

Consideration \$150,000.00
Assessed Value: \$110,400.00
Tax Map No: 2502-29-9249
Grantee Address:

291 Courtney Hollow Rd
Madison VA 22727

Document Prepared By:
TIMOTHY M. OLMSTEAD, ESQ.
VA STATE BAR NO. 65792
Olmstead & Olmstead, P.C.
9304 Peabody Street
Manassas, VA 20110
File No. 23-4855
Underwriter: First American Title Insurance Company

This Deed, made this February 14, 2023, by and between Mark R. CALIS and Kathleen C.

CALIS, his wife, Grantors, and Mark KERSH and Trina KERSH, his wife, Grantees.

- *Witnesseth* -

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, in fee simple, with GENERAL WARRANTY and English Covenants of title, unto the Grantees, as tenants by the entirety with common law right of survivorship, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in the **County of Pittsylvania**, Commonwealth of Virginia:

All that certain tract or parcel of land, with improvements thereon and appurtenances (including without limitation those easements and rights hereinafter specifically granted), thereunto belonging, situate in Callands-Gretna Magisterial District (formerly Pigg River Magisterial District) of Pittsylvania County, Virginia, known as Tract 13, Hunt Tract of American Timber Subdivision, containing 18.116 acres, more or less, as more particularly described in Deed dated February 2, 2006, recorded February 13, 2006 in Page 39, among the land records of Pittsylvania County, Virginia.

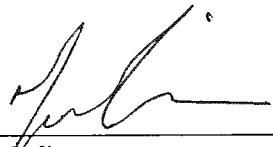
AND BEING the same property acquired by the Grantors herein by Deed dated February 2, 2006, recorded in Page 39 of the aforesaid land records.

SECURITY TITLE INSURANCE
AGENCY, INC.
9304 PEABODY STREET
MANASSAS, VA 20110
703-361-1895

This conveyance is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

The Grantors covenant that they are seized in fee simple of the property herein conveyed, have the right to convey the said land to the Grantees and have done no act to encumber the lands. The Grantors covenant that the Grantees shall have quiet possession of the land free from all encumbrances, except as mentioned herein, and that they, the Grantors, will execute such further assurances of the lands as may be requisite.

Witness the following signatures and seals.



Mark R. Calis (SEAL)

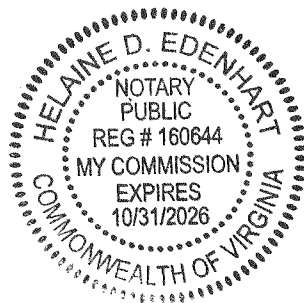


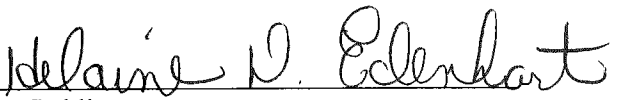
Kathleen C. Calis (SEAL)

COMMONWEALTH OF VIRGINIA }
COUNTY OF PRINCE WILLIAM } ss

The foregoing deed was acknowledged before me on 2/14/23
by Mark R. Calis and Kathleen C. Calis.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.





Notary Public

My Commission Expires: _____

INSTRUMENT 230000766
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY CIRCUIT ON
FEBRUARY 16, 2023 AT 10:53 AM
\$150.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$75.00 LOCAL: \$75.00
MARK W. SCARCE, CLERK
RECORDED BY: JCR