

BK 1190 PG 640

220001140

This instrument prepared by: Timothy J. Tolbert, Esquire (VSB #27726)
When recorded, return to: Timothy J. Tolbert, P. O. Box 250, Hillsville, VA 24343
Title Insurance Company: unknown
Tax Map #: 143-8-67
Consideration: \$36,900
Assessment: \$28,900

THIS DEED made this 16th day of March 2022, by and between **LARRY COSNAHAN** and **ANN COSNAHAN**, husband and wife, parties of the first part; and **KEITH A. CLARK** and **SARAH A. CLARK**, husband and wife, 123 Armory Road, Galax, Virginia 24333, parties of the second part.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the parties of the second part to the parties of the first part, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part do hereby bargain, sell, grant, and convey with General Warranty and Modern English Covenants of Title unto the parties of the second part, in fee simple, as tenants by the entirety with the right of survivorship as at common law, all that tract or parcel of land lying and being in the **Fancy Gap Magisterial District** of Carroll County, Virginia, and more particularly described as follows:

BEING **Lot #67**, containing **1.8512 acres**, of **Reflections Farm, Phase 5**, as shown on plat of survey by Jennings L. Bolt, LS, dated August 9, 2005, Job #1957, a copy of which is of record in the Clerk's Office of the Circuit Court of Carroll County, Virginia, in Plat Cabinet 2, Slide 2094, Pages 5 and 6, and further being the same land conveyed to LARRY COSNAHAN and ANN COSNAHAN, husband and wife, from GEORGE S. COOK and BOB L. MIDDLETON, by Deed of Correction dated November 19, 2007, of record in the aforesaid Clerk's Office in Deed Book 834, at Page 282.

There is further conveyed a water right to the well located on Lot #69 as set forth in the aforesaid Clerk's Office in Deed Book 834, at Page 285.

This conveyance is made subject to the Declaration of Restrictions governing Reflections Farm of record in the aforesaid Clerk's Office in Deed Book 581, at Page

407.

This conveyance is further made subject to any other easements, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title, which have not expired by a time limitation contained therein or have otherwise become ineffective, and to matters visible upon inspection.

WITNESS the following signatures and seals:

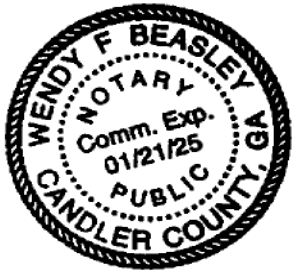
Larry Cosna (SEAL)
LARRY COSNAHAN

Ann Cosna (SEAL)
ANN COSNAHAN

STATE OF *Georgia*
COUNTY OF *Candler* to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this *22nd* day of March 2022, by LARRY COSNAHAN and ANN COSNAHAN, husband and wife.

My commission expires: *1-21-25*



Wendy Beasley
Notary Public

INSTRUMENT 220001140
RECORDED IN THE CLERK'S OFFICE OF
CARROLL COUNTY CIRCUIT COURT ON
MARCH 23, 2022 AT 04:25 PM
\$37.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$18.50 LOCAL: \$18.50
GERALD R. GOAD, CLERK
RECORDED BY: SRG