

To the best knowledge and belief of the preparer of the deed the title to this property is insured by Fidelity National Title.

Jason B. Buckland, (VSB #: 88429)

CLR210000277

Buckland Law Firm, P.L.L.C.

101 North Main Street

P.O. Box 359

Pearisburg, Virginia 24134

Consideration: \$ 1,125,000.00

Assessed Value: \$ 911,100.00

Tax Map No.: 54 A 4

THIS DEED made and entered into this 29th of March 2021, by and between, JoDee SHOFFNER, GRANTOR, and AMTL ENTERPRISES, LLC, a Delaware limited liability company, GRANTEE.

W_I_T_N_E_S_S_E_T_H_:

THAT for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration not herein mentioned, the receipt of all of which is hereby acknowledged, the Grantors do hereby bargain, sell, grant and convey, with General Warranty and English Covenants of Title, unto the Grantee, all of that certain parcel of land situate, lying and being in the Mechanicsburg Magisterial District, Bland County, Virginia, and more particularly described as follows:

All that certain tract or parcel of land containing 340.606 acres, more or less, and lying and being in the Mechanicsburg Magisterial District of Bland County, Virginia, and more particularly described in a certain plat of survey entitled "Zane Dale Christian and Virginia M. Christian" dated February 2, 1995 prepared by David B. Scott, Land Surveyor, the said plat being recorded on the 7th day of April 1999, in the Office of the Clerk of the Circuit Court of Bland County, Virginia in Plat Book 2 at page 441 (Slide A-59). Reference is hereby made to said plat for a more particular description as

contained in said plat. The description contained in said plat is incorporated herein by reference as if the same were textually contained herein.

Together with that certain easement of right of way as shown on the above described plat of survey for the purposes of ingress to and egress from the above described lands of Virginia State Route 608; being the easement of right of way conveyed to Zane Dale Christian and Virginia M. Christian by instrument dated May 21, 2001 from Roedolph Leslie and Ruby S. Leslie, his wife, recorded in the office of the Clerk of the Circuit Court of Bland County, Virginia as Instrument Number 010000522 and by instrument dated June 14, 2001 from Noah May and Louise May, his wife recorded in the Office of the clerk of the Circuit Court of Bland County, Virginia as Instrument Number 01000622.

Less & Except 1.60 Acres as described in Instrument No. 150000072; Survey recorded as Instrument No. 150000073.

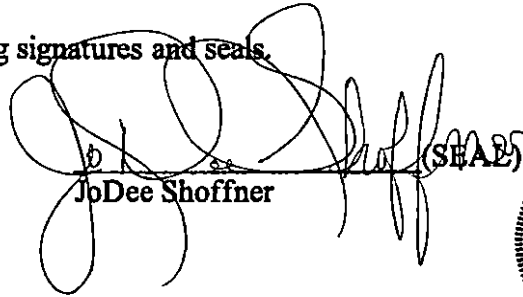
It being the same property conveyed to Carroll M. Shoffner and Jo Dee Shoffner, his wife, as tenants by the entirety with full and complete right of survivorship as at common law by Deed from James W. Stuart and Cindy L. Stuart, his wife dated December 20, 2012 recorded December 20, 2012 in the Clerk's Office of the Circuit Court of Bland, Virginia, as Instrument No. 120000799.

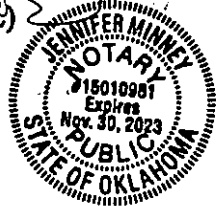
Current owner is surviving tenant of survivorship tenancy created in the above deed. Deceased tenant died December 6, 2017 pursuant information in WF #18-11.

This conveyance is made subject to all easements, rights of way, reservations, limitations, covenants and restrictions affecting the above described real estate, which are of record in the aforesaid Clerk's Office of the Circuit Court

A handwritten signature, possibly reading 'JS', is located in the bottom right corner of the page.

WITNESS the following signatures and seals.


Jo Dee Shoffner (SEAL)

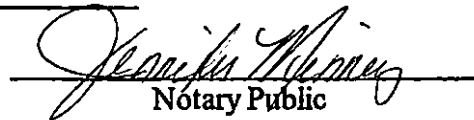


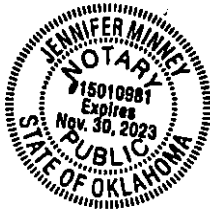
STATE OF Oklahoma,
COUNTY OF Tulsa, to-wit

The foregoing instrument was acknowledged before me, this 29th day of
March 2021, by Jo Dee Shoffner.

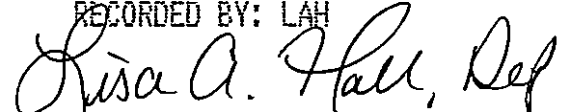
My commission expires 11-30-2023

(SEAL)


Notary Public



INSTRUMENT 210000277
RECORDED IN THE CLERK'S OFFICE OF
BLAND CIRCUIT COURT ON
MAY 11, 2021 AT 10:45 AM
\$1125.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$562.50 LOCAL: \$562.50
REBECCA I. JOHNSON, CLERK
RECORDED BY: LAH


Lisa A. Hall, Rep