

130009769

Document prepared without the benefit of a title exam
by and return to:
John R. Alford, Jr., Esq.
Caskie & Frost, P.C.
P. O. Box 6320
Lynchburg, VA 24505

Assessed Value: \$243,900.00
Purchase Price: \$180,000.00

Company providing title insurance: N/A

Tax Map No.: 38-A-3

THIS DEED made this 1st day of August, 2013, by and between **NORA JENKINS SELLICK, KATHY JENKINS REYNOLDS (f/k/a KATHY L. JENKINS)** and **CLYDE W. JENKINS**, Grantors, parties of the first part; and **BENJAMIN ALLEN JENKINS**, Grantee, party of the second part;

WITNESSETH:

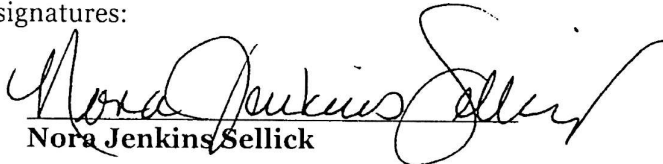
That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid as well as other good and valuable considerations, the receipt of all of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey with General Warranty and English Covenants of Title unto the party of the second part, the following described real estate:

All that certain tract or parcel of land, together with the buildings and improvements thereon, and the privileges and appurtenances thereunto lying and being on the north fork of the Otter River, about 12 miles northwest of the Town of Bedford in Peaks Magisterial District, Bedford County, State of Virginia, and containing approximately 127 ¼ acres, more or less, and being bounded on the north by the lands now or formerly owned by A. C. Power and the lands now or formerly owned by Henry R. Overstreet, on the northeast by the lands now or formerly owned by R. R. Logwood, on the east by the lands now or formerly owned by Henry R. Overstreet, on the southeast by the lands now or formerly owned by C. K. Wheat, on the south by the lands now or formerly owned by Iza Wheat, and on the west by the lands now or formerly owned by George Arrington and the United States of America; LESS AND EXCEPT 10.011 acres conveyed by Deed dated April 25, 1979, of record in the Bedford County Circuit Court Clerk's Office in Deed Book 481, Page 680; and LESS AND EXCEPT 30.00 acres conveyed by Deed dated July 27, 1988, of record in the Bedford County Circuit Court Clerk's Office in Deed Book 696, Page 861.

The property hereby conveyed is a portion of the property conveyed unto Jesse Willard Jenkins from Lizzie Virginia Jenkins, widow, by a Deed dated March 22, 1947, of record in the Bedford County Circuit Court Clerk's Office in Deed Book 216, Page 251 as amended and corrected by a Deed of Correction of record in Deed Book 540, Page 770. Jesse Willard Jenkins, widower, died on December 15, 2011, testate, seized and possessed of the hereinafter described property. By the terms of Article II of his Will dated July 5, 1983, probated on January 10, 2012, and recorded in the Bedford County Circuit Court Clerk's Office as WF120000043, Jesse Willard Jenkins devised all of the rest and residue of his property in equal shares to his three adult children: Nora Jenkins Sellick, Kathy Jenkins Reynolds and Clyde W. Jenkins.

This conveyance is made subject to all easements, conditions, restrictions and agreements of record affecting the real estate hereby conveyed or any part thereof.

WITNESS the following signatures:


Nora Jenkins Sellick


Kathy Jenkins Reynolds


Clyde W. Jenkins

STATE OF VIRGINIA

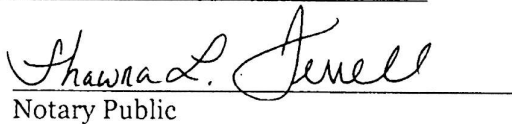
To-Wit:

CITY OF LYNCHBURG

The foregoing instrument was acknowledged before me this 26th day of August, 2013, by Nora Jenkins Sellick, Kathy Jenkins Reynolds and Clyde W. Jenkins.

My commission expires: June 30, 2017
Notary Registration No.: 247825

SHAWNA L. FERRELL
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #247825
My Commission Expires 06.30.2017


Notary Public

Schedule A

All that certain tract or parcel of land together with buildings and improvements thereon and the easements and appurtenances thereunto belonging, situate in Peaks Magisterial District, Bedford County, Virginia, containing 122.184 acre as shown by a plat of a survey entitled, "Plat Showing RE-Survey of Property Being Owned By: Benjamin Allen Jenkins....," made by Slusher Surveying, L.S. dated April 4, 2018 of record in the Clerk's Office, Circuit Court, Bedford County, Virginia in Plat Book 60, Page 122.

Being the same property conveyed unto Benjamin Allen Jenkins from Nora Jenkins Sellick, Kathy Jenkins Reynolds and Clyde W. Jenkins by deed dated August 1, 2013 a copy of which is recorded in the Clerk's Office, Circuit Court, Bedford County, Virginia as Instrument Number 130009769.

INSTRUMENT # 180008087
RECORDED BEDFORD CO CIRCUIT COURT CLERK'S OFFICE
Aug 31, 2018 AT 02:10 pm
CATHY C. HOGAN, CLERK by SWO

RETURNED
 MAILED

S. GRANT

- 7 -