

190002205

PG0001 SEP 19 2019

This Document Prepared By
Jeffrey A. Ward VSB #20702
FRANKLIN, DENNEY, WARD & STROSNIDER PLC
129 N. Wayne Avenue, Waynesboro, Virginia

Consideration and Actual
Value: \$110,000.00
Pin # 303758

Deed: Sept. 19, 2019 to
S. Rice for Royer
Caramonis LLC 200-C
Garrett Street
Charlottesville
22902

THIS DEED, made and entered into this 4th day of September, 2019, by and between **Deborah H. BORDERS** (formerly known as **Deborah H. BANCROFT**), party of the first part, hereinafter referred to as "Grantor," and **FORME PROPERTIES, LLC**, a Virginia limited liability company, hereinafter referred to as "Grantee," whose address is 909 Gardner St., Waynesboro, VA 22980.

*** WITNESSETH ***

That for and in consideration of the sum of Twenty-Five Dollars (\$25.00) cash in hand paid to the Grantor by the Grantee, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Deborah H. BORDERS** (formerly known as **Deborah H. BANCROFT**), Grantor, does hereby grant, bargain, sell and convey with **GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE** unto **FORME PROPERTIES, LLC**, a Virginia limited liability company, Grantee, the following described real estate, to-wit:

All that certain lot or parcel of land, together with all buildings and improvements thereon, and all rights, privileges and appurtenances thereunto belonging or in anywise appertaining, lying and being in the City of Waynesboro, Virginia, lying on the west side of Wayne Avenue, bounded on the north by the property of Hamilton-Cook Hardware Company and on the south by the property of Lee Lodge of the Masonic Fraternity, fronting on the west line of Wayne Avenue, a distance of twenty-three and one-half feet (23 ½'), more or less, and running back westward between parallel lines a distance of sixty (60) feet, more or less, to the line of Lot Number Forty-Seven (47) being a part of Lot Number Forty-Eight (48) as shown upon the Estill Plat of the Town of Waynesboro.

The real estate herein conveyed is the same and identical real estate conveyed to the Grantor herein by deed dated March 24, 2011 from Mark Check and Matthew J. Check, of record in the Waynesboro Circuit Court Clerk's Office as Instrument Number 110000625 and by Quitclaim deed from Charles J. Pawl and Mildred L. Strmic, husband and wife, dated June 28, 2019 of record in the aforesaid Clerk's Office as Instrument Number 190001572, reference to all of which is made for a more particular description and derivation of title.

The real estate herein conveyed is made subject to the easements, conditions, restrictions and reservations of record in the chain of title to the property hereby conveyed, which have not expired by limitation of time contained therein or otherwise become ineffective.

Real estate taxes shall be prorated as of the date of delivery of this deed.

Witness the following signature and seal:

Deborah H. Borders (SEAL)
Deborah H. Borders formerly
Deborah H. Bancroft

STATE OF VIRGINIA

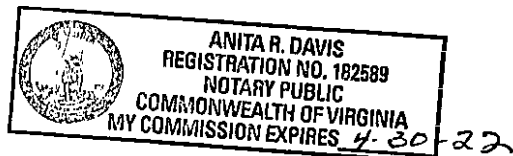
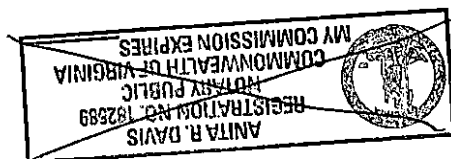
CITY/COUNTY OF Waynesboro, to-wit:

The foregoing instrument was acknowledged before me this 17th day of September, 2019 by Deborah H. Borders formerly Deborah H. Bancroft.

My commission expires: 4-30-22.

Anita R. Davis
Notary Public

(SEAL)



PG0003 SEP 19th

INSTRUMENT 190002205
RECORDED IN THE CLERK'S OFFICE OF
WAYNESBORO CIRCUIT COURT ON
SEPTEMBER 19, 2019 AT 09:29 AM
\$110.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$55.00 LOCAL: \$55.00
NICOLE A. BRIGGS, CLERK
RECORDED BY: NAB

Nicole A Briggs