

Consideration: \$25,000.00  
Assessed Value: \$87,300.00

**DEED OF BARGAIN AND SALE**

THIS DEED OF BARGAIN AND SALE, made this 10 day of October, 2023  
by and between **CHRISTINA BUTTERWORTH**, hereinafter called the **Grantor(s)**, and  
**BANNOCK LAND, LLC**, a Colorado Limited Liability Company, hereinafter called the  
Grantee(s), whose address is 424-A South Street, #135, Front Royal, VA 22630.

**WITNESSETH:**

That for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, and  
other good and valuable consideration, the receipt of which is acknowledged, the Grantor(s) does  
hereby sell, assign, transfer, grant and convey, with GENERAL WARRANTY and ENGLISH  
COVENANTS OF TITLE to the Grantee(s), in fee simple, the following property ("Property"), to-  
wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

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Parcel ID #: 5114-13-L  
Property Address: Pole Bridge Road, Stuart, VA 24171  
Title Insurer: Stewart Title Guaranty Company  
Prepared by: John M. Napier, Esq., VSB #82973, 576 Birdneck Rd. N, #195, Virginia  
Beach, VA 23451

Return to: Quality Title, LLC 109 Chester St., Front Royal, VA 22630

(Prepared without the benefit of a title examination and with no warranty or opinion as to the quality of title.)

This conveyance is made subject to the conditions, restrictions, easements, and reservations of record, if any, affecting the Property and constituting constructive service.

WITNESS the following signature(s) and seal(s):

By: *Christina Butterworth* (SEAL)  
CHRISTINA BUTTERWORTH

STATE OF Nebraska  
COUNTY/CITY OF Red Willow, to-wit:

I, Tammy Moore a Notary Public in and for the County/City and State aforesaid, do hereby certify that CHRISTINA BUTTERWORTH, whose name(s) are signed to the foregoing Instrument, have acknowledged the same before me in my County/City and State aforesaid. He/She/They are ( ) personally known to me or (X) have produced DRIVERS  
License as identification.

GIVEN under my hand this 10th day of October, 2023.

Notary Public: *Tammy Moore*

My Commission Expires: May 9, 2027

Notary Registration Number: NA

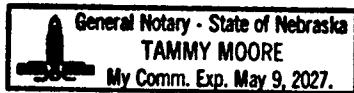


EXHIBIT "A" – LEGAL DESCRIPTION

ALL THOSE certain lots, pieces or parcels of land, lying and being in the Mayo River Magisterial District of Patrick County, Virginia, being more particularly described as follows:

PARCEL ONE: "Tract 1" Containing 12.218 acres, as shown on a Plat of Survey entitled "THOMAS R. WALLACE AND ELIZABETH A. WALLACE," prepared by Terry A. Waller, LLC, dated May 24, 1999, and recorded in the Clerk's Office of the Circuit Court of Patrick County, Virginia, in Plat Cabinet 1, Slide 217-J. The conveyance of Tract 1 is subject to the Deed of Restrictions and Covenants of record in the aforesaid Clerk's Office as Instrument Number 0202486, and the Amended Deed of Restrictions and Covenants of record as Instrument Number 0203521.

AND

PARCEL TWO: Containing 23.631 acres, as shown on Plat of Survey entitled "58 WEST LUMBER COMPANY," prepared by Ed Register, LLC, dated August 27, 2008, and recorded in the Clerk's Office of the Circuit Court of Patrick County, Virginia, as Instrument Number 0900235.

RESTRICTION: No mobile homes shall be permitted on the two tracts or parcels of land herein conveyed.

IT BEING the same property conveyed to Allen Butterworth and Christina Butterworth, husband and wife, by deed from Thomas R. Wallace and Elizabeth A. Wallace, husband and wife, dated September 10, 2012 and recorded October 5, 2012 in the aforesaid Clerk's Office as Instrument #12-1827. The said Allen Butterworth died May 19, 2014 and title passed to Christina Butterworth by operation of law.