

This Instrument Prepared By:
Frederick W. Harman
V.S.B. #21970
Tazewell, VA 24651-0523
Tax Parcels 061-B-01-0027

This **DEED**, made this 13th day of February, 2019, by and between **DIAMONDBACK RIDGE, LLC**, a North Carolina limited liability company, party of the first part which is the "**Grantor**", and **DAVID J. BURKE and MONICA A. BURKE**, husband and wife, parties of the second part who are the "**Grantees**";

W I T N E S S E T H:

That for and in consideration of the sum of Thirty-Four Thousand Nine Hundred and no/100 Dollars (\$34,900.00) cash paid by the parties of the second part unto the party of the first part, the receipt and sufficient of which is acknowledged, the party of the first part does hereby grant, bargain, sell, and convey with covenants of General Warranty of title and freedom from encumbrances unto the parties of the second part as tenants by the entireties with the right of survivorship as at common law the following real estate, to-wit:

All that certain lot or parcel of land, with any improvements thereon and the appurtenances thereunto belonging, lying and being situate in the Clear Fork Magisterial District of Tazewell County, Virginia and being more particularly described as **Lot 58-A in Cove Creek Subdivision** containing **5.096 Acres** as shown on that certain plat entitled "**RESUBDIVISION OF LOTS 56, 58 & 59, COVE CREEK FOR DIAMOND-BACK RIDGE, LLC**" which is of record in the Clerk's Office of the Circuit Court of Tazewell County in Plat Book 49, at page 76.

This lot is subject to the public right of way for State Road 662 (Cove Creek Road) and other roadways as shown on the referenced plats to the extent that the same may impact upon the subject property.

In addition, the Grantor hereby specifically conveys unto the Grantees the nonexclusive right to use all private roads depicted upon the plats of the Cove Creek Subdivision for purposes of ingress, egress, regress, and the nonexclusive use thereof for the provision of utility services to the subject property. The rights shall inure to the benefit of the Grantees' successors and/or assigns and shall run with the title to the subject property.

The property also is subject to (1) the Declaration of Reservations and Protective Covenants of Cove Creek dated May 1, 2008 of record in Deed Book 1028, at page 385; (2) the Declaration of Compliance With Wetland and Stream Regulations dated May 20, 2008 of record in Deed Book 1030, at page 208; (3) the Amended Declaration of Reservations and Protective Covenants of Cove Creek dated August 25, 2009 of record in Deed Book 1061, at page 596; and (4) the Second Amended Declaration of Reservations and Protective Covenants of Cove Creek dated February 21, 2017 of record in Deed Book 2017, at page 3021.

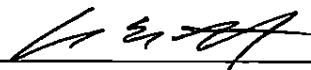
This conveyance also is subject to and benefitted by the conditions, covenants, easements, exceptions, reservations, restrictions, rights of way, and other matters of record in the chain of title which now affect the property, specifically including fire trail access roads.

It is agreed and understood between the parties that easements and rights of way for power transmission purposes as they now exist over and across the property are specifically reserved from this conveyance.

This is a part of the real estate acquired by the party of the first part from JSD Southland Properties, LLC and Penmain Head, LLC by Deed dated March 5, 008 which is of record in the aforesaid Clerk's office in Deed Book 1024, at page 990, and by Quitclaim Deed Of Correction dated May 13, 2008 which is of record in Deed Book 1092, at page 1066, reference to which is made.

Witness the following signature as of the day, month, and year first written above.

DIAMONDBACK RIDGE, LLC

By: 

Title: Manager

State of North Carolina,

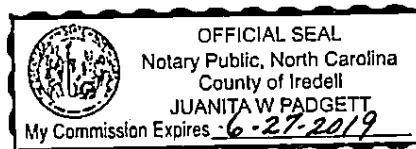
County of IREDELL, to-wit:

The foregoing Deed has been acknowledged and subscribed before me by
Andrew M. Shott, Manager of Diamondback Ridge,
LLC, this 13th day of February, 2019.

My commission expires on 6-27-2019.

Juanita W. Padgett
Notary Public

Tax Value: \$ 61,400.00



Grantees' Address:

David J. Burke
Monica A. Burke
4003 Carbine Lane
Louisville, KY 40229

INSTRUMENT 190000525
RECORDED IN THE CLERK'S OFFICE OF
TAZEWELL COUNTY CIRCUIT COURT ON
MARCH 1, 2019 AT 02:23 PM
\$61.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$30.75 LOCAL: \$30.75
TAMMY B. ALLISON, CLERK
RECORDED BY: KPC

Kathy Crouse