

Tax Map Reference No : 012-04-0049 and 0052

Title Insurance Underwriter: Old Republic National Title Insurance Company

Consideration: \$20,000.00

Tax Value \$14,200.00

Property Address TBD Schultz Hollow Road, Bluefield, VA 24605

Prepared by: Scot S. Farthing (VSB#44045), Farthing Legal, PC, 490 W Monroe Street, Wytheville, VA 24382

Return to: Freedom Settlement Services, 775 W Main Street, Suite 2, Wytheville, VA 24382

THIS DEED, made and entered into this the 27th day of September, 2023, by and between SCOTTIE MILLER and MARY SPERLING, as Grantors, and WHOLESale LAND USA, LLC, a Colorado limited liability company, 11581 Elon Way, Thornton, CO 80233, as Grantee;

WITNESSETH

THAT FOR and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and lawful consideration, the receipt of which is hereby acknowledged by Grantors, the Grantors, do hereby grant, bargain, sell and convey, with covenants of general warranty of title, to the Grantee, in fee simple, all of those two (2) certain tracts or parcels of land, with all the privileges and appurtenances thereto, lying in Abbs Valley, Clear Fork Magisterial District of Tazewell County, Virginia, more particularly bounded and described as follows, to-wit:

"Tracts Nos. Forty-nine (49) and Fifty-two (52) of the French Farms, as shown by a map thereof incorporated in and recorded with a deed from Frank Evans and Ethel Evans, his wife, to Ross Angelo, dated December 5, 1936, and recorded in the Office of the Clerk of the Circuit Court of Tazewell County, Virginia, in Deed Book 129, at page 554, to which deed and map reference is hereby expressly made, and bounded and described as follows:

"TRACT NO. 49: BEGINNING at a point in the north line of the private road shown on said map and being the southeast corner of Tract No. 50; thence, with the east line of Tract No. 50, N. 31° 30' W. 439.85 feet to a point, being the northeast corner of Tract No. 50; thence, N. 59° 58' E. 106.2 feet to a point; thence, N. 45° 13' E. 53.8 feet to a point; thence, N. 63° 40' E. 153.7 feet to a point; thence N. 61° 58' E. 207.1 feet to a point being the northwest corner of Tract No. 48; thence, with the west line of Tract No. 48, S. 33° 0' E. 649.17 feet to a point in the north line of said private road and being the southwest corner of Tract No 48; thence, with the north line of said road, S.23° 52' E. 58 feet to a point; thence, N. 77° 03' W. 196.5 feet to a point; thence, N. 72° 09' W. 82.38 feet to a point; thence, S. 83° 21' W. 179.8 feet to a point; thence, S. 58° 03' W. 118.2 feet to a point; thence, S. 77° 56' W. 53.3 feet to the point of BEGINNING, and containing 6.06 acres, more or less."



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"TRACT NO. 52: BEGINNING at a point on the northern line of Lot No. 36, as shown by said map; thence, N. 62° 05' E. 782.8 feet to a point in road, as shown by said map; and being a corner of Lot No. 39; thence, N. 40° 39' W. 79.93 feet to a point; thence, N. 77° 03' W. 204 feet to a point; thence N. 72° 09' W. 78 feet to a point; thence, S. 83° 21' W. 168.8 feet to a point; thence, S. 58° 03' W. 116.9 feet to a point; thence, S. 77° 56' W. 50.32 feet to a point; thence S. 45° 15' W. 96.5 feet to a point; thence, S. 3° 03' E. 337.9 feet to the point of BEGINNING, and containing 4.09 acres, more or less."

BEING the same property conveyed from George Allen Hale to Scottie Miller and Mary Sperling by Deed dated October 20, 2020, recorded in the Tazewell County Clerk's Office as Instrument Number 200002854.

This conveyance is made subject to such conditions, reservations, restrictions, and easements of record to the extent that they may lawfully apply to the property conveyed.

Real estate taxes for the year 2023 on the property herein conveyed will be prorated between Grantors and Grantee as of the date of delivery of this deed.

Possession of the premises shall be delivered by the Grantors to the Grantee with the delivery of this deed.

Grantors covenant that they will warrant generally the title to the property conveyed; that they have the right to convey the same in fee simple; that they have done no act to encumber the same; that they will execute such further assurances of title as may be requisite, and that the Grantee shall have the quiet possession thereof.

No title examination was performed by Farthing Legal, P.C.



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WITNESS the following signatures and seals:

Scottie Miller (SEAL)
SCOTTIE MILLER

~~STATE OF VIRGINIA,~~
^{Mississippi}
STATE OF ~~VIRGINIA,~~
COUNTY OF ~~WYTHE,~~ To Wit:
^{Madison}

I, Deja D. Hawkins, a Notary Public in and for the State and County aforesaid, do hereby certify that Scottie Miller has personally appeared before me in my State and County aforesaid and acknowledged the same. ^{October}
Given under my hand this 27th day of ~~September,~~ 2023.
My commission expires: January 17, 2027
Notary I.D.#: 346692

State of Mississippi
Deja D Hawkins, Notary Public
Madison County
My Commission Expires January 17, 2027
Commission Number 346692

Deja D. Hawkins
Notary Public

Mary Sperling (SEAL)
MARY SPERLING

~~STATE OF VIRGINIA,~~
^{Mississippi}
STATE OF ~~VIRGINIA,~~
COUNTY OF ~~WYTHE,~~ To Wit:
^{Madison}

I, Deja D. Hawkins, a Notary Public in and for the State and County aforesaid, do hereby certify that Mary Sperling has personally appeared before me in my State and County aforesaid and acknowledged the same. ^{October}
Given under my hand this 27th day of ~~September,~~ 2023.
My commission expires: January 17, 2027
Notary I.D.#: 346692

State of Mississippi
Deja D Hawkins, Notary Public
Madison County
My Commission Expires January 17, 2027
Commission Number 346692

Deja D. Hawkins
Notary Public



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