

BK 1187PG0638

Assessed Value: \$ 86,300  
Purchase Price: \$160,000

When Recorded Return to:  
Appalachian Title Company, Inc.

Tax Map #: 0950001301 and 0950000801

**SHAWN A. ARMBRUST**

FROM: DEED

**ANTHONY JOHN PINTO  
JESSIE WASHINGTON HALL  
aka JESSE WASHINGTON HALL**

220005391

**THIS DEED**, made and entered into this 12 day of July, 2022, by and between ANTHONY JOHN PINTO and JESSIE WASHINGTON HALL, aka JESSE WASHINGTON HALL Grantors, and SHAWN A. ARMBRUST, Grantee, whose address is: 1214 Highland Oaks Drive, Lynchburg, Virginia 24503;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby bargain, sell, grant and convey unto the said SHAWN A. ARMBRUST, in fee simple with General Warranty and New English Covenants of title, all those two certain tracts or parcels of land with improvements thereon and appurtenances thereunto belonging, lying and being in the Blue Ridge Magisterial District of Franklin County, Virginia, and being more particularly described as follows, to-wit:

PARCEL ONE: Containing 53.838 acres, more or less, and being all that 55.16 acres, as shown on Plat of Survey entitled "HARRY K. WERTZ," prepared by Philip W. Nester, CLS, dated May, 1986, and recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 495, page 1200; LESS AND EXCEPT that certain 1.322 acres, as shown

HAROLD E. SLATE, II  
ATTORNEY AT LAW  
H.E. "CHIP" SLATE, II, P.C.  
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BK 1187PG0639

on Plat of Survey entitled "GEORGE T. & LENORA T. STUBBS," prepared by Larry G. Rakes, CLS, dated June 21, 2004, revised December 27, 2004, and recorded in the aforesaid Clerk's Office in Deed Book 850, page 1722;

TOGETHER WITH an easement of right of way 30 feet in width for ingress and egress to State Route #792, as set forth in prior deeds; and

TOGETHER WITH an easement of right of way over that 10 acre tract or parcel of land previously owned by Ronnie Thompson and Betty S. Thompson, for ingress and egress to State Route #793; and

PARCEL TWO: Containing 3.124 acres, more or less, and bounded as follows, to-wit: **BEGINNING** in the centerline of a wet branch on the south side of Runnett Bag Road; thence following the centerline of said branch as it meanders from Runnett Bag Road and unto Runnett Bag Creek; thence with the meanderings of the centerline of Runnett Bag Creek in a west direction (which line is an adjoiner with the parcel now owned by the Grantees [tax map/parcel #95.-13.1] Deed Book 986, at page 1462) to a point in Runnett Bag Creek, which point is designated on plat of survey prepared by Larry G. Rakes, CLS, dated June 21, 2004, revised December 27, 2004, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 850, page 1722; thence with the line of Lenora T. Stubbs (see Rakes survey), N. 20° 19' 24" W. 124.46 feet, more or less, to a point on the right of way for Runnett Bag Road (Virginia Secondary Route 793); thence in an easterly direction with the right of way for said state road to the place of BEGINNING, Containing 1-1/3 acres, more or less; **TOGETHER WITH** that 1.824 acres, as shown on Plat of Survey entitled "RONNIE D. THOMPSON for BETTY L. THOMPSON," prepared by Allan J. Ingram, LS, dated March 30, 2012, and recorded in the aforesaid Clerk's Office in Deed Book 1015, page 1835; and

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BK 1187PG0640

BEING those same tracts or parcels of land conveyed to Grantors herein by Deed from Joseph Michael Pinto, et als, dated October 21, 2016, and recorded in the aforesaid Clerk's Office in Deed Book 1084, page 668, to which deed and map reference is here made for a more particular description of the property herein conveyed.

Grantors reserve unto themselves, their heirs, successors and assigns, an easement of right of way for ingress and egress to their family cemetery located on the property herein conveyed.

This conveyance is subject to any and all easements, covenants and restrictions of record as they may lawfully apply to the aforesaid property.

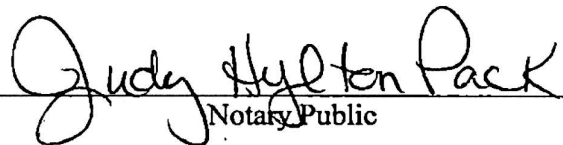
**NO TITLE EXAMINATION PERFORMED BY HAROLD E. SLATE, II NOR H. E. "CHIP" SLATE, II, P.C. IN PREPARING THIS DEED AND THIS DEED PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY.**

WITNESS the following signatures and seals.

  
ANTHONY JOHN PINTO

STATE OF VIRGINIA,  
COUNTY OF PATRICK, TO-WIT:

The foregoing instrument was acknowledged before me by ANTHONY JOHN PINTO, this 12 day of July, 2022.

  
Notary Public

HAROLD E. SLATE, II  
ATTORNEY AT LAW  
H.E. "CHIP" SLATE, II, P.C.  
FLOYD, VIRGINIA  
STUART, VIRGINIA  
VSB #70299

My Commission expires: 2-29-2024  
Notary Registration #: 295706

JUDY HYLTON PACK  
NOTARY PUBLIC  
REG. #295706  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES FEBRUARY 29, 2024