

*This deed was prepared at the request of and based on information
supplied by APPALACHIAN TITLE AND SETTLEMENT AGENCY, LLC*

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION;
THEREFORE, NO REPRESENTATIONS OR OPINIONS OF TITLE HAVE BEEN
GIVEN TO THE GRANTEES BY THE PREPARER OF THIS DOCUMENT.**

PREPARED BY: DWIGHT E. COMPTON, VSB#18460,
COOLEY & COMPTON, PC, ATTORNEY AT LAW
217 NORTH MAIN STREET, P. O. BOX 517, HILLSVILLE, VA 24343

RETURN TO: *Appalachian Title and Settlement Agency, LLC*

TAX MAP NUMBER: 84-1-6

Consideration: \$ 285,000.00

Tax Assessed Value: \$ 201,200.00

THIS DEED OF BARGAIN AND SALE made and entered into this 30th day of March 2022,
by and between **MARK BOLT** and **TERESA BOLT**, husband and wife, grantors; and, **CHRISTIAN
STEVENS** and **JENNIFER STEVENS**, husband and wife, as tenants by the entireties with full rights
of survivorship as at common law and not as tenants in common, 85 Stag Lane, Hillsville,
Virginia 24343, grantees.

WITNESSETH:

That for and in consideration of the sum of **Two hundred eighty-five thousand and
No/100 Dollars (\$285,000.00)**, the receipt of which is hereby acknowledged by the grantors,
the said grantors do hereby grant, bargain, sell and convey unto the said grantees, husband and

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ATTORNEYS AT LAW
217 NORTH MAIN STREET
HILLSVILLE, VA 24343

wife, as tenants by the entireties with full rights of survivorship as at common law and not as tenants in common, in fee simple with covenants of **GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE**, all of the following tract or parcel of land lying and being in the **Laurel Fork Magisterial District of Carroll County, Virginia**, and more particularly described as follows:


BEING that real estate containing **5.000 acres** and being **Lot #6** as shown on a plat of survey prepared by David S. Scott, C.L.S., dated June 24, 1991, revised June 30, 1992; Being the same real estate conveyed to Mark Bolt and Teresa Bolt by U.S. BANK NATIONAL ASSOCIATION, as Trustee for the Pooling and Servicing Agreement dated as of August 1, 2006 MASTR Asset-Backed Securities Trust 2006-HE3 Mortgage Pass-Through Certificates, Series, 2006-HE3 by its Attorney in Fact Ocwen Loan Servicing LLC, by deed dated January 30, 2012, of record in the Clerk's Office of the Circuit Court of Carroll County, Virginia, in **Deed Book 936, Page 809**. Reference to the aforesaid survey and deed being hereby made for a more detailed property description and chain of title to the property herein conveyed.

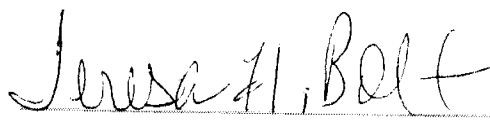
The aforesaid conveyance is made subject to any and all easements, conditions, reservations, and restrictions as may appear of record or as may be apparent from an examination of the premises, including but not limited to the easements and restrictions set forth in **Deed Book 936, Page 809** and further subject to a road maintenance agreement of record in **Deed Book 442, Page 307**.

To have and to hold the above-described parcel of land, together with the privileges, easements, and appurtenances thereunto belonging, or in anywise appertaining, including but not limited to the easements described in **Deed Book 936, Page 810**.

The real estate taxes for the year 2022 will be prorated as of the date of closing.

WITNESS the following signatures and seals:


MARK BOLT (SEAL)

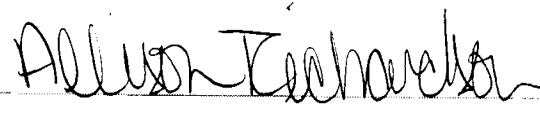

TERESA BOLT (SEAL)

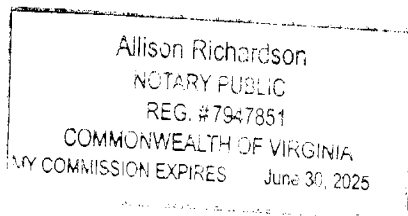
State of Virginia
County of Grayson, to-wit:

I, Allison Richardson, a notary public in and for the county and state aforesaid, do hereby certify that, **MARK BOLT** and **TERESA BOLT**, husband and wife, whose names are signed to the foregoing Deed of Bargain and Sale bearing date of March 30, 2022, have personally appeared before me and acknowledged the same in my county and state aforesaid.

Given under my hand this 1st day of April, 2022.

My commission expires 6/30/2025


Notary Public



INSTRUMENT 220001305
RECORDED IN THE CLERK'S OFFICE OF
CARROLL COUNTY CIRCUIT COURT ON
APRIL 4, 2022 AT 12:26 PM
\$285.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$142.50 LOCAL: \$142.50
GERALD R. GOAD, CLERK
RECORDED BY: SRG