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Prepared by:
THE RATLIFF LAW FIRM
 1503 Cedar Valley Drive
 Cedar Bluff, Virginia 24609
 (276) 522-1220

Tax Map No. 106-A2-A-0034
 State Bar No. 74185
 Tax Assessed Value NA

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAM

This Deed between spouses is made and entered into on this the 1 day of March, 2018, by and between **JERRY L. DUNFORD** and **DENISE C. DUNFORD**, parties of the first part as Grantors, and **JERRY L. DUNFORD**, party of the second part as Grantee, having an address of P.O. Box 188 Raven, VA 24639 . This instrument is exempt from recordation taxes in accordance with Virginia Code §58.1-810(3).

WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid, plus other good and valuable consideration not herein enumerated, the receipt and sufficiency of which is hereby acknowledged, the parties of the first part do hereby grant, convey, consent and release unto the said **Jerry L. Dunford**, the party of the second part, as his sole and separate legal equitable property, free and clear of any and all dower, curtesy or augmented estate claims of any person whatsoever at any time, past, present or future, any and all interest in the property described below, expressly giving the party of the second part the power to encumber or convey the hereinafter described property at any time in the future by his sole act, any and all of the parties of the first part's right, title and interest, whether arising by deed, operation of statute or otherwise, all those two certain lots or parcels of real estate, with all improvements thereon and all appurtenances thereunto and easements benefiting the same, which lots being situate in the Town of Cedar Bluff, Tazewell County, Virginia, bounded and described as follows:

LOT NO. 1:

Being all that certain lot or parcel of land containing 1/4 of an acre (one-fourth) more or less, lying on the north side of the turnpike road running through Cedar Bluff, adjoining the Methodist-Episcopal Church South lot, thence along the edge of said road eastwardly 60 feet to a

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lot formerly owed by J. M. McGuire (formerly A. F. Wingo's line), thence northwardly with the McGuire lot to the middle of Indian Creek, thence down the middle of said creek to a line of the said Church lot, thence southwardly with said lot to the beginning.

LOT NO. 2:

All that certain lot or parcel of land adjoining the above lot as follows:

BEGINNING at a point in the north side of the street or McAdam road, thence N. 26° 30' E. 79 feet with a parallel with the easterly side of the school lot above mentioned at a distance of eight feet there from on the easterly side thereof to a point eight feet from the northeastern corner of the school building, thence N. 20° E. 110 feet to the middle of Indian Creek, thence down the middle of said creek to a common corner of the Hall Lot, and said Church Lot, thence with a line thereof S 7-12 W. 10 poles to the north side of the road, thence 50 feet to the point of *BEGINNING*.

AND BEING, the same real property conveyed unto Jerry L. Dunford and Denise C. Dunford, by Deed dated July 28, 2010 and recorded in the land records of the Circuit Court Clerk's Office of Tazewell County, Virginia in Deed Book 1078, page 957, reference to which is hereby made for a more particular description of real property hereby conveyed.

Denise C. Dunford being the wife of the party of the second part herein, hereby expressly waives and releases any augmented estate claim of any and every nature which she may have as to the herein described property such that it is the intention of Denise C. Dunford to make this instrument her written consent for transfer of the herein described property without the necessity of her further or future joinder, pursuant to Virginia Code §64.1-16.1.

This conveyance is made subject to and beneficiary of any and all easements, conditions, reservations, and restrictions of record in the aforesaid Clerk's office insofar as the same may lawfully affect the property.

WITNESS the following signatures and seals:

 (SEAL)
JERRY L. DUNFORD

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COMMONWEALTH OF VIRGINIA:
COUNTY OF TAZEWELL; to wit:

The foregoing Deed was acknowledged before me on this the 1 day of March, 2018,
by Jerry L. Dunford, personally known to me or proved to me on the basis of satisfactory
evidence.

My Commission Expires:

July 31, 2021



Stephanie McGlothlin Short
Notary Public
Notary No. 7717049

Denise C Dunford (SEAL)
DENISE C. DUNFORD

COMMONWEALTH OF VIRGINIA:
COUNTY OF TAZEWELL; to wit:

The foregoing Deed was acknowledged before me on this the 1 day of March, 2018,
by Denise C. Dunford personally known to me or proved to me on the basis of satisfactory
evidence.

My Commission Expires:

April 30, 2021



Sara Katrina Pruett
Notary Public
Notary No. 7758248

INSTRUMENT 180000591
RECORDED IN THE CLERK'S OFFICE OF
TAZEWELL COUNTY CIRCUIT COURT ON
March 2, 2018 AT 01:23 PM
TAMMY G. ALLISON, CLERK
RECORDED BY: MSM

Maggie Mathen