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BK 1182 PG 2449

Prepared By: Tracy Bryan Horstkamp, Esquire
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Return to: Anchor Title SML, LLC
130 Scruggs Road, Suite 202, Moneta, Virginia 24121
File Number: FISHER-22-03

Title Insurer: Old Republic National Title Insurance Company

Tax Id. No: 0840005800

Grantees Address: *2308 Vintage Hill Dr, Durham, NC 27712*

Consideration: \$410,000.00
Assessed Value: \$205,100.00

--- DEED ---

THIS DEED is made this 15 day of April, 2022, by and between **JOSEPH WILLIS WOODY, IV** and **WILMA LYNN SEBRELL WOODY**, TRUSTEES OF THE **JOE AND LYNN WOODY FAMILY TRUST DATED JUNE 7, 2018**, either of whom may act independently, and **DAVID A. WOODY** and **GRACE S. WOODY**, TRUSTEES UNDER THE **WOODY LIVING TRUST DATED NOVEMBER 7, 2013**, and **ALICE MELINDA WOODY BERGER**, married, as Grantors, and **DON GORDON FISHER** and **ANDREA LYNN FISHER**, a married couple, as Grantees.

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby grant and convey, subject to the following restrictions on use, in fee simple, with General Warranty and English Covenants of Title, unto the Grantees, as tenants by the entirety with the common law right of survivorship, the following described property, with improvements thereon, located in the County of Franklin, Virginia (the "Property"):

Andrea Lynn Fisher

¹ *[Signature]*

All that certain tract or parcel of land, together with all improvements thereon and appurtenances thereunto belonging, located in Snow Creek Magisterial District, Franklin County, Virginia, previously described as containing 88.733 acres, more or less, now shown to contain 96.053 acres, more or less, according to a plat of survey dated January 2, 2014, made by Allan J. Ingram, Land Surveyor (Project No. 13053), recorded in the Franklin County Circuit Court Clerk's Office in Deed Book 1054, page 1878, which said plat is incorporated herein by this reference.

And being a portion of the same property conveyed unto Joseph Willis Woody, IV, David Akers Woody and Alice Melinda Woody Berger, as tenants in common, by Deed dated February 15, 2005, and recorded February 18, 2005, in Deed Book 0842 at Page 01544, among the aforesaid land records. Said David A. Woody conveyed his undivided 1/3 interest unto David A. Woody and Grace S. Woody, Trustees under the Woody Living Trust dated November 7, 2013, by Deed dated November 7, 2013, and recorded November 15, 2013, in Deed Book 1041 at Page 02694, and by Deed of Correction dated December 19, 2013, and recorded January 6, 2014, in Deed Book 1044 at Page 00379. Said Joseph Willis Woody, IV did convey his undivided 1/3 interest unto Joseph Willis Woody, IV and Wilma Lynn Sebrell Woody, husband and wife, by Deed dated June 7, 2018, and recorded June 11, 2018, in Deed Book 1109 at Page 1036. Said Joseph Willis Woody, IV and Wilma Lynn Sebrell Woody did convey their 1/3 interest unto Joseph Willis Woody, IV and Wilma Lynn Sebrell Woody, Trustees of the Joe and Lynn Woody Family Trust dated June 7, 2018, by Deed dated June 7, 2018, and recorded June 11, 2018, in Deed Book 1109 at Page 1038.

This conveyance is made subject to easements, conditions and restrictions of record insofar as they may lawfully affect the Property, and is made subject to the following restrictions on use:

1. No single wide mobile homes will be allowed on the Property for any reason; and
2. No use of any biosolid on the Property shall be permitted for any reason.

The foregoing 2 restrictions constitute and shall constitute covenants running with the land and all of which are accepted by Grantee's and their successors, heirs, administrators, executors and assigns.