

NO TITLE EXAMINATION PERFORMED BY
SCOT S. FARTHING, ATTORNEY AT LAW, PC

Tax Map Reference No.: 025-000-0000-0022

Title Insurance Underwriter: None

Consideration: \$0.00

Tax Assessed Value: \$328,400.00

Return to: Ruth Y. Clark, 315 Fairview Road, Wytheville, VA 24382

170001551

**This deed is exempt from recordation taxes pursuant to
Section 58.1-811D of the Code of Virginia, 1950, as amended.**

THIS DEED OF GIFT, made and entered into this the 7th day of June, 2017, by and between RUTH Y. CLARK and LINDA Y. HAGY, as Grantors, and JEFFREY DEAN HAGY, JAMES DARRYL HAGY, and JONI HAGY HERRELL, as Grantees;

WITNESSETH

THAT FOR and in consideration of love and affection, and other good and lawful consideration, the receipt of which is hereby acknowledged by Grantors, the Grantors do hereby grant and convey, with covenants of general warranty of title, to the Grantees, as tenants in common, all of that certain parcel or tract of land, together with the improvements thereon and privileges thereto belonging, situate in the Town of Wytheville, Wythe County, Virginia, and being more particularly described as follows, to-wit:

‘BEGINNING at a point in the north line of U.S. Highway No. 21, and about six feet east from the west line of No. 661, lying within the intersection of said roads, thence running parallel with the west line of No. 661 about six feet east from same, N 26° 30' W 2403.4 feet to a stake, thence N 30° 26' W 89.6 feet to a point in said road, corner to William A. Hilten's land, thence with said Hilten's line, S 53° 22' W 1197 feet to a post in line of the Nelson Ager land, thence with said line S 26° 10' E 1783 feet to a post in the north line of U.S. no. 21, thence with the north line of said highway, N 83° 19' E 1009 feet to a stake; thence N 87° 59' E 119.6 feet to a stake; thence S 78° 31' E 173.9 feet to the beginning, containing 57.61 acres, more or less, and which tract of land hereby conveyed is composed of a lot of land containing three-eighths (3/8) of an acre which was conveyed to Henry John Crowgey by Laura A. Sheffey and Taylor Sheffey, her husband, by deed dated April 27, 1891 and recorded in the Clerk's Office of the Circuit Court of Wythe County in Deed Book no. 39 page 583; and a portion of the land conveyed to Henry John Crowgey as H.J. Crowgey by C.B. Thomas Commissioner, by deed dated July 25, 1892 and recorded in the Clerk's Office of the Circuit Court of Wythe County in Deed Book 40, page 540.”

This Instrument
Prepared by:

Scot S. Farthing
VSB#44045
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

Examined June 7, 2017
Ruth Clark
315 Fairview Rd. Wytheville, VA
Leslie K. Bledsoe Dep. Clerk

LESS AND EXCEPT: That portion of real estate containing 0.826 acres, more or less, conveyed to Ruth Yonce Clark and Thomas D. Clark by Deed dated August 26, 1970, recorded in Deed Book 210, page 656.

LESS AND EXCEPT: That portion of real estate containing 1.59 acres, more or less, conveyed to Tanya J. Turner and Darcia J. Turner by Deed dated August 15, 1984, recorded in Deed Book 310, page 211.

Being a portion of the same real estate conveyed by Robert G. Crowgey and Henry L. Crowgey to A. P. Thomas, Jr. and Kent L. Yonce by Deed dated December, 1942, recorded in the Wythe County Clerk's Office in Deed Book 109, page 214. A.P. Thomas, Jr. and Ruth D. Thomas conveyed their one-half (1/2) interest to Kent L. Yonce by Deed dated February 26, 1943, recorded in Wythe County Clerk's Office in Deed Book 109, 402.

Kent L. Yonce a/k/a Kent Yonce departed this life November 19, 1991 testate devising the property here in conveyed unto Cynthia B. Yonce, Will Book 45, page 843. Cynthia B. Yonce departed this life May 24, 2009 testate, devising the property to Ruth Y. Clark and Linda Y. Hagy, CWF09-107.

This conveyance is made subject to such conditions, reservations, restrictions and easements of record to the extent that they may lawfully apply to the property conveyed.

Grantors hereby reserve for themselves, for and during their natural lives, a life estate, in and to the property herein conveyed

Possession of the premises shall be delivered by the Grantors to the Grantee with the delivery of this deed.

Grantors covenant that they will warrant generally the title to the property conveyed; that they have the right to convey the same in fee simple; that they have done no act to encumber the same; that they will execute such further assurances of title as may be requisite, and that the Grantee shall have the quiet possession thereof.

This Instrument
Prepared by:

Scot S. Farthing
VSB#44045
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

No title examination was performed by the office of Scot S. Farthing, Attorney at Law,

P.C.

WITNESS the following signatures and seals:

Ruth Y. Clark (SEAL)
RUTH Y. CLARK, Heir of
Cynthia B. Yonce

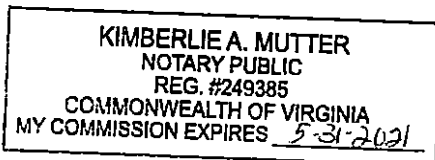
STATE OF VIRGINIA,
COUNTY OF WYTHE, To Wit:

I, Kimberlie A. Mutter, a Notary Public in and for the State and County aforesaid, do hereby certify **Ruth Y. Clark, Heir of Cynthia B. Yonce**, whose name is signed to the forgoing deed, has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 7th day of June, 2017.

My Commission Expires: 5-31-2021

Notary I.D.#: 249385



Kimberlie A. Mutter
Notary Public

Linda Y. Hagy (SEAL)
LINDA Y. HAGY, Heir of
Cynthia B. Yonce

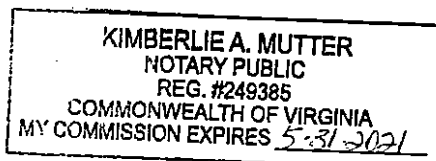
STATE OF VIRGINIA,
COUNTY OF WYTHE, To Wit:

I, Kimberlie A. Mutter, a Notary Public in and for the State and County aforesaid, do hereby certify **Linda Y. Hagy, Heir of Cynthia B. Yonce**, whose name is signed to the forgoing deed, has personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 7th day of June, 2017.

My Commission Expires: 5-31-2021

Notary I.D.#: 249385



Kimberlie A. Mutter
Notary Public

This Instrument
Prepared by:

Scot S. Farthing
VSB#44045
Attorney at Law, PC
P.O. Box 1315
Wytheville, VA
24382

INSTRUMENT 170001551
RECORDED IN THE CLERK'S OFFICE OF
WYTHE ON
June 7, 2017 AT 04:09 PM
HAYDEN H. HORNEY, CLERK
RECORDED BY: KSC

Kybel B Caudle