

**DEED OF
BARGAIN
AND SALE**

Consideration:	\$16,000.00
Tax ID:	2503-26-8955
Assessed Value:	\$15,000.00
Property Address:	Tract 19 The Landings Subdivision, Pittsville, VA 24139
Prepared By:	Aaron R. Pike, Esq. (Bar # 86480), 1603A Enterprise Dr., Lynchburg, VA 24502
Return To:	Pike Title, 145 Holt Garrison Parkway, 160, Danville, VA 24540
Title Insurance:	Old Republic National Title Insurance Company

THIS DEED OF BARGAIN AND SALE is made as of this 13th day of November, 2025, by and between **WILLIAM J. RUESTER**, a widower, and **WILLIAM J. RUESTER, JR.**, a married man (hereinafter referred to as the "Grantors") and **THE LAND SURGE LLC**, a Maryland limited liability company (hereinafter referred to as the "Grantee"), having an address of 1360 West Maumee Street, Adrian, MI 49221.

WITNESSETH, that Grantors, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, do hereby grant, bargain, sell and convey, with **General Warranty and English Covenants of Title**, unto Grantee and its heirs, executors, administrators, successors and assigns forever, the following described real property in the County of Pittsylvania, Virginia, *to-wit*:

All that certain tract or parcel of ground together with all and singular the buildings and improvements thereon and privileges and appurtenances thereunto belonging, situate, lying and being in Callands-Gretna District, Pittsylvania County, Virginia, designated as Tract 19, and more particularly described on a "Plat of Survey of the Landings at Leesville Lake," Subdivision in Callands-Gretna District, and prepared by Berkley-Howell & Associates, P.C., said plat dated June 16, 1992, and recorded in the Clerk's Office of the Circuit Court for the County of Pittsylvania, Virginia, in Deed Book 43, Page 63H, I, J, et seq. said Tract 19 containing 5.570 acres.

TOGETHER WITH the perpetual, non-exclusive use of the fifty (50) foot private right-of-way for the purpose of ingress and egress.

SUBJECT TO the covenants and restrictions and assessments more particularly set forth in the Declaration of Restrictions and assessments more particularly set forth in the Declaration of Restrictions and Covenants of record in the aforesaid Clerk's Office in Deed Book 930, Page 633.

BEING the same property conveyed unto William J. Ruester, Cheryl A. Ruester, and William J. Ruester, Jr., as joint tenants with right of survivorship, by deed dated May 1, 2018 from William J. Ruester and Cheryl A. Ruester recorded in the aforesaid Clerk's Office as Instrument No. 180002888.

Cheryl A. Ruester died on April 1, 2023, causing the property described herein to vest solely in William J. Ruester and William J. Ruester, Jr., by right of survivorship under the laws of the Commonwealth of Virginia.

The attorney who prepared this instrument has not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title

TOGETHER with all right, title and interest, if any, of Grantors in and to any streets and roads abutting said property to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of Grantors in and to said property.

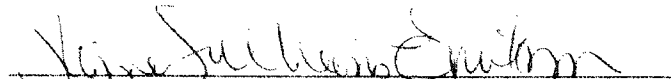
SUBJECT to all recorded easements, conditions, restrictions and agreements that lawfully apply to the property.

WITNESSETH the following signature and seal:

 (SEAL)
William J. Ruester, Sr. a/k/a William J. Ruester
JR

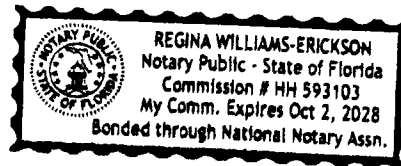
STATE OF FLORIDA
CITY/COUNTY OF LEE

The foregoing instrument was acknowledged before me this 13 day of November, 2025, by ~~William J. Ruester, Sr. a/k/a~~ William J. Ruester, by means of physical presence who produced driver license as identification, etc.


Notary Public's signature

REGINA WILLIAMS-ERICKSON
Notary registration number: HH593103

My commission expires: 10.02.2028



The attorney who prepared this instrument has not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title

DEED OF BARGAIN AND SALE

WITNESSETH the following signature and seal:

WJ Ruester Jr. (SEAL)
William J. Ruester, Jr.

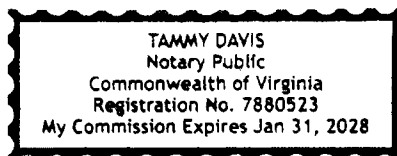
STATE OF Virginia
CITY/COUNTY OF Virginia Beach City

The foregoing instrument was acknowledged before me this 13th day of November, 2025, by William J. Ruester, Jr.

Tammy Davis
Notary Public's signature

Notary registration number: 7880523

My commission expires: 01/31/2028



INSTRUMENT 250005752
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY CIRCUIT ON
NOVEMBER 17, 2025 AT 12:35 PM
\$16.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$8.00 LOCAL: \$8.00
ANGIE R. HARRIS, CLERK
RECORDED BY: JCR

The attorney who prepared this instrument has not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title