

Return to: HESLEP & KEARNEY, PC
65 E. Midland Trail
Lexington, Virginia 24450

Prepared by: SPENCER & TAYLOR, P.L.C.
401 Lime Kiln Road
Lexington, Virginia 24450
VSB# 48828

Title Insurance is unknown to preparer.

Consideration: \$1,028,000.00

Assessment: \$1,167,100.00

Tax Map #0570000A00000330, 0570000A00000740, and 0570000A0000076D

THIS DEED, made and entered into this 5th day of September, 2018, by and between **A. DENNIS MERKLINGER** and **MARY LINDA MERKLINGER**, **Grantors**; and **NATHALIE WARRINER HERRMAN**, **Grantee**, whose address is 2588 Big Hill Road, Lexington, Virginia 24450:

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

FOR AND IN CONSIDERATION of the sum of TWENTY and NO/100 (\$20.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby **BARGAIN, SELL, GRANT** and **CONVEY** with **GENERAL WARRANTY** and **MODERN ENGLISH COVENANTS OF TITLE** unto the Grantee, the following described real estate:

All those certain lots or parcels of land with improvements thereon, rights of way incident thereto and appurtenances thereunto appertaining, situate and lying in Kerrs Creek Magisterial District, Rockbridge County, Virginia, fronting on Big Hill Road (Route 646) and shown as containing 283.76 acres, more or less, on that certain plat dated September 6, 2018, made by Christopher B. Kaknis, L.S., entitled "Plat of Boundary Survey for Tax Parcels 57-A-33,74, & 76D", which plat is incorporated herein fully by reference and is recorded in the Clerk's Office of the Circuit Court of Rockbridge County, Virginia, in Plat Cabinet 4, at Slide 1192;

BEING the same real estate acquired by A. Dennis Merklinger and Mary Linda Merklinger, the Grantors herein, by the following deeds:

1. Deed from John H. McClung and Charlene M. McClung dated June 26, 1983, of record in the Clerk's Office of the Circuit Court of Rockbridge County, Virginia, in Deed Book 403 at page 296;
2. Deed from George B. Ax and Katharine W. Ax dated November 1, 1983, of record as aforesaid in Deed Book 405 at page 425; and
3. Deed from Haven C. Nicely, Charles E. Black, and Emory M. Potter, Trustees of the Collierstown Presbyterian Church dated April 3, 1998, of record as aforesaid in Deed Book 594 at page 764.

This conveyance is made subject to restrictive covenants and utility rights of way and easements of record which do not materially and adversely affect the use of the property for the presently intended purpose or render the title unmarketable.

WITNESS the following signatures and seals:

A. Dennis Merklinger (SEAL)
A. Dennis Merklinger

Mary Linda Merklinger (SEAL)
Mary Linda Merklinger

STATE OF VIRGINIA, AT LARGE

CITY/COUNTY OF Virginia Beach, To-wit:

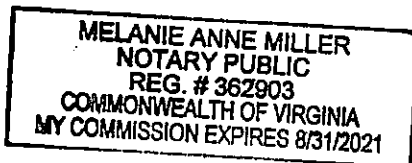
The foregoing instrument was acknowledged before me this 11th day of September, 2018, by A. Dennis Merklinger and Mary Linda Merklinger.

My commission expires: August 31, 2021

Notary registration number: 362903

Melanie Anne Miller
Notary Public

NOTARIAL SEAL:



INSTRUMENT 180002613
RECORDED IN THE CLERK'S OFFICE OF
ROCKBRIDGE COUNTY CIRCUIT COURT ON
September 13, 2018 AT 02:29 PM
\$1028.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$514.00 LOCAL: \$514.00
MICHELLE M. TROUT, CLERK
RECORDED BY: BMA