

This instrument prepared by: Timothy J. Tolbert, Esquire (VSB #27726)  
When recorded, return to: Timothy J. Tolbert, P. O. Box 250, Hillsville, VA 24343  
Title Insurance Company: unknown  
Tax Map #: 311-A-64; 311-A-63; 311-A-71  
Consideration: \$200,000  
Assessment: \$472,700

**EXEMPT FROM RECORDATION TAXES  
AS PER VIRGINIA CODE SECTION 58.1-811(C)6**

**THIS DEED** made this 25th day of April 2023, by and between **HOLSTON ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INCORPORATED**, a Tennessee corporation, successor in interest to **OUT OF THE BOX UNITED METHODIST CHURCH**, party of the first part; and **522 MAIN STREET, LLC**, a Virginia limited liability company, 2046 Sugaree Commons Drive, Fort Mill, South Carolina 29715, party of the second part.

**WITNESSETH**

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the party of the second part to the party of the first part, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does hereby bargain, sell, grant, and convey with Special Warranty unto the party of the second part, in fee simple, all those tracts or parcels of land lying and being in the **Town of Hillsville** and the **Sulphur Springs Magisterial District** of Carroll County, Virginia, and more particularly described as follows:

**TRACT 1:** BEGINNING at a point on walk located 7.0 feet from building on the edge of the 67 foot right of way of U.S. Route 52 (North Main Street), corner to lands of Hillsville Lodge #193 A.F. & A.M.; thence with the line of said Hillsville Lodge #193, crossing a 20 foot alley and then with the line of lands of Guynn Hardware Co., Inc., S. 73-50-14 W., 217.00 feet to a railroad spike set, corner to said Guynn Hardware Co., Inc.; thence N. 16-09-46 W., 47.00 feet to a railroad spike set, corner to Guynn Hardware Co., Inc.; thence with said Guynn Hardware Co., Inc. line crossing a 20 foot alley and then with line of lands of 3R, Inc., N. 73-50-14 E., 217.00 feet to a point on walk 7.0 feet from building; thence S. 16-09-46 E., 47.00 feet to the point of the

**DELIVERED TO**  
*Tolbert 1 Tolbert LLP*

BEGINNING, containing 0.2341 acre, as shown on survey dated April 1992, prepared by Donald V. Semones, CLS.

PROVIDED HOWEVER, there is EXCEPTED and NOT INCLUDED in this conveyance the following which was conveyed to Town of Hillsville, Virginia, from Dixon Construction Company, Inc., by Deed dated July 19, 2002, of record in the Clerk's Office of the Circuit Court of Carroll County, Virginia, in Deed Book 638, at Page 955.

BEGINNING at a point, corner to land retained by Guynn Hardware & Furniture Company of Hillsville, Inc., and a twenty (20) foot alley; thence with the right of way of the twenty (20) foot alley, S. 20-54-32 E., 46.97 feet to a point, corner to Guynn property sold to the Town of Hillsville; thence with that boundary line as follows: S. 68-54-08 W., 42.65 feet to a point; thence N. 21-08-27 W., 47.00 feet to a point, corner to land retained by Guynn Hardware & Furniture Company of Hillsville, Inc.; thence with the Guynn boundary line, N. 68-56-28 E., 42.84 feet to the point of the BEGINNING, containing 0.0461 acre, and designated as Lot "F" according to survey of Gregory B. Armentrout, PLS, dated September 20, 2000, revised June 6, 2002.

**TRACT 2:** BEGINNING at a stake on said Main Street in the line of the J. B. Crockett Hotel lot and running thence with said street in a southern direction three feet to a stake; thence westwardly a straight line to the Jail lot; thence with the line of the said Jail lot to the said Crockett lot; thence with the line of the same to the BEGINNING.

**TRACT 3:** BEGINNING at a point in the easterly line of a 20 foot wide street, corner to J. L. Tompkins; thence N. 68-10 E., 15 feet to a point, corner to the lot conveyed to J. L. Tompkins and the old corner to J. L. Tompkins and the said Lodge; thence N. 21-50 W., 31 feet to a point and corner to the line of the Guynn Property; thence S. 68-10 W., 15 feet with the line of the Guynn Property to a point in the easterly line of said 20 feet wide street; thence S. 21-50 E., 31 feet with the easterly line of said 20 feet wide street to the BEGINNING, containing 465 square feet, or ***0.00106 acre***, being the same, more or less.

The above-described Tracts 1, 2 and 3 being the same land conveyed to DAVID NEWMAN and STEPHANIE BURNETTE, Trustees of OUT OF THE BOX UNITED METHODIST CHURCH from DIXON CONSTRUCTION COMPANY, INC., a Virginia corporation, by Deed dated April 15, 2016, of record in the Clerk's Office of the Circuit Court of Carroll County, Virginia, in Deed Book 1035, at Page 884.

The above-described Tracts 2 and 3 are conveyed subject to the following as contained in Deed Book 783, at Page 866:

"However, it is fully understood that the Town Sewer line or lines run through this lot, and also the Nuckolls Water Works, Co., Inc., has its water lines through said

lot, and all necessary right to keep, repair and maintain said sewer line and water line is reserved for the benefit of said Town of Hillsville and Nuckolls Water Works Company, Inc., as well as to and for the benefit of adjacent and adjoining land owners for the use of the same.”

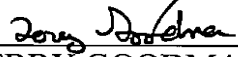
This conveyance is further made subject to any other easements, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title, which have not expired by a time limitation contained therein or have otherwise become ineffective, and to matters visible upon inspection.

IN WITNESS WHEREOF the Corporation has caused this Deed to be executed by its authorized officers in its regular course of business.

WITNESS the following signatures and seals:

HOLSTON ANNUAL CONFERENCE  
OF THE UNITED METHODIST CHURCH,  
INCORPORATED

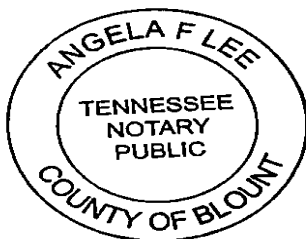
By  (SEAL)  
F. RICK CHERRY, Treasurer


By  (SEAL)  
TERRY GOODMAN, Secretary

STATE OF Tennessee  
COUNTY OF Blount, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 3<sup>rd</sup> day of May 2023, by F. RICK CHERRY, Treasurer, and TERRY GOODMAN, Secretary, of HOLSTON ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH, INCORPORATED, a Tennessee corporation.

My commission expires: 12.02.2023





Notary Public  
INSTRUMENT 230001488  
RECORDED IN THE CLERK'S OFFICE OF  
CARROLL COUNTY CIRCUIT COURT ON  
MAY 15, 2023 AT 02:58 PM  
GERALD R. GOAD, CLERK  
RECORDED BY: CJS

**VIRGINIA LAND RECORD COVER SHEET**

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

**FORM A – COVER SHEET CONTENT**Instrument Date: 4/25/2023Instrument Type: DBSNumber of Parcels: 3 Number of Pages: 3[ ] City [X] County CARROLL COUNTY COURT  
CIRCUIT COURTTax Exempt? VIRGINIA/FEDERAL CODE SECTION[X] Grantor: 58.1-811 (C) 6

[ ] Grantee: \_\_\_\_\_

Business/Name

(Area Above Reserved For Deed Stamp Only)

1 X Grantor: HOLSTON ANNUAL CONFERENCE OF THE UNITED METHODIST CHURCH INC2 X Grantor: OUT OF THE BOX UNITED METHODIST CHURCH1 X Grantee: 522 MAIN STREET LLC

Grantee: \_\_\_\_\_

Grantee Address

Name: 522 MAIN STREET LLCAddress: 2046 SUGAREE COMMONS DRIVECity: FORT MILL State: SC Zip Code: 29715Consideration: \$200,000.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: \_\_\_\_\_ Original Page No.: \_\_\_\_\_ Original Instrument No.: \_\_\_\_\_

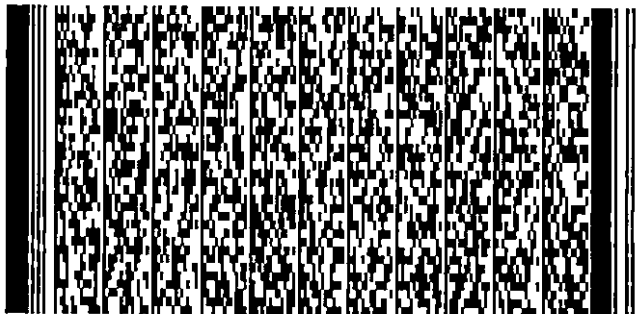
Prior Recording At: [ ] City [ ] County \_\_\_\_\_ Percentage In This Jurisdiction: 100%

Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_ Instrument Number: \_\_\_\_\_

Parcel Identification Number/Tax Map Number: 311-A-64

Short Property Description: \_\_\_\_\_

Current Property Address: \_\_\_\_\_

City: HILLSVILLE State: VA Zip Code: 24343Instrument Prepared By: TIMOTHY J. TOLBERT Recording Paid By: TOLBERT & TOLBERT LLPRecording Returned To: TIMOTHY J. TOLBERTAddress: P. O. BOX 250City: HILLSVILLE State: VA Zip Code: 24343

# VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

## FORM C – ADDITIONAL PARCELS

Instrument Date: 4/25/2023

Instrument Type: DBS

Number of Parcels: 3 Number of Pages: 3

[ ] City [X] County CARROLL COUNTY COURT  
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

[ ] City [ ] County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 311-A-63

Short Property Description:

Current Property Address:

City: HILLSVILLE State: VA Zip Code: 24343

Prior Recording At:

[ ] City [ ] County Percentage In This Jurisdiction: 100%

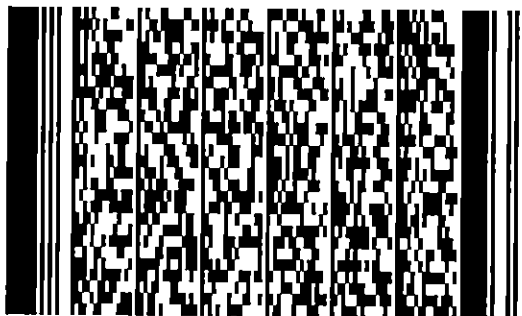
Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 311-A-71

Short Property Description:

Current Property Address:

City: HILLSVILLE State: VA Zip Code: 24343



BK 1216 PG 0447

(Area Above Reserved For Deed Stamp Only)