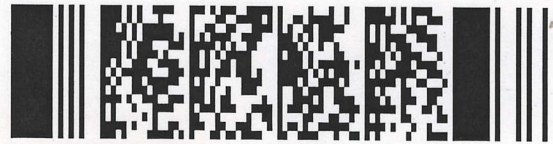


Instrument Control Number

[Empty box for Instrument Control Number]



LR 201100032900 11/14/2011 2:19:00 PM

Commonwealth of Virginia  
Land Record Instruments  
Cover Sheet - Form A

BK 4929PG0630

[ILS VLR Cover Sheet Agent 1.0.93]

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A  
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Date of Instrument: [11/2/2011 ]

Instrument Type: [DBS ]

Number of Parcels [ 1 ]

Number of Pages [ 4 ]

City  County  [Henrico County ] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[Evans ]	[Ruby ]	[S ]	[widow ]
[Evans ]	[Stephen ]	[L ]	[AIF ]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
<input type="checkbox"/> [Delgadillo ]	<input type="checkbox"/> [John ]	<input type="checkbox"/> [D ]	<input type="checkbox"/> [ ]
<input type="checkbox"/> [Delgadillo ]	<input type="checkbox"/> [Elizabeth ]	<input type="checkbox"/> [ ]	<input type="checkbox"/> [ ]

Grantee Address (Name) [John Delgadillo and Elizabeth Delgadillo ]  
 (Address 1) [2505 Carol Place ]  
 (Address 2) [ ]  
 (City, State, Zip) [Falls Church ] [VA ] [22046 ]  
 Consideration [192,500.00 ] Existing Debt [0.00 ] Assumption Balance [200,100.00 ]

Prior Instr. Recorded at: City  County  [Henrico County ] Percent. in this Juris. [ 100 ]

Book [ ] Page [ ] Instr. No [ ]

Parcel Identification No (PIN) [768-756-9581 ]

Tax Map Num. (if different than PIN) [768-756-9581 ]

Short Property Description [See Deed - instrument ]

Current Property Address (Address 1) [ ]

(Address 2) [ ]

(City, State, Zip) [ ] [ ] [ ]

Instrument Prepared By [Duling Law Firm PLC ]

Recording Paid for By [Heritage Title Co of VA Inc ]

Return Recording To (Name) [FILE: Heritage Title Co of VA Inc ]

(Address 1) [ ]

(Address 2) [ ]

(City, State, Zip) [ ] [ ] [ ]

Customer Case ID [ ] [ ] [ ] [ ]



Heritage T

BK 4929PG0631

Prepared by:  
Duling Law Firm PLC  
Post Office Box 242  
7309 Hanover Green Drive  
Mechanicsville, Virginia 23111

Consideration: \$192,500.00  
Assessed value: \$200,100<sup>00</sup>

Return to: Heritage Title  
3002 Hungary Spring Rd.  
Richmond, VA 23228

Tax Map Reference No.: 768-756-9581

Title Insurance Underwriter: Fidelity National Title Insurance Company

THIS DEED OF BARGAIN AND SALE, made and entered into this 2<sup>nd</sup> day of November, 2011, by and between RUBY S. EVANS, widow, by her attorney in fact, STEPHEN L. EVANS, Grantor and JOHN DALGADILLO AND ELIZABETH DELGADILLO, Grantee.



WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, the Grantor does hereby grant, bargain, sell and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto John Dalgadillo and Elizabeth Delgadillo, as tenants by the entirety with the right 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.

BK 4929PG0632

WITNESS the following signatures and seals:

By: Stephen L. Evans (SEAL)  
Stephen L. Evans, attorney-in-fact for Ruby S. Evans

STATE/Commonwealth of Virginia,  
COUNTY/CITY OF Hanover, to-wit:

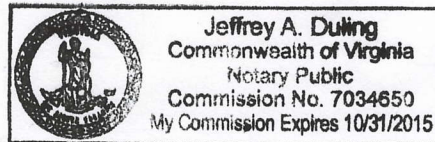
The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of November, 2011, by Stephen L. Evans, attorney-in-fact for Ruby S. Evans.

Jeffrey A. Duling (SEAL)  
Notary Public

My commission expires: 10/31/2015

Notary Registration Number: 7034650

Grantee's Address:  
2505 Carol Place  
Falls Church, VA 22046



Schedule "A"

## Parcel 1

ALL that certain lot of land in the County of Henrico, Virginia, with all improvements thereon, and being lot 4-A on a plat recorded with a Deed in Deed Book 273-B, page 453, in the Clerk's Office of the Circuit Court of Henrico County, Virginia, and described as follows:

BEGINNING at a pipe on the north line of Lucas Road, 281.00 feet in a westerly direction as measured along the north line of Lucas Road from the old property line; thence continuing westwardly along the north line of Lucas Road N. 47 deg. 15' W. 120.42 feet to a rod; thence N. 7 deg. 20' E. 368.58 feet to a point; thence S. 82 deg. 40' E. 164 feet to a point; thence S. 7 deg. 20' W. 220.58 feet to a rod; thence N. 74 deg. W. 64.5 feet to a pipe; thence S. 7 deg. 20' W. 214.75 feet to the point of beginning; all as shown on plat of survey made by Chas. H. Fleet, C.C.E., dated Sept. 22, 1939, recorded with Deed in Deed Book 274-D, page 297, in the aforesaid Clerk's Office.

LESS AND EXCEPT so much of said lot as was granted to the County of Henrico, Virginia, to widen Lucas Road, recorded in Deed Book 279-A, page 294, in the aforesaid Clerk's Office.

BEING the same real estate conveyed to Ruby L. Evans and M. Woodson Evans, as tenants by the entireties with the right of survivorship as at common law, by Deed from P. D. O'Neil, dated July 21, 1944, recorded July 25, 1944, in the Clerk's Office of the Circuit Court in the County of Henrico, Virginia, in Deed Book 330, page 313.

## Parcel 2

ALL those certain lots or parcels of land, lying and being in the County of Henrico, Virginia, together with all improvements thereon and appurtenances thereto belonging, designated as Lots Nos. 2-A, 3-A, and 5-A, on a certain plat of survey made by W. H. Redd and recorded with a Deed in Deed Book 273-B, page 453, said plat being recorded at page 455, Clerk's Office of the Circuit Court of Henrico County, Virginia, and according to said plat Lot No. 2-A contains 1.22 acres, more or less, Lot No. 3-A contains 0.39 acre, more or less, and Lot 5-A contains 1.4 acres, more or less.

LESS AND EXCEPT so much of said lot as was granted to the County of Henrico, Virginia, to widen Lucas Road, recorded in Deed Book 279-A, page 294, in the aforesaid Clerk's Office.

BK 4929PG0634

LESS AND EXCEPT so much of said lot as was granted to the Commonwealth of Virginia, for the improvement of State Highway Rout 33, as shown in Deed dated August 17, 1956, recorded November 20, 1956, in Deed Book 825, page 338, in the aforesaid Clerk's Office.

BEING the same real estate conveyed to Ruby L. Evans and M. Woodson Evans, her husband, as tenants by the entireties with the right of survivorship as at common law, by Deed from Bertha E. Carlson, (formerly known as Bertha W. O'Neil, and also formerly known as Bertha E. Wabberson), dated August 10, 1951, recorded August 15, 1951, in the Clerk's Office of the Circuit Court in the County of Henrico, Virginia, in Deed Book 567, page 249.

INSTRUMENT #32900  
RECORDED IN THE CLERK'S OFFICE OF  
HENRICO COUNTY ON  
NOVEMBER 14, 2011 AT 02:19PM  
\$200.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$100.25 LOCAL: \$100.25

YVONNE G. SMITH, CLERK  
RECORDED BY: TPW