

CLR210001553

Instrument prepared by
Alejandro Emilio Gómez, Attorney at Law
Wytheville, VA 24382
VA State Bar #88187

Tax Map Reference No.: 081A-001-0000-0042 and 081-001-0000-0042A
Source Deed: Instrument Number 190001758
Consideration: -\$0-
Assessed Value: \$206,500.00
Title Insurance: Fidelity National Title Insurance Company
Return to: Doctrine of Christ Yeshua Church, Inc.
146 Cammellia Lane, Speedwell, VA 24374

Grantor and Grantee are exempt from recordation tax pursuant to VA Code Section 58.1-811(15)(c)(6) and 58.1-811(a)(2)

THIS DEED made and entered into this 21 day of May, 2021, by and between DOCTRINE OF CHRIST YESHUA CHURCH, INC., a Maine corporation, party of the first part, hereinafter referred to as "GRANTOR"; and DOCTRINE OF CHRIST YESHUA CHURCH, INC., a Virginia corporation, party of the second part, hereinafter referred to as "GRANTEE".

~ W I T N E S S E T H ~

That for and in consideration of the sum of TEN DOLLARS and no cents (\$10.00) cash in hand and other good and valuable consideration paid by the party of the second part to the party of the first part, the receipt of which is hereby acknowledged, the party of the first part does hereby Bargain, Sell, Grant and Convey, with General Warranty of Title, unto Grantee, in fee simple, all those certain tracts or parcels of real estate, situate in the Speedwell Magisterial District, Wythe County, Virginia, more particularly bounded and described as follows, to wit:

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Examined May 24, 2021
Doctrine of Christ Yeshua Church
146 Cammellia Ln., Speedwell 24374
Tested Margaret King Dep. Clerk
Returned to: Doctrine of Christ
Yeshua Church Inc

"TRACT I - BEGINNING at an iron pin set at the corner of the property now owned by John F. Paschal, et ux, and on the north line of a private roadway; thence with the east line of the Pascal property N. 23° 53' 45" E. 231.1 feet to an iron pin set 0.6' northwest of an old post hole for a former corner post in line of the property of the heirs of William H.T. Montgomery (formerly J.W. and Alice Cox); thence with the Montgomery heirs line S. 70° 30' 00" E. 210.1 feet to an iron pin set at the corner of the 0.44 acre tract which is denominated as Tract II in this deed; thence with a west line of this 0.44 acre tract S. 23° 53' 45" W. 50.0 feet to an iron pin; thence N. 70° 30' 00" W. 20.1 feet to an iron pin set; thence continuing with a west line of this 0.44 acre tract S. 23° 53' 45" W. 181.0 feet to an iron pin at the southwest corner of the 0.44 acre tract and the southeast corner of this Tract I; thence with the south line of this Tract I N. 70° 30' 00" W. 190.0 feet to the point of Beginning, containing 1.028 Acre, more or less, as shown upon a map or plat hereinafter referenced.

"TRACT II - BEGINNING at an iron pipe set at the common corner of Tract I and this Tract II, being the southeast corner of Tract I and the southwest corner of this Tract II; thence N. 23° 53' 45" E. 181.0 feet to an iron pin; thence S. 70° 30' 00" E. 20.1 feet to an iron pin; thence N. 23° 53' 45" E. 50.0 feet to an iron pin set in the line of the H.T. Montgomery heirs; thence with the Montgomery heirs' line S. 70° 30' 00" E. 25.7 feet to an old marked post at the corner of the property owned by the heirs of Maude M. Boysaw, Lot 12 of the F.O. Bartee Subdivision; thence with the west line of the Boysaw property S. 2° 55' 30" W. 230.9 feet to an iron pin; thence N. 74° 28' 30" W 129.6 feet to the point of Beginning, containing 0.44 Acre, more or less, as shown upon a map or plat bearing the following legend:

**PLAT OF GARLAND K. & HELEN I. HAWKINS PROPERTY SHOWING
ADJOINING PREMISES AND OTHER RELEVANT FEATURES AND
INFORMATION**

**LOCATED ABOUT 0.7 MILE SOUTH OF THE COMMUNITY IF SPEEDWELL
IN SPEEDWELL MAGISTERIAL DISTRICT OF WYTHE COUNTY, VIRGINIA**

SCALE: 1" = 30' 8-1-85 REV.: 9-10-85

HOMER D. WINTER, JR., CERTIFIED LAND SURVEYER, WYTHEVILLE, VA.

BEING the same property conveyed by Deed dated July 3, 2019, from TRACY PUCKETT, TRUSTEE of the HIGHWAY OF HOLINESS CHURCH, to DOCTRINE OF CHRIST YESHUA CHURCH, INC., a Maine corporation, and of record in the Wythe County Clerk's Office on August 30, 2019, as Instrument 190001758.

Reference is made to the aforementioned deed for a more complete description of the premises hereby conveyed.

This conveyance is made subject to all such encumbrances, easements, reservations, restrictions and rights of way of record to the extent they may lawfully apply to the property hereby conveyed, and to matters visible upon inspection.


The party of the first part covenants that it has the right to convey the subject property in fee simple; that it has created no liens or encumbrances against the same; and that the Grantee shall have quiet possession of the same.

Possession is delivered to the Grantee with the delivery of this deed.

NO TITLE SEARCH OR REPORT FURNISHED by Alejandro Emilio Gómez, Attorney at Law

SIGNATURES ON NEXT PAGE

WITNESS the following signature and seal:

 (SEAL)
HOLLY PEREZ, as President of
Doctrine of Christ Yeshua Church, Inc. a Maine Corporation

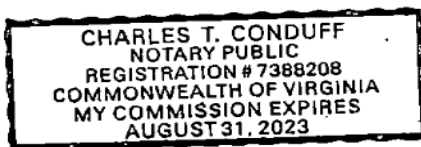
COMMONWEALTH of VIRGINIA


COUNTY of Wythe) To-wit:

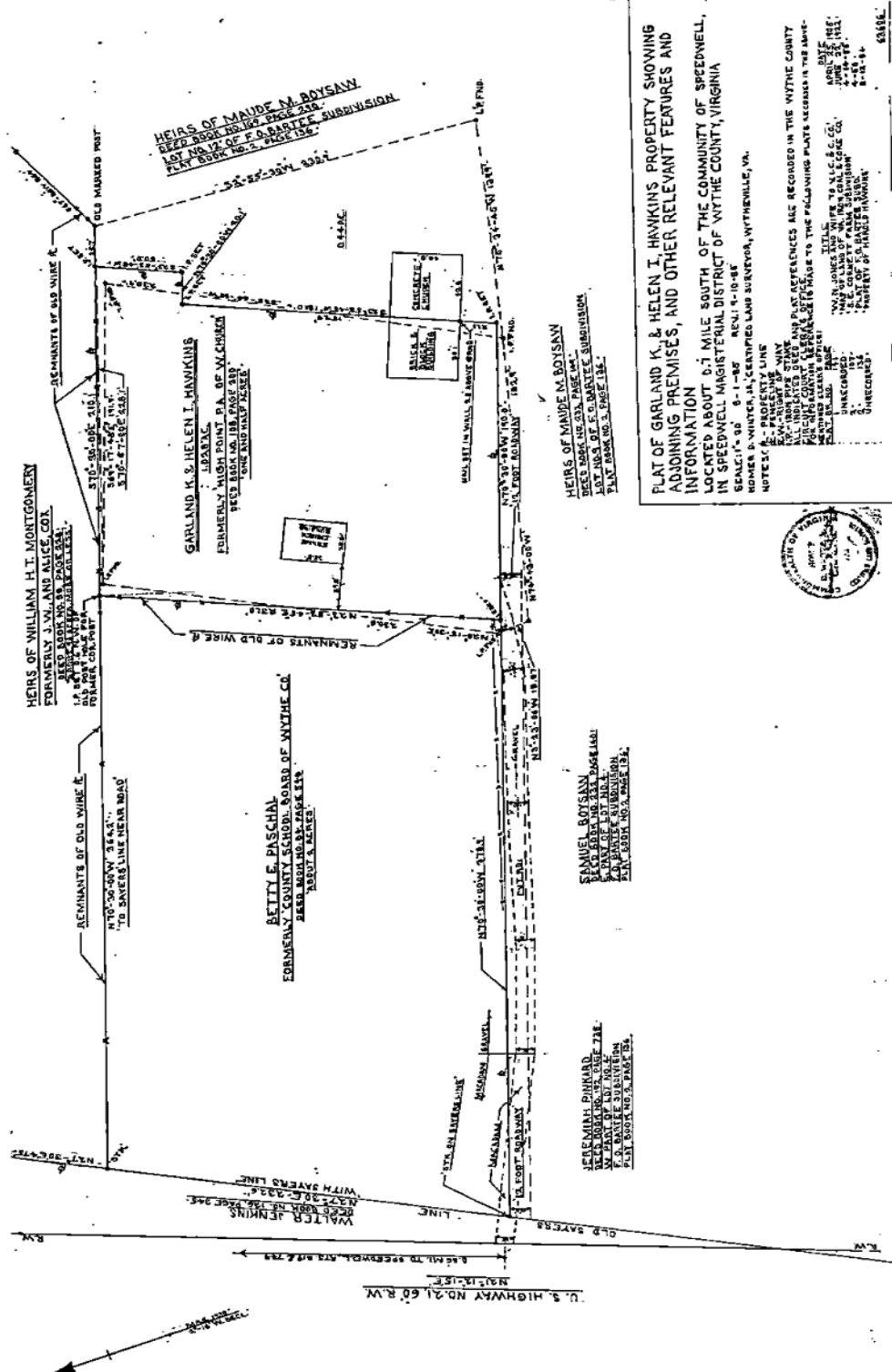
I, Charles T. Conduff, a Notary Public in and for the Commonwealth and City/County aforesaid, do hereby certify that HOLLY PEREZ, as President of DOCTRINE OF CHRIST YESHUA CHURCH, INC., A MAINE CORPORATION, has personally appeared before me in my Commonwealth and County aforesaid and acknowledged the same.

Given under my hand this 21 day of May, 2021.

Official Seal




Notary Public
Registration Number: 7388208
My Commission Expires: August 31, 2023



INSTRUMENT 210001553
RECORDED IN THE CLERK'S OFFICE OF
WYTHE CIRCUIT COURT ON
MAY 24, 2021 AT 11:51 AM
JEREMIAH E. MUSSER, CLERK
RECORDED BY: MEK

Mary Ellen King