

*THIS INSTRUMENT PREPARED BY R. KEITH RICHARDS, ESQUIRE*

TAX MAP NO.: 10110 & 936A2  
 CONSIDERATION: \$500,000.00  
 ACTUAL VALUE: ~~\$500,000.00~~ 570,000.00  
 TITLE INS. CO. INSURING THIS TRANSACTION: Commonwealth  
 Land Title Insurance Company  
 \*R. KEITH RICHARDS - VIRGINIA STATE BAR #17263  
 RETURN RECORDED DOCUMENT TO: MBH Settlement Group  
 817 Cedar Creek Grade  
 Suite 203  
 Winchester, VA 22601

## DEED

This Deed, made and entered into this 14th day of  
 April, 2022, by and between Master's Touch Church,  
Inc., a Virginia Corporation, Grantor, and On Cue  
Sports and Billiards LLC, a Virginia Limited Liability  
Company, of 220 Cedar Spring Dr., Staubsburg, VA 22657  
 Grantee.

--W-I-T-N-E-S-S-E-T-H--

That for and in consideration of the sum of Ten  
 Dollars (\$10.00), cash in hand paid by the Grantee to  
 the Grantor, and of other good and valuable  
 consideration given, all of which is hereby  
 acknowledged by the Grantor before the execution and  
 delivery hereof, the Grantor does hereby grant and  
 convey with General Warranty and English Covenants of  
 Title unto the said Grantee, On Cue Sports and  
 Billiards LLC, a Virginia Limited Liability Company,  
 all of the following described real estate:

TRACT ONE:

Parcel One: All that certain tract or parcel of land, together with all improvements thereon, lying and being situate near Waterlick, in the present North River Magisterial District of Warren County, Virginia, containing 1.179 acres, more or less, as shown on the plat and survey dated October 15, 1991, prepared by Larry Himelright, P.C., Professional Land Surveyor, which plat is entitled "Survey of the Residue of the Rory D. and Gayle D. McTighe Property recorded in Deed Book 408, at Page 723, North River Magisterial District, Warren County, Virginia," which plat and survey are recorded in Deed Book 458, Page 684.

Parcel Two: All that certain lot of land lying and being situate in Warren County, Virginia, Fork Magisterial District, in Warren County, Virginia, and more particularly described as follows: Beginning at a stone on the east side of the Waterlick Road corner to Marcus C. Richardson and Jacob Robinson in the Old Marcus Richardson line running west sixty yards to a stake in the line between W.B. Abbott and Marcus C. Richardson thence fifty yards to a stake thence east sixty yards parallel with the first line to a stake thence north fifty yards to the place of beginning parallel to the west line, and being the same property acquired by Jonas Baker, et al, Trustees of the Methodist Episcopal Church South by deed from W.B. Abbott, et al, dated October 14, 1893, and recorded in

the Office of the Clerk of the Circuit Court of Warren County, Virginia, in Deed Book Y at Page 541.

TRACT TWO:

All that certain tract or parcel of real estate, with all improvements thereon, lying and being situate in the North River Magisterial District, Warren County, Virginia, containing 9.202 acres (by subtraction), being shown as "Residue" on plat made by L.C. Himelright, Land Surveyor, dated September 29th, 2008, and recorded in the aforesaid Clerk's Office on September 9th, 2009, as Instrument #090005355.

The above Tract One and Tract Two being the same real estate conveyed to Master's Touch Church, Inc., a Virginia Corporation, by deed from Mark Fitchett, Barry Neighbors, and Louise Figgins, Trustees of The Church at Waterlick, said deed dated 9/2/2016 and recorded 9/6/2016 in the Clerk's Office of the Circuit Court of Warren County Virginia, as Instrument #160004551.

Reference is hereby made to the above mentioned deeds and records and to the references therein referred to for a more particular description of the real estate herein conveyed and for further derivation of title.

This conveyance is made together with and subject to any and all rights-of-way and easements of record, if any.

WITNESS the following signature(s) and seal(s):

Master's Touch Church, Inc.  
A Virginia Corporation

BY: Charles L. Jarrett Sr.  
Charles L. Jarrett, Sr.,  
President

STATE OF VIRGINIA  
COUNTY OF SHENANDOAH, TO-WIT:

The foregoing instrument was acknowledged to  
before me this 19 day of April, 2022, by Charles  
L. Jarrett, Sr., President on behalf of Master's  
Touch Church, Inc., a Virginia Corporation, Grantor.

My Commission expires: 8/31/23

Sandra R. Ross  
Notary Public

Registration No. 169089

RKR/srr

SANDRA R. ROSS  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #169089  
My Commission Expires 8/31/23

INSTRUMENT 220002585  
RECORDED IN THE CLERK'S OFFICE OF  
WARREN COUNTY CIRCUIT ON  
APRIL 21, 2022 AT 12:38 PM  
\$570.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$285.00 LOCAL: \$285.00  
ANGELA M. MOORE, CLERK  
RECORDED BY: AVS