron rod found; said iron rod being a corner with said East Street; thence leaving the western boundary of East Street (Fifty (50) foot right- of- way) and continuing with the northern boundary of East Street (Thirty (30) foot right- of- way), N 78 04 51 W, 108.12 feet to an iron rod found; thence continuing with the northern boundary line of East Street, N 78 14 12 W, 970.05 feet to an iron rod set in said street line; said iron rod being the southeast corner of Tract B, containing 0.538 acres +/-, now or formerly the Robert Gayle Davis and Janie B. Davis Lands (Instrument 010000279); thence leaving the northern boundary line of East Street and with the eastern boundary line of said Davis Lands, N 11 54 20 E, 85.00 feet to an iron rod set; said iron rod being the northeast corner of said Davis Lands and also being the southeast corner of the S.D. Amos and Walter Grubb Property; thence leaving the Davis Lands and with the said S. D. Amos and Walter Grubb Property, N 11 54 20 E, 309.48 feet to a post found in said line; thence continuing with said Amos and Grubb Property, N 11 44 51 E, 204.41 feet to a post in said line; thence continuing with said Amos and Grubb Property, N 11 57 53 E, 548.44 feet to a pipe found in said Amos and Grubb line, being the point and place of beginning, containing 23.05 acres to be the same more or less.

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AND BEING Tracts 1, 2 and 3 described in that certain Deed to W. J. Dorton, Jr., from Robert Gayle Davis and Janie B. Davis, his wife, by Deed dated February 13, 2002, of record in the Circuit Court Clerk's Office of Wythe County, Virginia, as Instrument No. 02000761. And also inclusive of that certain 0.087 acre tract conveyed to W. J. Dorton by Deed dated November 8, 2002, of record in the Circuit Court Clerk's Office of Wythe County, Virginia, as Instrument #020005344. The said W. J. Dorton, Jr., also known as William J. Dorton, Jr., died testate on April 22, 2004, seized and possessed of the herein described property. By the Last Will and Testament, probated in the Circuit Court Clerk's Office of Russell County, Virginia, on April 28, 2004, of record in Will Book 45, at page 449, a copy of which is to be recorded in the Circuit Court Clerk's Office of Wythe County, Virginia, prior to this instrument, he appointed The First Bank and Trust Company, as the Executor and Trustee of his Estate. Said Estate has been closed, and this property, by virtue of the aforesaid Last Will and Testament of W. J. Dorton, Jr., is now seized and possessed by Robert L. Dorton and The First Bank and Trust Company, as Trustee of the William J. "Billy" Dorton, III, Trust.

Insofar as Tracts No. Tracts 28, 29 and 30 (being described as Tract 1 in that certain Deed to W. J. Dorton, Jr., recorded as Instrument #02000761), which is included in the hereinabove description, the Grantors further grant and convey a non-exclusive 50-foot permanent easement and right of way leading from Frontage Road "C" to the property herein conveyed, as depicted on a plat prepared by Michael E Horton, C.L.S., dated July 13, 1987, for the benefit of the Grantee, his heirs, successors and assigns, and which said easement and right of way shall be appurtenant to Tracts 1, 2 and 3 described in that certain Deed recorded as Instrument #02000761.

This conveyance is made subject to, and is likewise beneficiary of, all conditions, easements, restrictions and rights of way affecting said property, if any there be, to the extent they are binding upon the Grantors and the property herein conveyed.

***This Deed has been prepared without the benefit of a title examination, and preparer makes no representations as to the status of same.***

**PREPARED BY:**

Chefin Law Firm, P.C.  
Post Office Box 1210  
Lebanon, VA 24266  
(276) 889-0143

WITNESS the following signatures and seals:

Robert L. Dorton (SEAL)  
ROBERT L. DORTON

THE FIRST BANK AND TRUST COMPANY  
Trustee of the William J. "Billy Dorton, III,  
Trustee

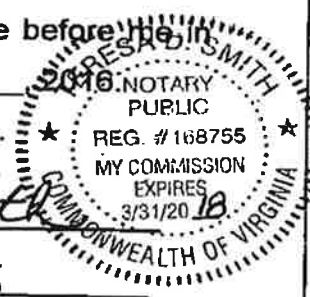
By: Jack C. Phelps, Jr. (SEAL)  
JACK C. PHELPS, JR.  
Vice President/Trust Officer

STATE OF VIRGINIA  
COUNTY OF Russell, to-wit:

I, a Notary Public in and for the County and State aforesaid, do hereby certify that **ROBERT L. DORTON**, who is personally known by me or whose identity was proven to me by photographic evidence, whose name is signed to the foregoing instrument, has personally acknowledged the same before me in my County and State aforesaid this 25<sup>th</sup> day of October

My Commission expires March 31, 2018

Deena W. Smith  
NOTARY PUBLIC  
Registration No. 168755



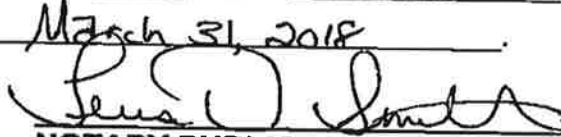
PREPARED BY:

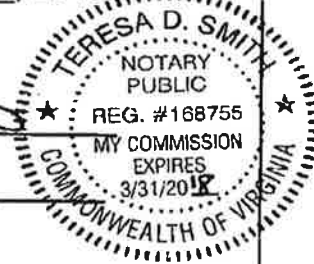
Chafin Law Firm, P.C.  
Post Office Box 1210  
Lebanon, VA 24266  
(276) 869-0143

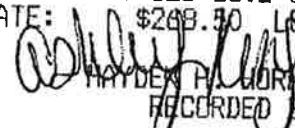
STATE OF VIRGINIA  
COUNTY OF Russell, to-wit:

I, a Notary Public in and for the County and State aforesaid, do hereby certify that **JACK C. PHELPS, JR., Vice President/Trust Officer of The First Bank and Trust Company, Trustee for the William J. "Billy" Dorton, III, Trust**, who is personally known by me or whose identity was proven to me by photographic evidence, whose name is signed to the foregoing instrument on behalf of the aforesaid Trust, has personally acknowledged the same before me in my County and State aforesaid this 25<sup>th</sup> day of October, 2016.

My Commission expires March 31, 2018.

  
**NOTARY PUBLIC**  
Registration No. 168755

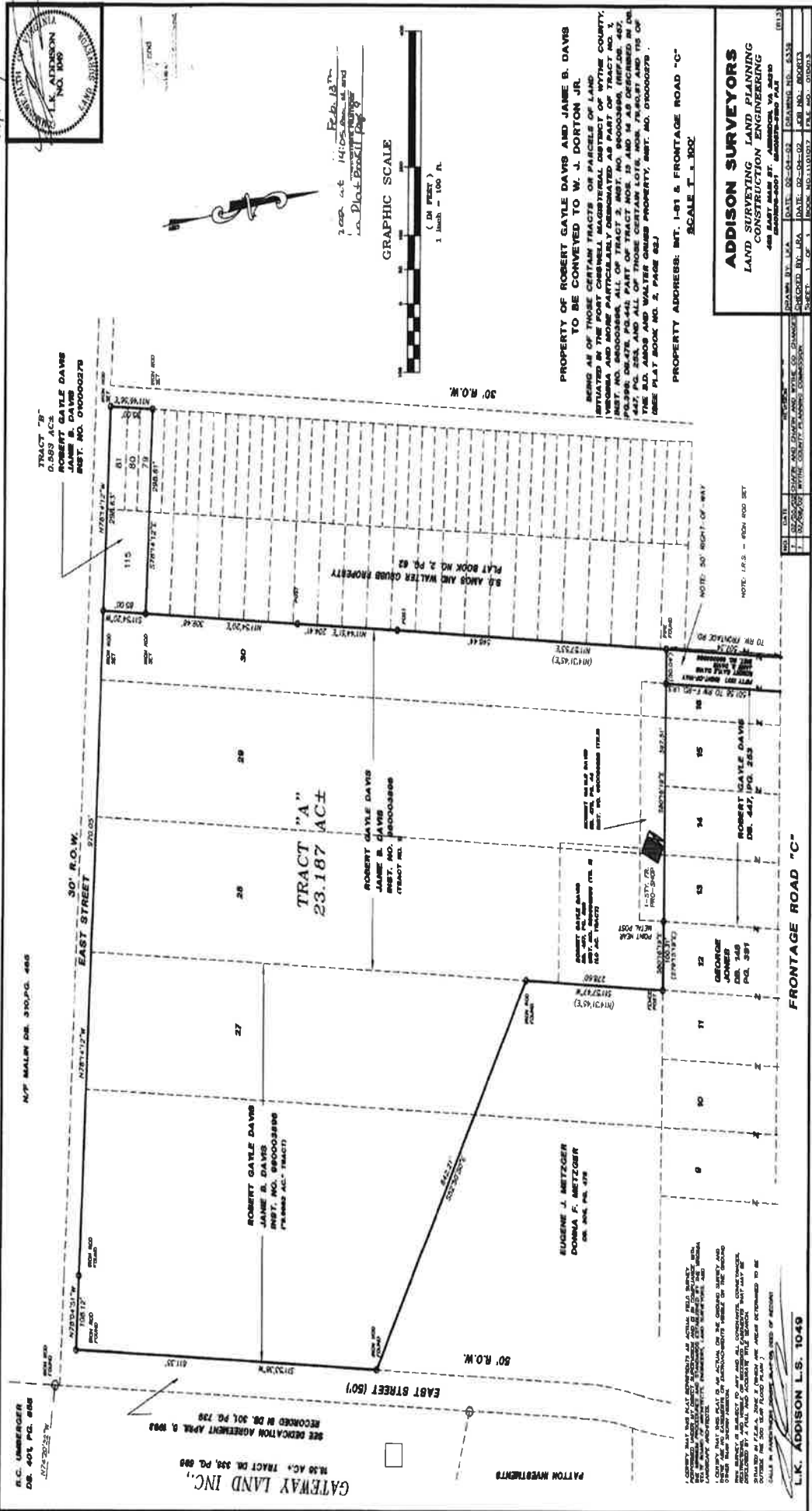


INSTRUMENT #160002857  
RECORDED IN THE CLERK'S OFFICE OF  
WYTHE ON  
OCTOBER 27, 2016 AT 03:51PM  
\$537.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$268.50 LOCAL: \$268.50  
  
HAYDEN A. DORNEY, CLERK  
RECORDED BY: ADC

**PREPARED BY:**

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Lebanon, VA 24266  
(276) 889-0143

#4



L.K. ADDISON L.S. 1049

RECORDED IN DE. 301, PG. 738  
SEE DEEDING AGREEMENT APRIL 8, 1993

GATEWAY LAND INC.,  
M56 AC., TRACT DE. 338, PG. 688

PATTON INVESTMENTS

ROBERT GAYLE DAVS  
JAMES B. DAVS  
INST. NO. 890003898

ROBERT GAYLE DAVS  
JAMES B. DAVS  
INST. NO. 890003878

ROBERT GAYLE DAVS  
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