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BK 1202 PG 0595

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-A-BB
 Consideration: \$25,000

THIS DEED OF TRUST made this 7th day of September 2022, by and between **KEITH CLARK** and **SARAH CLARK**, husband and wife, parties of the first part; and **TOLBERT & TOLBERT, LLP, Trustee**, 606 Pine Street, Hillsville, Virginia 24343, party of the second part.

WITNESSETH


THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey with General Warranty of Title unto the party of the second part, the following described real estate, to-wit:

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 **6.332 acres**, as shown on plat of survey by Brian L. Sutphin, LS, dated August 5, 2022, Job #2779, a copy of which is of record in the Clerk's Office of the Circuit Court of Carroll County, Virginia, in Plat Cabinet 3, Slide 3034, Page 1, and being the same land conveyed to **KEITH CLARK** and **SARAH CLARK**, husband and wife, from **BRENDA S. COOK** and **BOB L. MIDDLETON**, by Deed dated August 29, 2022, of record immediately prior to this instrument in the aforesaid Clerk's Office.

IN TRUST to secure the payment of a certain promissory note of even date herewith with interest from date on the unpaid balance until paid at the rate provided in said note, made by said parties of the first part, payable to the order of **BOB L. MIDDLETON** at 257 Trinity Church Road, King, North Carolina 27021, or at such other place as the holder may designate in writing, said principal and interest payable as provided in said note until the note is fully paid. The principal amount of said note and the maturity date of the final installment are as follows:

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TOLBERT & TOLBERT, LLP
 Attorneys at Law
 606 Pine Street
 Hillsville, Virginia 24343
 (276) 728-2371

Principal amount of the note: **\$25,000**

Maturity date: **September 7, 2027**

The holder of the note hereby secured with or without cause, is hereby authorized and empowered to substitute and appoint, by an instrument recorded wherever this deed of trust is recorded, a Trustee in the place of any Trustee hereunder. All power and discretion vested in the Trustees by this deed may be exercised by either or both of said Trustees or any substitute Trustee; and, after any sale hereunder, title to the property so sold, by the Trustee so acting, shall be sufficient to pass title to said property.

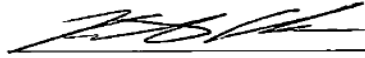
This conveyance is made under the provisions of Virginia Code Sections 55-59 and 55-60, and shall be construed to impose and confer upon the parties hereto and the beneficiaries hereunder all the duties, rights and obligations prescribed in said Virginia Code Sections 55-59 and 55-60, and in short form as said sections provided:

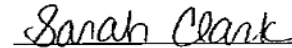
1. Exemptions waived.
2. Renewals or extension permitted.
3. Right of anticipation reserved.
4. Advertisement required—two (2) times in any newspaper published in the County of Carroll, Virginia.
5. Subject to all (call) upon default.
6. Deferred purchase money.

TRUSTEES' COMMISSION AFTER DEFAULT: In the event of payment after advertisement and before sale, Trustees' commission of two and one-half percent (2½ %) of principal balance due on note at time of default. In the event of sale, Trustees' commission of five percent (5%) of gross proceeds from sale.

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WITNESS the following signatures and seals:

 (SEAL)
KEITH CLARK

 (SEAL)
SARAH CLARK

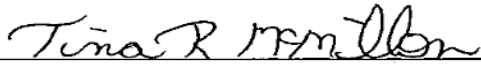
COMMONWEALTH OF VIRGINIA

COUNTY OF Carroll, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 7th day of September 2022, by KEITH CLARK and SARAH CLARK, husband and wife.

My commission expires: 9-30-23

Tina R. McMillon
Notary ID #280405
Notary Public
Commonwealth of Virginia
My Commission Expires
September 30, 2023



Notary Public

INSTRUMENT 220003444
RECORDED IN THE CLERK'S OFFICE OF
CARROLL COUNTY CIRCUIT COURT ON
SEPTEMBER 7, 2022 AT 02:26 PM
\$25.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$12.50 LOCAL: \$12.50
GERALD R. GOAD, CLERK
RECORDED BY: SRG

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A - COVER SHEET CONTENTInstrument Date: 9/7/2022Instrument Type: DOTNumber of Parcels: 1 Number of Pages: 3[] City [X] County CARROLL COUNTY COURT
CIRCUIT COURTTax Exempt? VIRGINIA/FEDERAL CODE SECTION

[] Grantor:

[] Grantee:

Business/Name

(Area Above Reserved For Deed Stamp Only)

1 Grantor: CLARK, KEITH2 Grantor: CLARK, SARAH1 X Grantee: TOLBERT & TOLBERT LLP TRUSTEE

Grantee:

Grantee Address

Name: TOLBERT & TOLBERT LLP TRUSTEEAddress: 606 PINE STREETCity: HILLSVILLE State: VA Zip Code: 24343Consideration: \$25,000.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: [] City [] County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 143-A-BBShort Property Description: FANCY GAP DISTRICT

Current Property Address:

City: FANCY GAP State: VA Zip Code: 24328Instrument Prepared By: TIMOTHY J. TOLBERT Recording Paid By: TOLBERT & TOLBERT LLPRecording Returned To: TIMOTHY J. TOLBERTAddress: P. O. BOX 250City: HILLSVILLE State: VA Zip Code: 24343