

This document prepared by
Hamill D. Jones, Jr., Esquire (VSB #12729)
FLORANCEGORDONBROWN
A Professional Corporation
1900 One James Center
901 East Cary Street
Richmond, VA 23219
Tax Map No. 64A-5A-202
Title Insurance: None

Tax Assessment: \$398,000.00
Consideration: \$318,998.00

**THIS DEED OF CORRECTION IS EXEMPT FROM RECORDING TAXES
PURSUANT TO VIRGINIA CODE SECTION 58.1-810.2**

THIS TRUSTEE'S DEED OF CORRECTION, made this 16th day of July, 2021, between **HAMILL D. JONES, JR.**, Sole Acting Substitute Trustee, as hereinafter set forth, **Grantor**, and **HAROLD D. LESTER** and **DEBORAH A. LESTER** (original deed of trust grantor(s) for indexing purposes), and **CITIZENS BANK & TRUST COMPANY**, **Grantee**.

WITNESSETH:

WHEREAS, Harold D. Lester and Deborah A. Lester did by a Deed of Trust dated August 29, 2007, recorded August 29, 2007, in the Clerk's Office, Circuit Court, Appomattox County, Virginia, as Instrument No. 200702283 (the "Deed of Trust"), convey to Joseph D. Borgerding and Michael J. Brickhill, Trustees, in trust to secure to the holder (the "Noteholder") of a certain note (the "Note") the payment of certain money as therein specified, certain real estate described in the Deed of Trust and from such real estate there had been an "out conveyance" in 2016 which such "out conveyance" is properly reflected in the legal description as follows (the "Real Estate"):

ALL that certain tract or parcel of land, together with improvements thereon, situate, lying, and being in the Town of Appomattox, Appomattox County, Virginia, containing 0.832 acres as shown on a plat of survey for Vincent E. Malkiewiez, dated August 13, 1996, revised August 21, 1996, by William W.

Dickerson, Jr., Land Surveyor, a copy of which is recorded in the Clerk's Office of the Circuit Court of Appomattox County, Virginia, in Plat Book 12, at page 70; LESS AND EXCEPT an off-conveyance of 0.054 acres, to the Institute of Theonomic Reformation, by Deed dated December 17, 2003 and recorded February 26, 2004, in the aforesaid Clerk's Office as Instrument Number 2004 00 421, such off-conveyance being more particularly shown and described on a plat of survey by William W. Dickerson, L.S., which plat is attached to the aforementioned deed; AND LESS AND EXCEPT an off-conveyance to the Institute for Theonomic Reformation, by Deed dated July 20, 2007, and recorded July 23, 2007 in the aforesaid Clerk's Office as Instrument No. 200701940, of that certain lot or parcel of real estate situate, lying, and being in the Town of Appomattox, Appomattox County, Virginia, near Harrell Street, and adjoining other lands of the Grantee, containing 0.031 acres, as shown and described on a plat of survey for the Institute for Theonomic Reformation, dated May 17, 2007, by William W. Dickerson, Jr., L.S., which plat is attached and recorded with the aforesaid deed; leaving A REMAINDER OF 0.747 ACRES, MORE OR LESS, to be conveyed herein.

LESS AND EXCEPT that certain tract or parcel of land, with improvements thereon and all appurtenances thereunto pertaining, lying and being situate in the Town of Appomattox, Virginia, containing 0.217 Ac., by survey, with metes and bounds as shown on plat of survey entitled "SINGLE LOT DIVISION", made by Michael Ray Goin, L.S. of Dickerson Surveying, LLC, dated April 22, 2016, a copy of which plat is attached to the deed from LizzieLou Productions, LLC, a Virginia limited liability company, to Church and Main LLC dated July 28, 2016 recorded August 1, 2016 in the Clerk's Office of the Circuit Court of the County of Appomattox as Instrument 201601140.

This conveyance is subject to other conditions, restrictions, easements and/or rights of way which are a matter of public record; and any and all easements and/or rights of way which are apparent from an inspection of the land herein conveyed or the plat herein referenced.

THIS BEING a part of the same real estate conveyed to Harold D. Lester and Deborah A. Lester, husband and wife, by deed dated August 29, 2007, and recorded in the Clerk's Office of the Circuit Court of the County of Appomattox, Virginia, as Instrument No. 200702281.

WHEREAS, the Deed of Trust empowers the Trustee to sell the Real Estate for the purposes of the Deed of Trust should default be made in the payment of the Note on being required so to do by the Noteholder; and

WHEREAS, the Noteholder did by Appointment of Substitute Trustee, dated August 27, 2019, recorded September 9, 2019, in the Clerk's Office, Circuit Court, County of Appomattox, Virginia, as Instrument No. 201901471, appoint Hamill D. Jones, Jr. and David F. Bernhardt, as Substitute Trustees, either of whom may act.

WHEREAS, default having been made in the payment of the Note secured by the Deed of Trust, and Hamill D. Jones, Jr., Sole Acting Substitute Trustee (the "Substitute Trustee"), having been duly requested to initiate and conduct a foreclosure sale under the Deed of Trust by the Noteholder; and

WHEREAS, in pursuance of the above request of the Noteholder, the Substitute Trustee did on the 26th day of September 2019, at 12:00 p.m., after giving fourteen days notice of the impending sale to Deborah A. Lester, Deborah A. Lester, Executor of the Estate of Harold D. Lester, and LizzieLou Productions LLC, on September 10, 2019, by certified mail, return receipt requested, and by regular first class mail, postage prepaid; and notifying Deborah A. Lester, Deborah A. Lester, Executor of the Estate of Harold D. Lester, and LizzieLou Productions LLC, that the Note was accelerated and all sums were declared due and payable; and after duly advertising the time, place and terms of sale two (2) times, on September 18 and September 25, 2019, in *Times-Virginian*, a newspaper having general circulation in the Appomattox County, Virginia, and duly authorized to publish legal notices in the Appomattox County, Virginia expose to sale at public auction to the highest bidder at the front entrance of the building which houses the County of Appomattox Circuit Court, the Real Estate in accordance with the provisions of the Deed of Trust, at which sale the Grantee made the highest bid for and that the Grantee became the purchaser of the Real Estate at the price of \$318,998.00 (the "Purchase

Price”); and

WHEREAS, the Grantee has duly made settlement for the Real Estate by making appropriate credit to the Note.

NOW, THEREFORE, in consideration of the premises and of the Purchase Price paid by the Grantee, the Grantor does grant and convey, with SPECIAL WARRANTY, unto the Grantee, in fee simple, the Real Estate.

This conveyance is subject to the restrictions, conditions and easements of record to the extent that they might lawfully apply to the Real Estate.

The purpose of this Trustee's Deed of Correction is to correct the legal description of the Real Estate.

IN TESTIMONY WHEREOF, Hamill D. Jones, Jr. has executed this Trustee’s Deed in accordance with authority granted to the Trustee by the Deed of Trust.

Hamill D. Jones, Jr., Sole Acting Substitute Trustee (SEAL)

COMMONWEALTH OF VIRGINIA,
CITY OF RICHMOND, to-wit:

The foregoing Trustee’s Deed was acknowledged before me this ____ day of _____ 2021 by Hamill D. Jones, Jr., Sole Acting Substitute Trustee.

My commission expires: _____

Notary registration no.: _____

Notary Public

Grantee's Address:

Citizens Bank & Trust Company

126 S. Main Street

Blackstone, VA 23824