

Old Dominion Title & Escrow  
2425 Boulevard, Suite 5  
Colonial Heights, VA 23834

BOOK 298 PAGE 656

(451)

Prepared by: Bradley N. Wall, Esquire  
804-526-0016  
Virginia State Bar #26636

Consideration: 300,000.00

Tax Map Reference No.:

83-A-13

83-A-14

64-2-6

64-2-7

83-A-10

Return to:

Assessment:

83-A-13-\$6,100.00

83-A-14-\$8,100.00

64-2-6-\$29,800.00

64-2-7-\$41,200.00

83-A-10-25,800.00

Total-\$111,000.00

Title Ins. Underwriter  
Chicago Title Insurance Co.

**THIS DEED OF BARGAIN AND SALE**, made and entered into this 9 day of May, 2019, by and between James M. Matthews and Lisa W. Matthews, husband and wife, Grantors and Jason R. Dancy and Cathy D. Dancy, husband and wife, Grantees.

WITNESSETH:

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged by the Grantors, the Grantors do hereby grant, bargain, sell and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantees, as tenants by the entireties with common law rights of survivorship, the following described real estate, to-wit:

See Attached Schedule A

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

WITNESS the following signatures and seals:

James M. Matthews (SEAL)  
James M. Matthews

Lisa W. Matthews (SEAL)  
Lisa W. Matthews

STATE OF Virginia

CITY/COUNTY OF Colonial Heights, to-wit:

I, Kelly Frashure, a Notary Public in and for the aforesaid County or City and State, do hereby certify that James M. Matthews and Lisa W. Matthews whose names are signed to the writing bearing the date of the 9 day of May, 2019, have acknowledged the same before me in my County/City aforesaid.

Given under my hand this 23<sup>rd</sup> day of May, 2019.

My commission expires: 12/31/19 Kelly Frashure  
Notary Public

Grantees Address:  
13496 Shands Road  
Stony Creek, Va. 23882  
14255 Pole Run Rd  
Disputant, VA 23842



0298  
0658

**BOOK 298 PAGE 658**

**PARCELS 1 & 2 & 3**

ALL those certain tracts or parcels of land with the appurtenances thereto belonging, lying in Stony Creek Magisterial District, Sussex County, Virginia, being two acres of land assessed in the name of S.H. Winfield and described as "Sapony Fishing Club", 12.55 acres, residue of a 97 acre tract, and two acres described as "Sapony Church", all of said parcels adjoining, and shown on the County Assessor's Map of Sussex County as "3MM-113-373A, B and C"

(now known by Sussex County Tax Map Numbers 83-A-10, 83-A-13 and 83-A-14) said property being bounded generally on the south by property now or formerly belonging to Garland Gray, and being further shown and described

on that certain plat of survey prepared by Ronald H. Gordon & Associates, Land Surveyors, dated February 4, 1980, recorded February 22, 1980, in Plat Book 16, page 24, entitled "PLAT SHOWING PROPERTY OF REMMIE L. ARNOLD, JR., BEING 3 PARCELS TOTALING 15.52 AC ON THE SAPONY CREEK IN STONY CREEK DISTRICT, SUSSEX COUNTY, 'VIRGINIA', and including all the rights appurtenant to Spiers Mill Pond site as set forth in a deed from I. A. Prince and others to S.H. Winfield, dated August 31, 1945 which is recorded in the clerk's Office of the Circuit Court of Sussex County, Virginia in Deed Book 41, page 303, and including the easement of right-of-way which was reserved by the said S.H. Winfield and wife in a deed to Garland Gray, dated February 28, 1957, recorded in said Clerk's Office in Deed Book 55, page 263, a plat of said easement being recorded in said Clerk's Office in Plat Book 9, page 28; it being the intention of this deed to convey to the grantee all of the right, title and interest the said Eula S. Winfield covering the Spiers Mill Pond and area, this conveyance being made in gross and not by the acre.

BEING the same real estate conveyed to James M. Matthews, Jr. and Lisa M. Matthews, from Remmie L. Arnold, III, by deed dated March 31, 2006, recorded April 5, 2006 in the Circuit Court Clerk's Office, Sussex County, Virginia in Deed Book 219, Page 193.

**PARCEL 4**

ALL that certain piece or parcel of land with the improvements and appurtenances thereto belonging, lying and being situate in Stony Creek District, Sussex County, Virginia, containing 14.6 +/- acres and shown and described on The Pritchett Map as parcel or Tract #6 containing 14.6 +/- acres, reference to said map being made for a more particular description of the real estate herein conveyed together with a non-exclusive easement for ingress and egress over and across that certain strip of land fifty feet in width described and shown on The Pritchett Map as 'Proposed 50' R/W' from the said tract #6 to State Route #713."

As a matter of information, it is recited that The Pritchett Map is recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book 16, at page 116.

This property is conveyed subject to an easement 50 feet in width from Lot 7 on The Pritchett Plat to Route 713, as shown and described on the said Plat.

**PARCEL 5**

ALL that certain piece or parcel of land with the improvements and appurtenances thereto belonging, lying and being situate in Stony Creek District, Sussex County, Virginia, containing 14.6 +/- acres and as shown and described on that certain plat of survey entitled 'MAP SHOWING A TRACT OF LAND AND A DIVISION THEREOF SITUATED STONY CREEK DISTRICT SUSSEX COUNTY, VIRGINIA' OWNED BY, SURVEYED AND DIVIDED FOR THE HEIRS OF THE ESTATE OF R. V. WILSON', made by Irving H. Pritchett, III, C.L.S., as parcel of Tract #7 containing 14.6 +/- acres, reference to said map being made for a more particular description of the real estate herein conveyed together with a non-exclusive easement for ingress and egress over and across that certain strip of land fifty feet in width described and shown on the aforesaid plat as 'Proposed 50' R/W' from the said tract #7 to State Route 713."

0298  
0659

BOOK 298 PAGE 659

As a matter of information, it is recited that the aforesaid plat is recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia, in Plat Book 16, at page 116.

Parcel 4 and Parcel 5 BEING the same real estate conveyed to James M. Matthews, Jr. and Lisa W. Matthews, from Brenda R. White, by deed dated August 24, 2009, recorded August 24, 2009 in the Circuit Court Clerk's Office, Sussex County, Virginia in Deed Book 251, Page 874.

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 28th day of May, 20 19 9:48 .  M.

The tax imposed by §58.1-802 of the Code has been paid in the amount of \$ 300.00.

Teste: Gary M. Williams Clerk